



Planning and Development

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November 23rd, 2023

Michael Benner
Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON
N4K 5H5

**RE: Consent Application B-17-23 and Zoning Application Z-10-23
Part Lot 4, Lot 5, Concession 20 (401183 Grey Road 17)
Township of Georgian Bluffs (Keppel)
Roll: 420362000511100
Owner: Tyson Schlegel
Applicant: Ron Davidson**

Dear Mr. Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to sever an area of approximately 2.136-hectare lot containing a house and farm buildings that are surplus to the needs of the farmer. 58.344 hectares will be retained for continued agricultural use. As well as to re-zone the severed portion to recognize a reduced minimum lot frontage from 100 metres to 64 metres. The re-zone the retained parcel to apply a “no dwelling” clause.

Schedule A of the County OP designates the subject lands as ‘Agricultural’. Section 5.2.3(1) states,

- b) Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:*
- 1) The owner of the lands to be severed is a ‘bona fide farmer’, or as a condition of the consent application the lands will be sold to a ‘bona fide farmer’. For the purposes of this policy, the ‘bona fide farmer’ must have a farm business registration number. A ‘bona fide farmer’ is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.*

- 2) The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (including any unused livestock facility, if this does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.*
- 3) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.*
- 4) The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance*
- 5) Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,*
- 6) The existing farmhouse is habitable at the time of application.*
- 7) If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.*
- 8) If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.*
- 9) Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified.*

A Planning Justification Report was submitted with the subject application and identified how the applicable criteria has been met. Provided Georgian Bluffs staff are satisfied that the applicable criteria for a surplus farmhouse severance listed above has been met; County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is located outside of the Hazard Lands; therefore, county Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contains or is adjacent to 'Significant Woodlands', 'Significant Wildlife Habitat', potential 'Habitat for Threatened and/or Endangered Species', 'Fish Habitat', and 'Other Wetlands'. It is Grey County staffs understanding that there is no infrastructure development associated with this application and there is sufficient developable area outside of the heritage features on previously disturbed land. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Assessment (EIS) can be waived.

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act. It does however lie within an area that is designated as a significant groundwater recharge area, as such, low-impact development is recommended.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Appendix E of the County OP indicates that the subject lands contain 'Bedrock Drift Thickness – Less than 1m' and '1m to 8m'. As per the surplus farmhouse severance policies listed above, Section 5.6.6(2) shall not constrain a surplus farmhouse severance. Therefore, a Letter of Opinion is not needed. County Planning staff have no concerns.

County Transportation Services has reviewed the subject application and have a comment stating *The severed and retained lots would front on to Grey Road 17. As a condition of approval, a Road Widening of 17 feet (5.18 metres) shall be conveyed to the County of Grey along the frontage of the County Road for both the severed and retained parcels, where applicable. This shall be legally conveyed at the expense of the applicant. Any future requests for entrances onto the County Road would require a separate entrance permit.*

Provided Georgian Bluffs staff are satisfied that the Planning Justification Report addresses the criteria listed above, low impact development and infrastructure is implemented, and County Transportation Services requirements are met; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

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If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
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