



Jani Bruwer <jani@cuestaplanning.com>

Fwd: Preliminary Inquiry

Cuesta Cuesta Planning <cuesta@cuestaplanning.com>
To: Jani Bruwer <jani@cuestaplanning.com>

Fri, Sep 6, 2024 at 9:58 AM

Here is the comment from the NEC on the Marcella lot addition proposal. We advised that both parcels have existing accesses and that the larger parcel has a house on it already.

This is another point to raise with Michael (although he is quite reasonable and practical anyhow) that the NEC does not consider the lot realignment as development. G.

Cuesta Planning Consultants Inc.

978 First Avenue West

Owen Sound, ON N4K 4K5

Phone: 519-372-9790

Fax: 519-372-9953

www.cuestaplanning.com

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From: **Grbinicek, Lisa (NDMNR)** <lisa.grbinicek@ontario.ca>

Date: Wed, Apr 20, 2022 at 11:26 AM

Subject: RE: Preliminary Inquiry

To: Cuesta Cuesta Planning <cuesta@cuestaplanning.com>

Hi Gen,

This would appear to be a lot line adjustment that could be supported by the Plan, in principle. If you could confirm a couple of things:

Does the larger parcel have an existing dwelling on it, or are all of those structures agricultural in nature?

Does the proposed smaller 10.5 ac parcel have an existing access?

Subject to a response on the above questions, given no new development is being proposed we would not require a DPA and would comment on the municipality circulation of the proposed lot line adjustment.

Lisa

Lisa Grbinicek, MCIP, RPP

Senior Strategic Advisor

Niagara Escarpment Commission

232 Guelph Street | Georgetown, ON | L7G 4B1

| **Cell:** 289-839-0304 **Website:** www.escarpment.org

Please let me know if you require communication supports or alternate formats.



From: Cuesta Cuesta Planning <cuesta@cuestaplanning.com>

Sent: March 18, 2022 1:09 PM

To: Grbinicek, Lisa (NDMNR) <lisa.grbinicek@ontario.ca>

Subject: Re: Preliminary Inquiry

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Lisa,

Attached is an updated site plan that illustrates an additional severance and lot addition on 420362000614505.

Mr. Marcella is looking to increase the size of 420362000614500 by merging large portions of the abutting properties to the east and west.

The proposed severance on 420362000614501 will have a frontage of approximately 17.7m.

Can you please provide comments on this revised proposal?

Thanks,

Vaishnan

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On Thu, Feb 24, 2022 at 2:16 PM Grbinicek, Lisa (NDMNRF) <lisa.grbinicek@ontario.ca> wrote:

Hi Gen,

My first observation / question is with respect to whether the proposed 7.3 ac lot has (adequate) frontage on Colpoy's Range Road?

With respect to an additional severance of the dwelling and barn, as you have suggested, it would appear that the lot creation has been maxed out. I also don't see how there would be frontage left for what would be the remaining parcel.

Lisa

From: Cuesta Cuesta Planning <cuesta@cuestaplanning.com>

Sent: February 23, 2022 2:28 PM

To: Grbinicek, Lisa (NDMNRF) <lisa.grbinicek@ontario.ca>

Subject: Preliminary Inquiry

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi, Lisa:

Hope you are well.

We have been contacted by Mr. Marcella in order to assist him with a lot reconfiguration proposal involving the following parcels;

420362000614501 and 420362000614500

The intent is to reduce the eastern lot to a 7.2 acre lot and merge the remainder of the lands with the farm parcel abutting to the west.

There will be a requirement for a GSCA permit to establish a safe entrance as well as a development envelope on the east parcel. A scoped EIS may also be required to ensure negative impact on the adjacent natural heritage features.

Please provide your preliminary comments when you are able.

My client is also considering severing the house and barn on parcel 420362000614500, however, it is my opinion that an additional severance would exceed the maximum lot density. Your comments would be appreciated in this regard.

Thank you,

Genevieve

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