



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

June 19, 2023

Municipality of West Grey
402813 Grey Road 4
RR 2
Durham, ON
N0G 1R0

Attention: Lorelie Spencer
Manager, Planning and Development

Dear Lorelie:

**Re: Application for Consent
Lot 3, Concession 11
Geographic Township of Bentinck
Municipality of West Grey
501105 Concession 10 NDR
Owner: Alfred and Dawn Brenndorfer**

Further to recent pre-consultation discussions regarding the above-noted property, enclosed please find a completed Consent application and associated application fee.

To assist your office in evaluating the proposal, I wish to provide the following information:

Purpose of Application:

Alfred and Dawn Brenndorfer own a 40.7 hectare property on which their family home is situated along with three accessory buildings.

The owners are proposing to sever a 3.3 hectare, vacant lot upon which a family member would erect a detached dwelling. A 37.4 hectare parcel containing the existing buildings would be retained.

The proposed lot creation is illustrated on the attached drawing.

Subject Property:

The subject lands are located along the north side of Concession 10 NDR, approximately 200 metres east of Elmwood.

Situated on the property are the aforementioned house and three accessory buildings. One of the accessory buildings is an old barn which has not been used to accommodate livestock for over fifty years and is now used as Mr. Brenndorfer's personal workshop and for storage.

Most of the subject property is heavily forested. The previous owner had created two airplane landing strips which still exist today, as evidenced in the County GIS aerial photograph.

Intermittent watercourses traverse the southwest and northeast corners of the property.

Adjacent Land Uses:

The abutting lands are represented by a mix of agriculture and forestry. A variety of urban type uses are located in Elmwood, which is located about 200 metres west of the site.

Official Plan Conformity:

According to Schedule A of the County of Grey Official Plan, the subject lands are designated predominantly 'Rural'. The 'Hazard Lands' designation apply to the southwest and northeast corners of the property where the intermittent watercourses exist.

The 'Rural' policies give consideration to limited lot creation provided the total number of parcels from the original 40 hectare, Crown-surveyed Township lot does not exceed four, including the retained parcel. In this regard, the subject property forms the entire original Lot 3, Concession 11 NDR, Bentinck Township and therefore consideration can be given to severing at least one lot under the 'Rural' density policies.

The Official Plan requires new lots created in the 'Rural' designated areas to comprise at least 0.8 hectares of land, and the proposed lot will meet this minimum requirement.

The County Official Plan also requires new lot creation to comply with the Minimum Distance Separation (MDS) formulae. In this regard, the only livestock facility situated within 750 metres

of the site is a barn located on the farm property to the west. An MDS Report (see attached) has been completed and demonstrates that the actual separation distance between the vacant lot to be severed and that livestock facility greatly exceeds the required setback. As noted above, the old barn situated on the subject property no longer constitutes a livestock facility, nor does the former barn located on the property to the south, both of which have been converted for storage and not used to accommodate livestock for many years.

Appendix B of the Grey County Official Plan identifies some of the forested areas of the subject property as 'Significant Woodland'. This constraint, however, does not apply to any portion of the vacant, severed parcel. The policies of the Official Plan are designed to protect the woodland features from development and site alteration by not allowing for development or site alteration in 'Significant Woodland' or within 120 metres unless it can be demonstrated that the woodland would not be negatively impact. In this regard, it should be noted that there is ample area to erect a house on the retained lands in the future well beyond the recommended 120 metre buffer

Schedule C applies the 'Natural Heritage System Linkage' along the northern boundary of the property. Development within this area is generally prohibited. Given that this constraint is situated several hundred metres from the parcel being severed, the intended lot creation will not lead to any development or site alteration in this area.

Based on the foregoing, it is evident that the proposed severance conforms to the County of Grey Official Plan.

Provincial Policy Statement Conformity:

The Provincial Policy Statement (PPS) allows for limited lot creation in the rural areas not involving prime agricultural lands. Accordingly, the County Official Plan has provided policies that reflect the Province's position on this matter by allowing for a certain number of lots to be created within the 'Rural' designated areas, as explained above.

The PPS also protects natural heritage features including significant woodland and natural heritage linkages. The proposed lot creation would not undermine any such policies of the PPS.

It is evident that the proposed lot creation is consistent with the PPS.

Zoning By-law:

The subject lands are zoned 'A2' (Rural), 'A3' (Restricted Rural) and 'EP' (Environmental Protection) in the Municipality of West Grey Zoning By-law. The lands being severed are zoned entirely 'A2'.

The 'A3' land applies to lands situated adjacent to settlement areas, such as Elmwood, and prohibits the erection of new livestock facilities and the expansion of existing ones in order to prevent future land use compatibility problems with regard to manure odour.

The 'A3' zone requires a minimum lot area of 40 hectares and a minimum lot frontage of 122 metres, whereas the lot minimum frontage and area standards in the 'A2' zone are 20 hectares and 122 metres respectively.

The severed parcel will not comply with the 'A2' minimum standards and therefore an amendment to the Zoning By-law will be required as a condition of severance. With regard to the retained parcel, which is zoned both 'A2' and 'A3', along with some 'EP', this lot will meet the lot area and frontage requirements of the 'A2' zone but won't comply with the lot area provision for the 'A3' zone and therefore this deficiency should also be reflected in the Zoning By-law Amendment. The following wording is recommended for the required Amendment:

Severed Lot:

Notwithstanding their 'A2' zoning, those lands shown as 'A2-x' on Schedule A of this Zoning By-law shall be used in accordance with the 'A2' zone provisions excepting however that:

- i) the minimum lot area shall be 3.3 hectares; and,*
- ii) the minimum lot frontage shall be 110 metres;*

Retained Lot:

Notwithstanding their 'A2' and 'A3' zoning, those lands shown as 'A2-y' and 'A3-y' on Schedule A of this Zoning By-law shall be used in accordance with the 'A2' zone provisions excepting however that:

- i) the minimum lot area shall be 37 hectares; and,*
- ii) the EP zone lands shall be used in calculating lot area.*

The proposed zoning is illustrated on the attached drawing.

The Zoning By-law Amendment application will be filed following the conditional approval of the requested severance. That Amendment must come into effect prior to the deed being stamped.

Concluding Comments:

The proposed lot creation conforms to the County Official Plan and is consistent with the Provincial Policy Statement. The Consent application should be approved.

I trust you will deem this application package to be complete. Should you require anything further, please contact the undersigned.

Lastly, please contact me to discuss possible a public meeting date before actually scheduling the meetings in order to ensure my availability.


Sincerely,

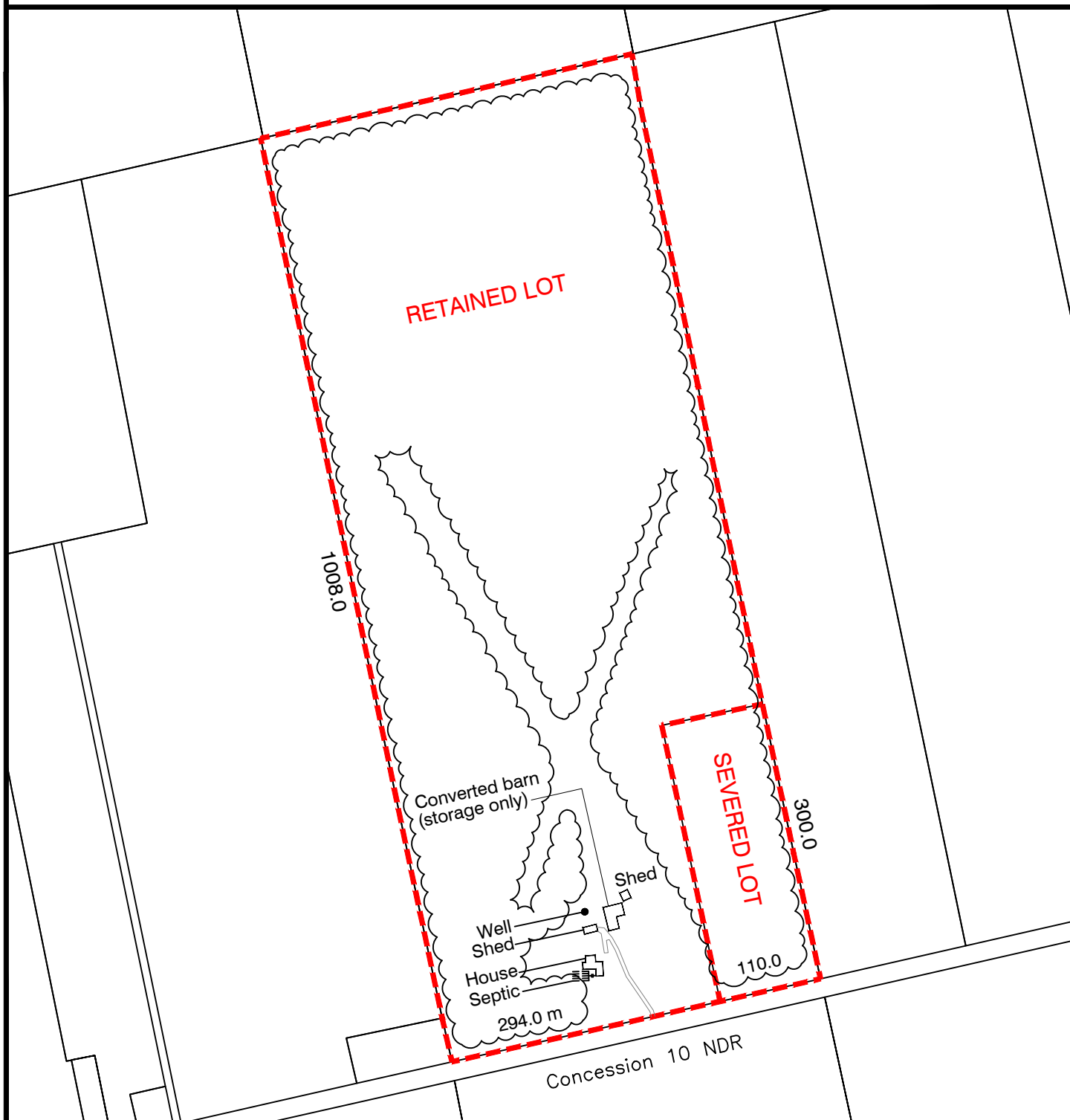
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Dawn and Alfred Brenndorfer

Proposed Severance


 Subject Lands

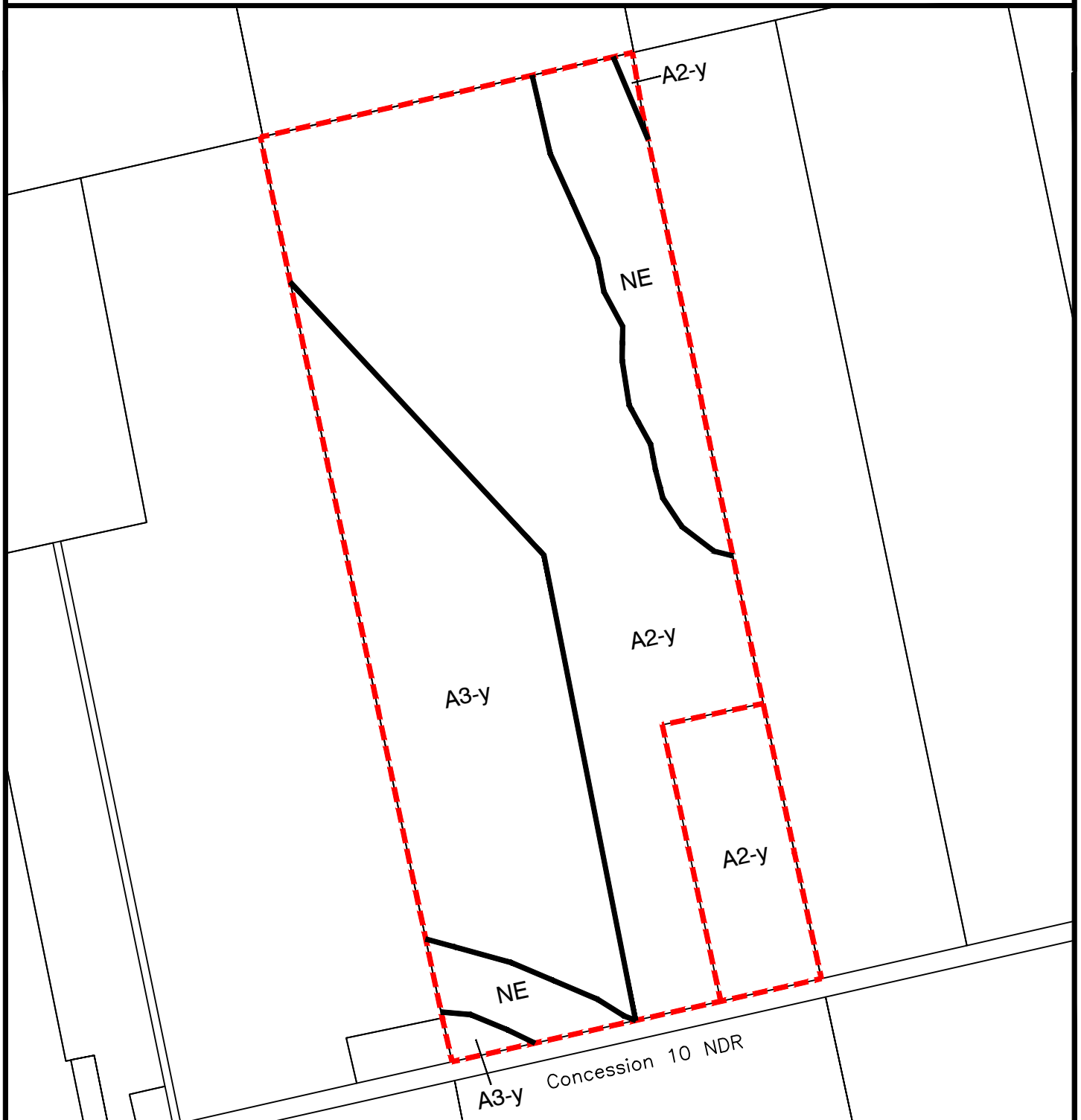


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SCALE 1:6000

Proposed Zoning By-law Amendment

 Subject Lands



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