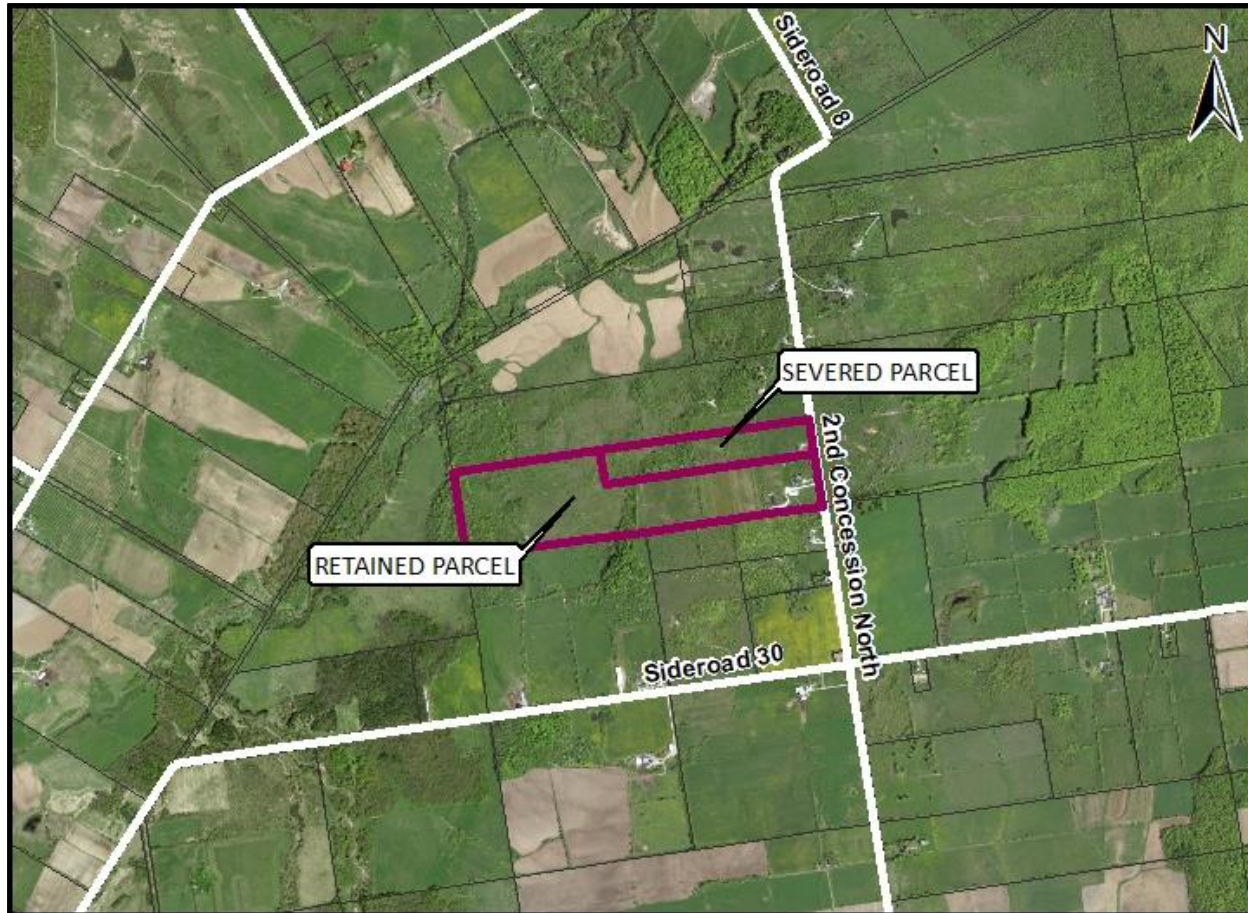




**Proposed County Official Plan
Amendment 42-10-510-OPA-145
PDR-CW-01-19 Merit Report**

Part Lot 32, Concession 3 (599448 2nd Concession North)
(geographic Township of Sydenham)
Municipality of Meaford

Coffin Ridge Property – Air Photo



Proposed Official Plan Amendment 145

- ▶ The subject property is designated 'Agricultural' and 'Hazard Lands'.
- ▶ Proposed agricultural lot severance where both the retained and severed lots would be less than 40 hectares (100 acres), which is the minimum lot area requirement in Agricultural designated lands.
- ▶ An amendment is needed to the County Official Plan development policy 2.1.3(1), to the Municipality of Meaford Official Plan, and a consent to sever.
- ▶ The County Agricultural development policies do not permit this type of lot severance, but consideration for this type of application is identified at the Provincial level and in the newly adopted County Official Plan (which staff are currently awaiting approval from the Province).

Proposed Official Plan Amendment 145

- ▶ The subject lands are approximately 45.3 hectares (111.9 acres).
- ▶ The proposal is to create parcels of 10.5 hectares and 34.8 hectares respectively.
- ▶ Currently on the subject property is the Coffin Ridge winery that includes a wine production area, warehouse, retail store, three decks with customer seating, a tent, and the owner's residence located on the south side of the property. A second dwelling, occupied by the winery's manager and co-owner, is located on the north side of the subject lands.
- ▶ The vineyard occupies roughly 10 hectares of land, and the apples used for the production of cider are grown elsewhere.

Proposed Official Plan Amendment 145

- ▶ The severed parcel (approximately 10.5 ha), would include the dwelling located on the north side of the subject lands, and an orchard.
- ▶ Coffin Ridge is looking to keep the apple growing and cider making operation separate from the winery and vineyards. These two entities would have separate owners, one being Mr. & Mrs. Lamont and the other being the General Manager & Vineyard Manager, Mr. Todd.
- ▶ There are no natural ecological or natural heritage features situated within 120 metres of the proposed severed parcel.
- ▶ *No detailed analysis or recommendation has been created yet. County planning staff will provide a recommendation following the public process and agency circulation.

Recommendation

- ▶ That Report PDR-CW-01-19 regarding a proposed County Official Plan Amendment be received; and
- ▶ That the proposal proceeds to a Public Meeting to consider an amendment to the County of Grey Official Plan on lands designated 'Agricultural', to permit an agricultural severance where the minimum lot area of both the retained and severed will be less than 40 hectares, for the lands described as Part Lot 32, Concession 3 (599448 2nd Concession North), geographic Township of Sydenham, in the Municipality of Meaford, provided the Municipality is prepared to hold a joint public meeting in consideration of the necessary local amendment requirements.