

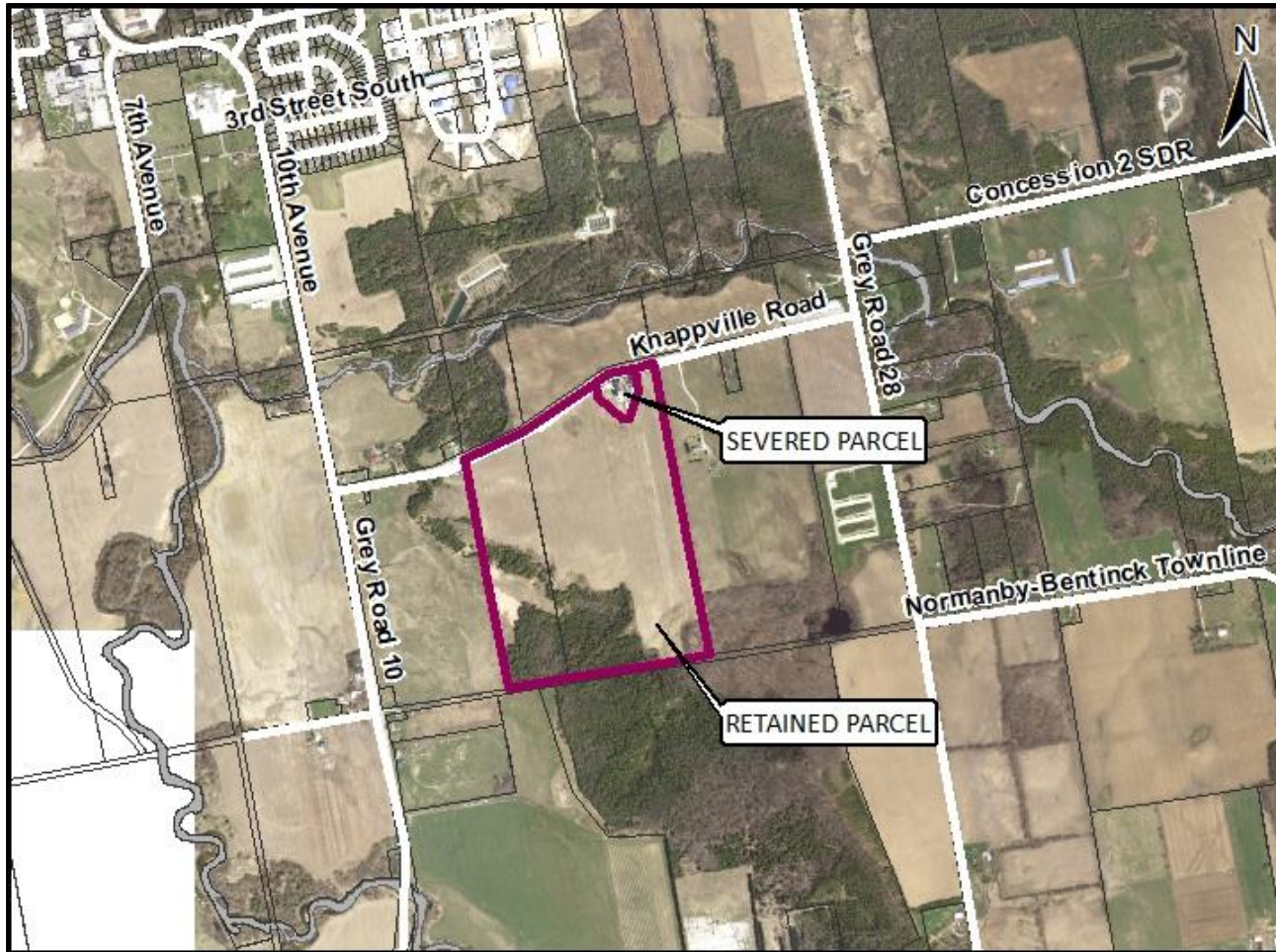


Addendum to Report PDR-CW-41-18 42-05-280-OPA-144

**Lots 5,6,7, Concession SDR (301138 Knappville Road)
(geographic Township of Bentinck)
Municipality of West Grey**

This presentation contains a summary of Addendum to Report PDR-CW-41-18. For more details on this application, including a thorough comment summary and planning analysis, please see the Staff Report.

Schaus Property – Air Photo



Proposed Official Plan Amendment 144

- ▶ The subject property is designated 'Agricultural' and 'Hazard Lands'.
- ▶ Proposed surplus farm dwelling severance within 500 metres of the Primary Settlement Area boundary of the Town of Hanover.
- ▶ 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.
- ▶ An amendment is needed to the County Official Plan development policy 2.1.3(6), and a zoning by-law amendment and consent application to the Municipality of West Grey.
- ▶ The subject lands are approximately 46.8 ha (115.7 acres) in size.
- ▶ The proposed severed parcel will be approximately 1.2 ha (2.9 acres) in size.

42-05-280-OPA-144 – Public & Agency Comments Received

- ▶ There were no comments received from the public on the County Official Plan Amendment application
- ▶ Agency comments were received from;
 - Bluewater District School Board
 - Historic Saugeen Metis
 - Enbridge Gas
 - Saugeen Valley Conservation Authority
 - West Grey staff
- ▶ There are no outstanding concerns from the circulated agencies and stakeholders

42-05-280-OPA-144 - Planning Analysis

- ▶ Planning justification was submitted in support of the proposed surplus farm dwelling severance.
- ▶ The proposed severed parcel is intending to only include the surplus farm residence, the barn, and five storage sheds.
- ▶ The subject application would meet the provincial criteria of a surplus farm dwelling severance, because the property owner is a bona fide farmer, the new lot will be limited in size, and new residential development is prohibited on the remnant parcel.
- ▶ The West Grey Zoning By-law Number 37-2006 would not permit the barn on the severed parcel to be used for livestock purposes. Under Section 8.4 of the by-law, livestock facilities are not permitted on lots of less than 2 hectares in size.

42-05-280-OPA-144 - Planning Analysis

- ▶ Changes to MDS now remove the requirement for MDS 1 to be met for surplus farm dwelling severances, if the residence and livestock facility or anaerobic digester are already built and are located on the same lot following the proposed surplus dwelling severance.
- ▶ As well, MDS 1 is not required for livestock barns already on separate lots from the subject dwelling proposed to be severed.
- ▶ There are no natural ecological or natural heritage features situated within 120 metres of the proposed severed parcel.

Recommendation

- ▶ THAT all written and oral submissions received on Official Plan Amendment Number 144 were considered and helped to make an informed recommendation and decision;
- ▶ That Addendum to Report PDR-CW-41-18 be received, and that Amendment Number 144 to consider an amendment to the County of Grey Official Plan on lands designated 'Agricultural' and 'Hazard Lands', to permit a surplus farm dwelling severance within 500 metres of the Primary Settlement Area boundary of the Town of Hanover, for the lands described as Lot 5,6,7 Concession SDR (301138 Knappville Road), geographic Township of Bentinck, Municipality of West Grey, be supported, and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.