

November 30th, 2023

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

**RE: Pre-Consultation Nagel Severance and Zoning By-law Amendment
Concession 2 SCD, Lot 25, W Part Lot 24 (719409 Highway 6)
Township of Georgian Bluffs
Roll: 420362000212600
Owners: Judith and Thomas Nagel
Applicant: Cuesta Planning Consultants**

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 2.84 hectares and would contain the two existing farm residences and related farming structures. The retained lot will have a lot area of approximately 53.33 hectares. The zoning by-law amendment would recognize the rear and interior side yard provisions and the required lot coverage. The zoning by-law amendment for the retained parcel would recognize the deficient lot frontage and implement a holding provision.

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 states that the applicable criteria have 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.

In addition, Section 5.2.1(6) states,

Additional residential units are permitted in the main house and in a non-agricultural accessory structure, provided the appropriate servicing is available

and it is not located within hazard lands. Additional residential units and garden suites are required to be in the farm cluster.

As there are two existing dwellings, one of the dwellings would be the primary dwelling and the other would be the additional residential unit, which is permitted within the Agricultural designation. The dwellings are approximately 120 metres from each other; however, they are both within the farm cluster; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Wellhead Protection Zone D'. The proposed severance is located outside of the Wellhead Protection Zone; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands is within the adjacent lands of 'Significant Woodlands'. County Planning Ecology staff have reviewed the subject application and have no concerns.

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'. The proposed severance is located outside of the area containing bedrock; therefore, County Planning staff have no concerns.

Provided Georgian Bluffs staff are satisfied that the Planning Justification Report addresses the criteria listed above; County Planning staff have no concerns with the subject application.

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

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

Yours truly,



Derek McMurdie
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