



David Smith
Manager of Planning, The Municipality of West Grey
402813 Grey Road, Durham, ON N0G 1R0

November 25, 2024

SUBJECT: Cover Memo – Don Plume Consent & ZBLA Applications

Dear David,

Enclosed, please find the following materials with respect to the above noted applications:

- A. One (1) Municipality of West Grey Zoning Bylaw Amendment Application
- B. One (1) Municipality of West Grey Consent Application
- C. One (1) Planning Brief
- D. One (1) Full Size Site Plan
- E. One (1) County OPA Application (*for reference purposes*)

Submitted along herewith is one (1) check for all the applicable fees to The Municipality of West Grey. Please let me know if you need any additional information at all.

Kind regards,

A handwritten signature in blue ink, appearing to read "D. Scott", is written above a horizontal line.

Approved by Don Scott
Cuesta Planning Consultants Inc.

***A.Municipality of West Grey Zoning Bylaw Amendment
Application***



The Corporation of the
Municipality of West Grey

402819 Grey Road 4
 Durham, ON N0G 1R0
 Phone (519) 369-2200
 E-mail notice@westgrey.com
 Web www.westgrey.com

**Application for Zoning Bylaw Amendment
 and/or West Grey Official Plan Amendment**

OFFICE USE ONLY			
Date Received:		File No:	
Receipt #		Total Application Fee Received:	
Roll Number:		Pre-Submission Consultation:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Completeness of the Application:

This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act.

As per 'Section 34(10.2) Other Information' of the Planning Act RSO 1990 as amended the Council of the Municipality of West Grey requires that assessments, reports, studies, analyses or other material as outlined in the West Grey Official Plan and/or Grey County Official Plan be submitted at the time of application. Zoning Bylaw Amendment applications submitted without the required assessments, reports, studies, analyses or other material as required by the Official Plan(s) will be deemed incomplete and Council shall refuse to accept or further consider the application as per Section 34(10.3) of the Act. Applications deemed incomplete will be returned to the owner/applicant.

As per 'Section 22(5) Other Information' of the Planning Act RSO 1990 as amended the Council of the Municipality of West Grey requires that assessments, reports, studies, analyses or other material as outlined in the West Grey Official Plan and/or Grey County Official Plan be submitted at the time of application. Official Plan Amendment applications submitted without the required assessments, reports, studies, analyses or other material as required by the Official Plan(s) will be deemed incomplete and Council shall refuse to accept or further consider the application as per Section 22(5) of the Act. Applications deemed incomplete will be returned to the owner/applicant.

What is required to submit a zoning bylaw and/or official plan amendment?

There are several application specific requirements, as listed below, which apply to certain applications. Note: There could be additional requirements in the form of studies, reports, plans, verification, etc. as conditions of final approval.

Application Specific	Requirements - Checklist
All zoning bylaw amendment applications	<input type="checkbox"/> Pre-submission consultation is strongly recommended. <input type="checkbox"/> Drawing – see instructions in Appendix 'A' <input type="checkbox"/> Completed application form <input type="checkbox"/> Proof of ownership <input type="checkbox"/> Commissioners stamp/signature <input type="checkbox"/> Application fee – see calculation instructions below
All official plan amendment applications	Pre-submission consultation is strongly recommended. <input type="checkbox"/> Drawing – see instructions in Appendix 'A' <input type="checkbox"/> Completed application form <input type="checkbox"/> Proof of ownership <input type="checkbox"/> Commissioners stamp/signature <input type="checkbox"/> Application fee – see calculation instructions below
If the application is for a surplus farm dwelling	If the application is for a surplus farm dwelling: <input type="checkbox"/> Complete Appendix 'B' Surplus Farm Dwelling <input type="checkbox"/> A surplus farm dwelling must be surplus to the current owner. Proof may be required: <input type="checkbox"/> Valid Farm Registration Number <input type="checkbox"/> Other lands owned <input type="checkbox"/> Address of primary residence
If the application is within 750 m of a livestock barn and/or manure storage	If there are livestock barns and/or manure storage (either currently used for livestock or capable of being used for livestock) located within 750 m of the lands: <input type="checkbox"/> An MDS 1 calculation is required to be submitted with this application pursuant to Minimum Distance Separation (MDS) document - Implementation Guideline #6.



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**Application for Zoning Bylaw Amendment
 and/or West Grey Official Plan Amendment**

Submission of Application

Applications made be mailed to, or dropped off at West Grey Municipal Office, 402819 Grey Road 4, Durham, ON, N0G 1R0 and/or emailed as an Adobe PDF document to notice@westgrey.com. One application form may be used to apply for a zoning bylaw amendment and West Grey official plan amendment. Applications will not be reviewed/processed until the application fee is received.

Application Fee

The application fee is to be submitted at the time of submission. Application fees may be paid by cheque (made out to the Municipality of West Grey), money order or cash. Interac/debit payment may be made at the West Grey Municipal Office. Online payment is not available.

Type of Application		Fee	Subtotal
a)	Zoning bylaw amendment	\$3,000.00	
b)	Contingency fee – zoning bylaw amendment Note: Contingency fee payable upon submission. Contingency fee required to pay municipal legal, engineering and planning fees related to <u>zoning bylaw amendments</u> , not necessarily limited to, but including, corresponding site plan agreements, subdivision agreements, development agreements, condominium plan agreements, required as part of the planning process. As accounts are received from West Grey’s solicitor, engineer or planner, they will be paid by West grey and then submitted to the Developer for reimbursement, so that the initial deposit will again be built up to enable West Grey to pay the next accounts as they are received. Balance of deposit will be returned to developer upon completion of planning requirements.	\$2,000.00	
c)	Official plan amendment	\$6,800.00	
d)	Contingency fee – official plan amendment Note: Contingency fee payable upon submission. contingency fee required to pay municipal legal, engineering, and planning fees related to <u>official plan amendments</u> , not necessarily limited to, but including, corresponding site plan agreements, subdivision agreements, development agreements, condominium plan agreements, required as part of the planning process. As accounts are received from West Grey’s solicitor, engineer or planner, they will be paid by West grey and then submitted to the Developer for reimbursement, so that the initial deposit will again be built up to enable West Grey to pay the next accounts as they are received. Balance of deposit will be returned to developer upon completion of planning requirements.	\$5,000.00	
Additional Required Application Fees			
e)	Grey County planning fee (\$400.00 flat fee for 1 st application plus \$50.00 for each related application.)	\$400.00 + _____	
f)	Saugeen Valley Conservation Authority planning fee (\$260.00 flat fee for 1 st application plus \$130.00 for each related application.)	\$260.00 + _____	
Total Application Fee:			

Please ensure to complete this application in its entirety and submit any additional information that may have been identified as required through the pre-submission consultation process.

1. Owner/applicant	
Name	
Mailing address	
Telephone no.	
Email address	

2. Agent (if applicable)	
All correspondence, notices, etc. with respect to this application, will only be directed to the owners/applicant's agent. Where no agent is identified notices etc., will be directed to the owner/applicant.	
Name	
Mailing address	
Telephone no.	
Email address	

3. Solicitor (if applicable)	
Name	
Mailing address	
Telephone no.	
Email address	

4. Subject lands	
Former township/town	
Legal description	
Civic address	
Assessment roll number	

5. Pre-submission/consultation	
Have you completed pre-submission consultation with the Municipality of West Grey?	Yes <input type="checkbox"/> No <input type="checkbox"/>

6. Type and purpose of the application (select all applicable)	
Zoning bylaw amendment <input type="checkbox"/>	West Grey official plan amendment <input type="checkbox"/>

7. Zoning bylaw amendment information		
Provide the reason for the zoning bylaw amendment/what is the proposed use for the subject lands? Example: permit an automobile repair shop, automobile spray paint booth and automobile body shop.		
What area does the amendment cover?	Entire Lot <input type="checkbox"/>	Portion of the Lot <input type="checkbox"/>
*If zoning bylaw amendment applies only to a <u>portion of the lot</u> then your drawing must include dimensions of the area. <input type="text" value="see attached site plan"/>		

8. West Grey official plan amendment information		
Provide the reason for the official plan amendment/what is the proposed use for the subject lands? Example: designate the subject lands to allow for a commercial use being an automobile repair shop, automobile spray paint booth, automobile body shop.		
What area does the amendment cover?	entire lot <input type="checkbox"/>	portion of the lot <input type="checkbox"/>
*If official plan amendment applies only to a <u>portion of the lot</u> then your drawing must include dimensions of the area.		

9. Planning Background			
What is the current West Grey zoning? (see https://www.grey.ca/government/land-use-planning)			
What is the current West Grey official plan designation? (see https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf)			
What is the County of Grey official plan designation? (see https://www.grey.ca/government/land-use-planning)			
Describe how the application conforms with the policies of the West Grey and/or County of Grey official plan(s) noted above:			
Describe the surrounding land uses:			
What is the current use of the Subject Lands?			
Are there any existing buildings or structures on the subject lands? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes existing buildings and structures need to be shown on the drawing (see Appendix A). Provide the following:			
	Existing building no. 1	Existing building no. 2	Existing building no. 3
Currently used for			
Year Built			
Are there any <u>new</u> buildings or structures proposed to be built? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes <u>new</u> buildings and structures need to be shown on the drawing (see Appendix A). Provide the following:			
	New building no. 1	New building no. 2	New building no. 3
Proposed Use			
Access – existing use		Access – proposed use	
Provincial Highway <input type="checkbox"/> Municipal Road (All Season) <input type="checkbox"/> County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>		Provincial Highway <input type="checkbox"/> Municipal Road (All Season) <input type="checkbox"/> County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>	
Water service – exiting use		Water service – proposed use	
Municipal Service <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Other: _____		Municipal Service <input type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Other: _____	
Sewage service – existing use		Sewage service – proposed use	
Municipal Service <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____		Municipal Service <input type="checkbox"/> Private Septic <input type="checkbox"/> Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____	
Storm drainage – existing use		Storm drainage – proposed use	
Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales <input type="checkbox"/> Other: _____		Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales <input type="checkbox"/> Other: _____	

10. Other

Are the lands the subject of any other application under the *Planning Act*, such as an application for a County of Grey Official Plan Amendment, an application for minor variance, an application for an approval of a plan of subdivision or consent or a Minister's zoning order?

Yes No If yes provide the following:

File No.: Status:

Explain how your application is consistent with the Provincial Policy Statement 2020

(see: <https://www.ontario.ca/page/provincial-policy-statement-2020>)

Saugeen, Grey Sauble Northern Bruce Peninsula Source Protection Plan

Is the subject land within a Wellhead Protection Area (WHPA)? (see <https://home.waterprotection.ca/>)

Yes No If yes, identify the WHPA:

If yes, do you have an approved Risk Management Plan (RMP) and/or a Section Fifty Nine (59) Notice to Proceed from the Risk Management Official (RMO)? Please attach.

Are there any registered easements/right-of-way or restrictive covenants on the lot?

Yes No

If yes describe each easement or restrictive covenant and its effect:

*If yes, your Drawing must include the location of the easement/right-of-way

Authorization for Agent to Act for Owner

I/we Donald Plume am/are the registered owner(s) of the land that is the subject of this application for zoning bylaw amendment and/or official plan amendment. I/we authorize Cuesta Planning Corp. to make this application on my/our behalf.

This authorization also allows the agent to appear at any hearing(s) of the application and provide any information or material required by West Grey Council relevant to the application on my/our behalf.


Signature of Owner/Owners

Nov 21/24
Date


Signature of Witness


Nov. 21. 24
Date

Name of Witness: Jeff Feltis

Affidavit or Sworn Declaration for the Prescribed Information

I/we Jani Bruwer solemnly declare that all statements contained in this application and supporting documentation are true and complete. I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declared before me at City of Owen Sound in the ^{County} ~~Municipality~~ of Grey this 21 day of November 2024.


Signature of Owner/Owners or Agent

November 21, 2024
Date


Signature of Commissioner

Rebecca Francine Porter, a Commissioner, etc., Province of Ontario, for Anya Shahabi Professional Corporation, Barrister and Solicitor. Expires August 24, 2027.

November 21, 2024
Date

Owner/Applicant's Declaration

In submitting this application, I/we Donald Plume the owner/applicant hereby:

- a) apply to the Municipality of West Grey for a zoning bylaw amendment and/or official plan amendment, as described in this application; and
- b) agree and enclose the application fees as calculated; and
- c) understand application fees are non-refundable and that no assurance is given that the payment of the application fee will result in approval of the application; and
- d) agree that the cost of any professional peer review of the application deemed to be required by the Municipality in order to proceed with the application is the responsibility of owner/applicant and that a peer review deposit may be required prior to the processing of the application; and
- e) authorize the Council members of the Municipality of West Grey, members of the staff of the Municipality of West Grey and designated consultants to enter onto the above-noted property for the limited purposes of evaluating the merits of this application over the time this application is under consideration by the Municipality; and
- f) acknowledge that in accordance with the provisions of the Planning Act, it is the policy of the Municipality of West Grey to provide the public access to all development applications and supporting documentation and hereby provide my/our consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will also be available to the general public; and
- g) agree/acknowledge that I/we are responsible for ensuring that a 'Notice of Application' sign, as provided by the Municipality, is posted on the lands at the intersection of a driveway and a public road. Where there is no existing driveway, the sign shall be erected in the middle of the lot along a public road. And further, agree to not remove the sign until the day after a public meeting.


Signature of Owner/Owners

Nov 21/24
Date

Appendix 'A' – Drawing Requirements

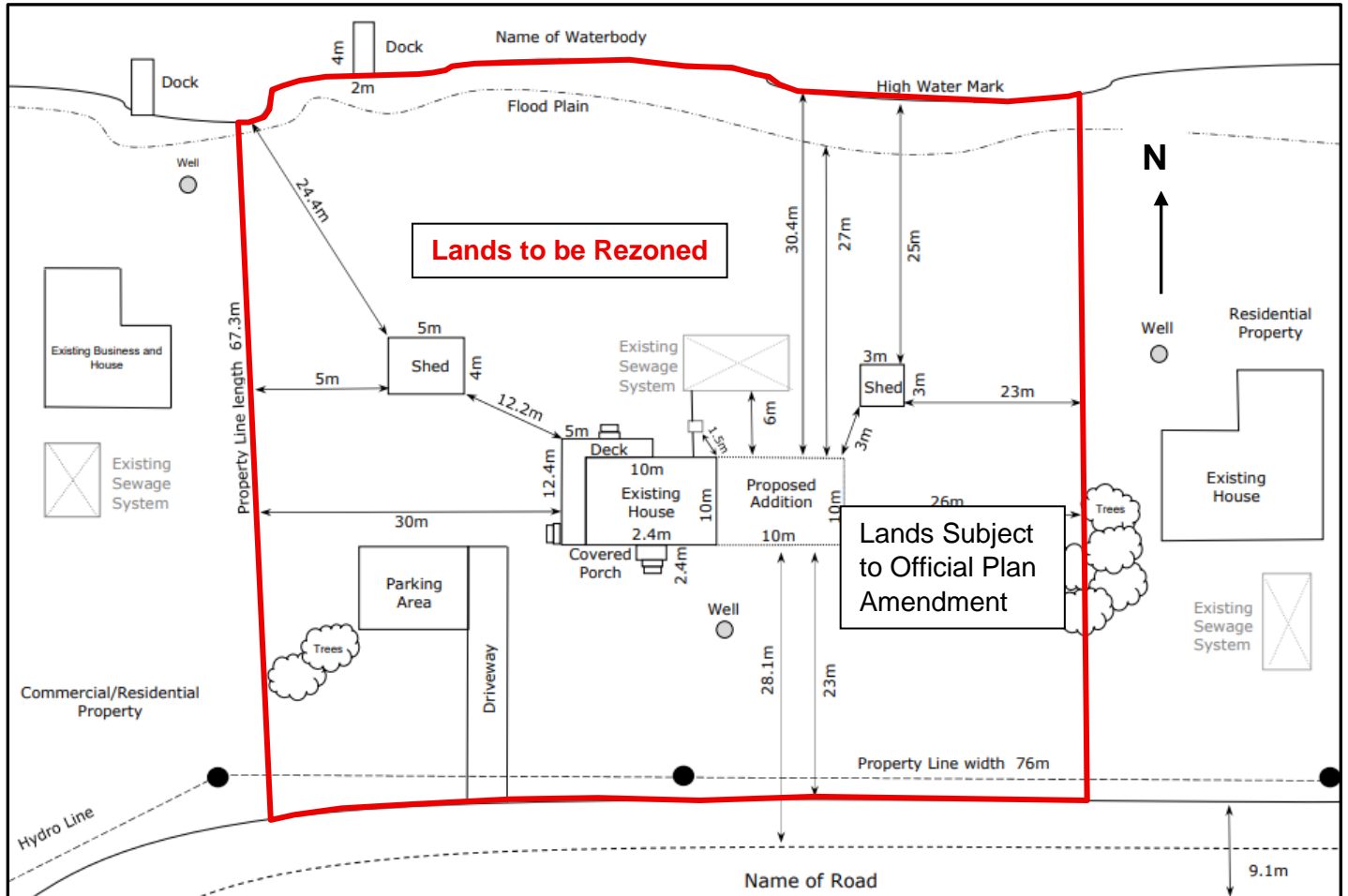
Drawing in metric units must be included showing the following (see Example):

- a) North arrow;
- b) The boundaries and dimensions (frontage, depth and area) of the subject land;
- c) The location, size and use of all existing and proposed buildings, structures and additions on the subject land, indicating:
 - i. distance from the edge of the access road, the front lot line, the rear lot line, the interior side lot lines and the exterior lot line;
 - ii. number of stories;
 - iii. building height;
 - iv. ground floor area;
- d) The location, dimensions and set back to the front lot line, the rear lot line, the interior side lot lines and the exterior lot line and to existing and proposed buildings and structures of the on-site septic system (if applicable);
- e) The location of on-site well (if applicable);
- f) The location and dimensions of existing and proposed driveways and parking areas;
- g) Distance from the lands to be rezoned to all barns/manure storage within 750 m (if applicable)
- h) The approximate location of all natural and artificial features (for example, buildings, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
- i) The current uses of land that is adjacent to the subject land;
- j) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way; and
- k) The location and nature of any easements affecting the subject land.

Notes:

A Surveyor's Real Property Report prepared by an Ontario Land Surveyor may be required to be submitted with the application where the location of buildings and structures appears to be on, or over, the property line.

Example Drawing



Appendix 'B' - Surplus Farm Dwelling Information Form

In Support of an Application for Zoning By-law Amendment and/or Official Plan Amendment under the Planning Act, R.S.O. 1990 c. P.13, as amended

1. Details of Subject Lands
Municipal Address:
What year was the surplus farm dwelling constructed?
Is the surplus farm dwelling capable of human habitation today ? Yes <input type="checkbox"/> No <input type="checkbox"/>
Complete Situation 1, Situation 2 or Situation 3
Situation 1: I am selling my farm and want to sever the surplus farm dwelling and some land. I am selling the remainder of the farmland to a bona fide farmer who has farmland and a house elsewhere. The surplus farm dwelling is not required by the purchaser.
<p>Q1a. Who will the farmlands be sold or conveyed to?</p> <p>Q1b. Where is the primary residence of the purchaser of the farmlands?</p> <p>Q1c. Does the purchaser have a valid Farm Business Registration Number?</p> <p>Q1d. How many hectares of farmland does the purchaser own?</p> <p>Q1e. How many hectares of farmland does the purchaser farm themselves?</p> <p>Q1f. Where are the farmlands located (lot, concession, municipality)?</p>
Situation 2: I currently own the farm and the surplus farm dwelling. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
<p>Q2a. Where is your primary residence?</p> <p>Q2b. Do you have a valid Farm Business Registration Number?</p> <p>Q2c. How many hectares of farmland do you own?</p> <p>Q2d. How many hectares of farmland do you farm yourself?</p> <p>Q2e. Where are the farmlands located (lot, concession, municipality)?</p>
Situation 3: I am buying the farm. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
<p>Q3a. Where is your primary residence?</p> <p>Q3b. Do you have a valid Farm Business Registration Number?</p> <p>Q3c. How many hectares of farmland do you own?</p> <p>Q3d. How many hectares of farmland do you farm yourself?</p> <p>Q3e. Where are the farmlands located (lot, concession, municipality)?</p>

Note:

If the purchasing farmer or owner cannot provide sufficient evidence as to their farm business status/status as a farmer, the application may be refused and/or not accepted by the Municipality of West Grey. Additionally, if the surplus farm dwelling criteria contained in the Grey County Official Plan cannot be met, the application may be refused and/or not accepted by the Municipality of West Grey.

B. Municipality of West Grey Consent Application



The Corporation of the
Municipality of West Grey
Application for Consent

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 Durham, ON N0G 1R0
 Phone (519) 369-2200
 Email notice@westgrey.com
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Office Use Only			
Date Received:		File No:	
Receipt #		Total Application Fee Received:	
Roll Number:		Pre-submission Consultation:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Completeness of the Application:

This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act.

As per 'Section 53(3) Other Information' of the Planning Act RSO 1990 as amended the Council of the Municipality of West Grey (Municipality) requires that assessments, reports, studies, analyses or other material as outlined in the West Grey Official Plan and/or Grey County Official Plan be submitted at the time of application. Consent applications submitted without the required assessments, reports, studies, analyses or other material as required by the Official Plan(s) will be deemed incomplete and Council shall refuse to accept or further consider the application as per Section 53(4) of the Act. Applications deemed incomplete will be returned to the owner/applicant.

What is required to submit a consent application?

There are several application specific requirements, as listed below, which apply to certain applications. Note: There could be additional requirements in the form of studies, reports, plans, verification, etc. as conditions of final consent approval.

Application Specific	Requirements - Checklist
All consent applications	<input type="checkbox"/> Pre-submission consultation is strongly recommended. <input type="checkbox"/> Drawing or survey – see instructions in Appendix 'A' <input type="checkbox"/> Completed application form <input type="checkbox"/> Proof of ownership <input type="checkbox"/> Commissioners stamp/signature <input type="checkbox"/> Application fee – see calculation instructions below
If the application is for a surplus farm dwelling	If the application is for a surplus farm dwelling: <input type="checkbox"/> Complete appendix 'B' surplus farm dwelling <input type="checkbox"/> A surplus farm dwelling must be surplus to the current owner. Proof may be required: <input type="checkbox"/> Valid farm registration number <input type="checkbox"/> Other lands owned <input type="checkbox"/> Address of primary residence
If the application is within 750 m of a livestock barn	If there are livestock barns (either currently used for livestock or capable of being used for livestock) located within 750 m of the dwelling on the retained lands: <input type="checkbox"/> A minimum distance separation (MDS) 1 calculation is required to be submitted with this application for consent pursuant to MDS document - Implementation Guideline #6.
If a previous application for consent has occurred on the site	If there have been any previous severances of land from this holding: <input type="checkbox"/> Provide previous severance file number <input type="checkbox"/> Indicate previous severances on the provided drawing <input type="checkbox"/> Provide grantee's name <input type="checkbox"/> Provide use of parcel <input type="checkbox"/> Provide date parcel created (year)



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Application for Consent

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Submission of Application

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Application Fee

The application fee is to be submitted at the time of submission. Application fees may be paid by cheque (made out to the Municipality of West Grey), money order, or cash. Interac/debit payment may be made at the West Grey Municipal Office. Online payment is not available.

Type of Application		Fee	Subtotal
a)	New lot (\$1,900.00 per each new lot created)	\$1,900.00 x # _____ lots =	
b)	Lot addition (\$1,900.00 per each lot addition)	\$1,900.00 x # _____ lot addition(s) =	
c)	Lot line adjustment (\$1,900.00 per each lot line adjustment)	\$1,900.00 x # _____ lot line adjustment =	
d)	Easement/right-of-way (\$1,900.00 per each easement required)	\$1,900.00 x # _____ easements =	
e)	Validation certificate (\$1,000.00 per each validation certificate)	\$1,000.00 x # _____ lots =	
f)	Lease over 20 years	\$1,900.00	
Additional Required Application Fees			
d)	Grey County planning fee (\$400.00 flat rate)	\$400.00	\$400.00
e)	Saugeen Valley Conservation Authority planning fee (\$260.00 per each new lot created)	\$260.00 x # _____ lots =	
Total Application Fee:			

Please ensure to complete this application in its entirety and submit any additional information that may have been identified as required through the pre-submission consultation process.

1. Owner/applicant	
Name	
Mailing address	
Telephone No.	
Email address	

2. Agent (if applicable)	
All correspondence, notices, etc., with respect to this application, will only be directed to the owners/applicant's agent. Where no agent is identified notices etc., will be directed to the owner/applicant.	
Name	
Mailing address	
Telephone no.	
Email address	

3. Solicitor (if applicable)	
Name	
Mailing address	
Telephone no.	
Email address	

4. Subject lands	
Former township/town	
Legal description	
Civic address	
Assessment roll number	

5. Type and purpose of the application (select all applicable)	
Creation of a new lot <input type="checkbox"/>	Lot addition to existing Lot <input type="checkbox"/>
Lot line adjustment to existing lot <input type="checkbox"/>	Easement/right-of-way <input type="checkbox"/>
Lease <input type="checkbox"/>	Validation certificate <input type="checkbox"/>
If known, the name of the person to whom the land or the interest in the land is to be sold, transferred, charged or leased:	

6. Retained land certificate	
Are you also requesting a consent certificate be issued for the retained land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes , your lawyer must provide a separate written statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act.	

7. Creation of a new lot		
	Lot dimensions - retained lot	Lot dimensions - new lot
Frontage (m)		
Depth (m)		
Area (ha. or m ²)		
Access - retained lot		Access – new lot
Provincial highway <input type="checkbox"/> Municipal road (all season) <input type="checkbox"/> County road <input type="checkbox"/> Right-of-way <input type="checkbox"/>		Provincial highway <input type="checkbox"/> Municipal road (all season) <input type="checkbox"/> County road <input type="checkbox"/> Right-of-way <input type="checkbox"/>

Water service - retained lot		Water service – new lot	
Municipal service <input type="checkbox"/> Private well <input type="checkbox"/> Communal well <input type="checkbox"/> Other: _____		Municipal service <input type="checkbox"/> Private well <input type="checkbox"/> Communal well <input type="checkbox"/> Other _____	
Sewage service - retained lot		Sewage service – new lot	
Municipal service <input type="checkbox"/> Private septic <input type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other _____		Municipal service <input type="checkbox"/> Private septic <input type="checkbox"/> Communal septic <input type="checkbox"/> Privy/outhouse <input type="checkbox"/> Other _____	
Storm drainage - retained lot		Storm drainage – new lot	
Municipal storm sewers <input type="checkbox"/> Ditches/swales <input type="checkbox"/> Other _____		Municipal storm sewers <input type="checkbox"/> Ditches/swales <input type="checkbox"/> Other _____	
What is the current use of the lot to be retained?			
What is the current use of lot to be severed?			
Are there any existing buildings or structures on the lands? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes identify the following:			
	Existing building no. 1*	Existing building no. 2*	Existing building no. 3*
Used for			
Year Built			
*Must be shown on the required Drawing			
What is the proposed use for the lot to be retained?			
What is the proposed use for the new lot?			
Are there any new buildings or structures proposed to be built on the retained lot or the new lot? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes identify the following:			
	New building No. 1*	New building No. 2*	New building No. 3*
Proposed use			
*Must be shown on the required drawing			

8. Lot addition/lot line adjustment			
Provide reason for lot addition/lot line adjustment			
Year the lot to be added to was created/severed			
	Lot retained (size)	Lot addition (size)	Lot to be added to (size)
Frontage (m)			
Depth (m)			
Area (ha. or m ²)			

9. Easement/Right-of-Way	
Provide reason for easement/right-of-way	
Legal description of land to benefit from the easement (dominant)	
Legal description of land subject to the easement (serviant)	
Frontage (m)	
Depth (m)	
Area (ha. or m ²)	

10. Lease	
Provide reason for lease	
Name of lessee	
Name of lessor	
Duration of lease	
Legal description of lands subject to lease	
Area (ha. or m ²) of lease or Unit #	

11. Validation certificate	
Provide reason for validation certificate:	
Legal description of lands subject to validation certificate	
PIN number	
Year instrument was registered that contravened Planning Act	
Name of owner(s) at time of Planning Act contravention	

12. Other	
<p>Have the lands ever been the subject of an application under the <i>Planning Act</i> for approval of a plan of subdivision or consent (severance)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> If yes provide the following:</p> <p>File No.: _____ Status: _____</p>	
<p>Has any land been severed from the parcel originally acquired by the owner of the subject lands?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> If yes provide the following:</p> <p>Date of transfer: _____</p> <p>Name of transferee: _____</p> <p>Uses of the severed lands: _____</p>	
<p>Are the subject lands the subject of any other application under the <i>Planning Act</i>, such as an application for an official plan amendment, a zoning bylaw amendment, a minister's zoning order, an application for minor variance or an application for an approval of a plan of subdivision or another consent?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> If yes provide the following:</p> <p>File No.: _____ Status: County amendment recently submitted</p>	
<p>Are there any existing easements or restrictive covenants affecting the subject lands?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> If yes describe each easement or restrictive covenant and its effect: _____</p>	
<p>Explain how the application is consistent with the Provincial Policy Statement 2020 (See https://www.ontario.ca/page/provincial-policy-statement-2020)</p> <p style="border: 1px solid red; padding: 2px;">The consent will be an infill lot in a settlement area and will be permitted by the proposed A1-A zone</p>	
<p>What is the West Grey Official Plan designation (See https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf)</p>	
<p>What is the County of Grey Official Plan designation (See https://www.grey.ca/government/land-use-planning)</p>	
<p>Describe how the application conforms with the consent policies of the West Grey and/or County of Grey Official Plan(s) noted above:</p>	
<p>What is the West Grey Zoning (See https://www.grey.ca/government/land-use-planning)</p>	
<p>Describe the surrounding land uses</p>	

Saugeen, Grey Sauble Northern Bruce Peninsula Source Protection Plan

Is the subject land within a Wellhead Protection Area (WHPA)? (See <https://home.waterprotection.ca/>)

Yes No If yes, identify the WHPA:

If yes, do you have an approved Risk Management Plan (RMP) and/or a Section 59 Notice to Proceed from the Risk Management Official (RMO)? Please attach.

Authorization for agent to act for owner

I/we Donald Plume am/are the registered owner(s) of the land that is the subject of this application for consent. I/we authorize Cuesta Planning Consultants to make this application on my/our behalf.

This authorization also allows the agent to appear at any hearing(s) of the application and provide any information or material required by the Committee of Adjustment (Committee) relevant to the application on my/our behalf.

[Signature]
Signature of owner/owners

Nov 21/24
Date

[Signature]
Signature of witness

Nov 21/24
Date

Name of witness: JEFF FELTIS

Affidavit or sworn declaration for the prescribed information

I/we Jani Bruwer solemnly declare that all statements contained in this application and supporting documentation are true and complete. I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declared before me at City of Owen Sound in the County of Grey Municipality of ~~West Grey~~ this 21 day of November 20 24.

[Signature]
Signature of Owner/Owners or Agent

November 21, 2024
Date

[Signature]
Signature of Commissioner

Rebecca Francine Porter, a Commissioner, etc., Province of Ontario, for Anya Shahabi Professional Corporation, Barrister and Solicitor. Expires August 24, 2027.

November 21 2024
Date

Owner/applicant's consent declaration

In submitting this application, I/we Donald Plume the owner/applicant hereby:

- a) apply to the Committee for the Municipality for Consent, as described in this application; and
- b) agree and enclose the application fees as calculated; and
- c) understand application fees are non-refundable and that no assurance is given that the payment of the application fee will result in approval of the application; and
- d) agree that the cost of any professional peer review of the application deemed to be required by the Municipality or Committee in order to proceed with the application is the responsibility of owner/applicant and that a peer review deposit may be required prior to the processing of the application; and
- e) authorize the members of the Committee, members of the staff of the Municipality and designated consultants to enter onto the above-noted property for the limited purposes of evaluating the merits of this application over the time this application is under consideration by the Municipality; and
- f) acknowledge that in accordance with the provisions of the Planning Act, it is the policy of the Municipality to provide the public access to all development applications and supporting documentation and hereby provide my/our consent in accordance with the provisions of the Municipal freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will also be available to the general public; and
- g) agree/acknowledge that I/we are responsible for ensuring that a 'Notice of Application' sign, as provided by the Municipality, is posted on the lands at the intersection of a driveway and a public road. Where there is no existing driveway, the sign shall be erected in the middle of the lot along a public road. And further, agree to not remove the sign until the day after a public meeting.

[Signature]
Signature of Owner/Owners

Nov 21/24
Date

Appendix 'A' – Drawing Requirements

Two Drawings in metric units must be included showing the following (see examples):

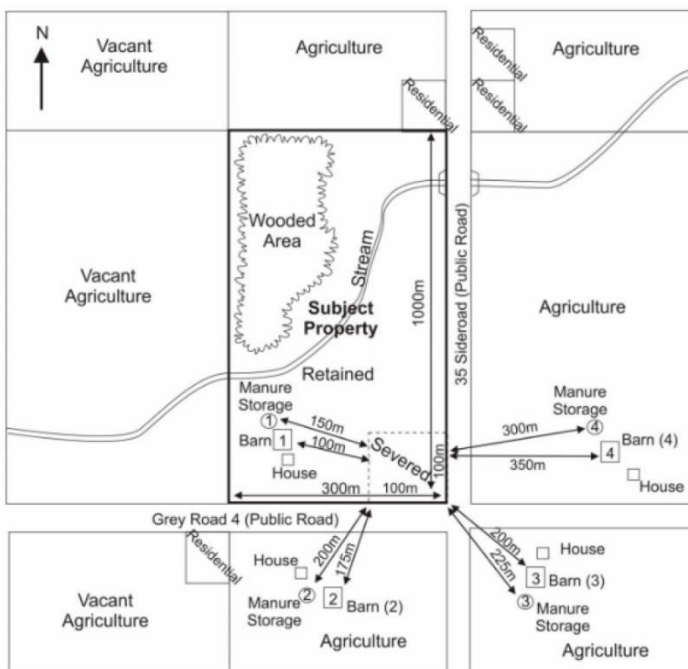
- North arrow;
- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features (e.g., for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
- the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way; and
- the location and nature of any easement affecting the subject land.

Notes:

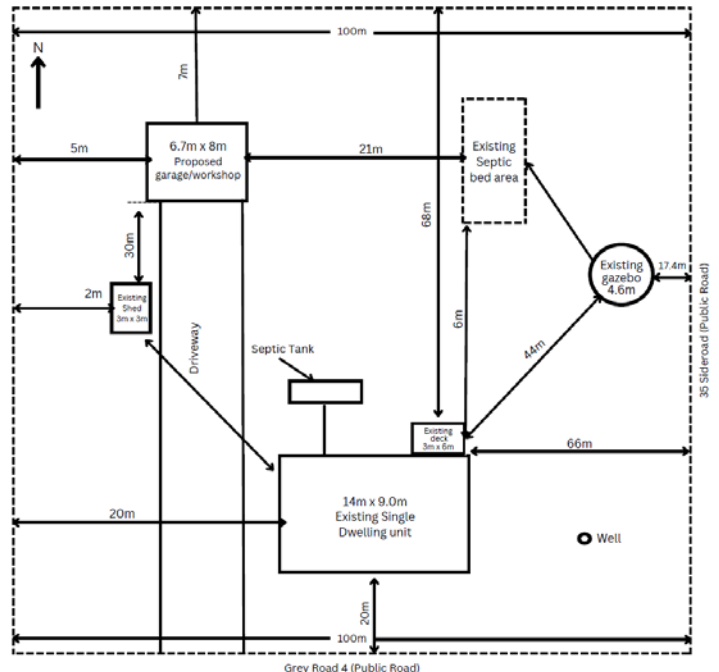
For consent applications proposing to create a new lot, lot addition or easement a draft reference plan and/or Surveyor's Real Property Report prepared by an Ontario Land Surveyor may be required to be submitted with the application to confirm the proposed boundaries/dimensions.

All new lot/lot additions/lot line adjustment/easement/right-of-way applications will require an Ontario Land Surveyor to prepare a Reference Plan as a condition of approval by the Municipality.

Example Drawing 1 – General Area



Example Drawing 2 – Close Up



Appendix 'B' - Surplus Farm Dwelling Information Form

In Support of an Application for Consent under the Planning Act, R.S.O. 1990 c. P.13, as amended.

1. Details of Subject Lands
Municipal Address:
What year was the surplus farm dwelling constructed?
Is the surplus farm dwelling capable of human habitation today ? Yes <input type="checkbox"/> No <input type="checkbox"/>
Complete Situation 1, Situation 2 or Situation 3
Situation 1: I am selling my farm and want to sever the surplus farm dwelling and some land. I am selling the remainder of the farmland to a bona fide farmer who has farmland and a house elsewhere. The surplus farm dwelling is not required by the purchaser.
Q1a. Who will the farmlands be sold or conveyed to? Q1b. Where is the primary residence of the purchaser of the farmlands? Q1c. Does the purchaser have a valid Farm Business Registration Number? Q1d. How many hectares of farmland does the purchaser own? Q1e. How many hectares of farmland does the purchaser farm themselves? Q1f. Where are the farmlands located (lot, concession, municipality)?
Situation 2: I currently own the farm and the surplus farm dwelling. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
Q2a. Where is your primary residence? Q2b. Do you have a valid Farm Business Registration Number? Q2c. How many hectares of farmland do you own? Q2d. How many hectares of farmland do you farm yourself? Q2e. Where are the farmlands located (lot, concession, municipality)?
Situation 3: I am buying the farm. I have a primary residence elsewhere. I own and farm other farmlands elsewhere. The surplus farm dwelling is not required for my needs.
Q3a. Where is your primary residence? Q3b. Do you have a valid Farm Business Registration Number? Q3c. How many hectares of farmland do you own? Q3d. How many hectares of farmland do you farm yourself? Q3e. Where are the farmlands located (lot, concession, municipality)?

Note:

If the purchasing farmer or owner cannot provide sufficient evidence as to their farm business status/status as a farmer, the application may be refused and/or not accepted by the Secretary-Treasurer of the Committee. Additionally, if the surplus farm dwelling criteria contained in the Grey County Official Plan cannot be met, the application may be refused and/or not accepted by the Secretary-Treasurer of the Committee.

C. Planning Brief



Municipality of West Grey
David Smith
Manager of Planning and Development

November 12, 2024

Subject: Proposed consent for a Residential Lot
140 McFarlin Drive

1.0 INTRODUCTION

Mr. Don Plume retained Cuesta Planning Consultants Inc. to pursue the creation of a building lot at 140 McFarlin Drive in the hamlet area of Plumeville. The proposed consent is part of Mr. Plume's 27 ha farm. The Plume farm has $\pm 86.7\text{m}$ of frontage on McFarlin Drive and $\pm 882\text{m}$ of frontage on Grey Rd. 6 (**Figure 1**).

The following brief will consider the proposed consent with regard to the surrounding land use as well as relevant land use policy and is intended to assist in the evaluation of Mr. Plume's proposal. The proposal was presented to municipal staff for review and comment and their input has been considered in the assessment of the proposal.

1.1 The Proposal (Figure 2)

The property municipality references as 124 McFarlin is legally described as Concession 1, Division 1, Part Lot 29; Con 1 Div., 1 to 3, Pt lot 28. and RP 16R 10695 Parts 2 and 5, in the Geographic Township of Normanby, now part of the Municipality of West Grey. The area fronting on McFarlin Drive is presently only contains a storage shed. The McFarlin frontage provides access to the original farmhouse on what will be the retained portion of the 27ha farm.

The residential lot being created would have a frontage of $\pm 38\text{m}$ ($\pm 125\text{ft}$) on McFarlin Drive and a depth of $\pm 62\text{m}$ ($\pm 205\text{ft}$) creating a $\pm 0.24\text{ha}$ ($\pm 0.6\text{acre}$) lot.

1.2 Consultation

Cuesta Planning Consultants Inc. initiated discussions with the Grey County planning staff in January of 2024. In May of 2024, Grey County staff, Ms. Becky Hillier, provided a formal response to our preliminary consultation. The response (Appendix 1) outlined the policy issues that needed to be addressed as well as the need for a technical study to determine compliance with Ministry of Environment, Conservation and Parks (MECP) D-5-5 and D-5-4 requirements. Although the consent is logical, several policy modifications would be required in order to permit a rezoning and subsequent consent.

The pre-submission consultation response, in addition to the foregoing, provided the following comments on what is required for a complete application:

- A road widening of 5.15 m. along Grey Road 6 for 250 m. as a condition of consent.
- The need for an EIS can be waived.
- Consultation with SON and the Metis is suggested.
- Consultations with MTO are suggested.
- No tree removal unless it follows the County's Forest Management Bylaw.
- A Planning Justification Report (PJR).
- West Grey staff requested that if the lot is less than 0.5 acres, a grading and drainage plan would be required.

Cuesta Planning Consultants Inc. considered the County comments and Mr. Plume engaged GSS Engineering to provide an opinion on the D5-5 and D5-4 MEPC guidelines.

The proposal will exceed the ½ acre figure and any grading plan can be deferred until the building permit stage. Cuesta Planning Consultants Inc. notified SON, two Metis groups and MTO in early November 2024, as part of the research phase of the Planning Report. No comments have been received up to date.

1.3 Technical Studies

As noted previously, a review of the D5-5 and D5-4 requirements were evaluated, and the results will form part of this Planning Report.

1.3.1 GSS Engineering Opinion

The scope of the GSS study was based on the consultation comments of the Grey County planning staff and are included in Appendix 1 of this report.

The full GSS study is included in Appendix 2. The comments noted that the initial lot size was proposed to be less than .4/acre. The County requires a study to ensure the MEPC's, D5-5 & D5-4 regulatory guidelines can be achieved. The D5-4 technical guideline ensures an adequate water supply for private wells. The D5-4 regulations determine the impact of private sewage systems on groundwater.

The study reviewed the hydrogeological setting for the area including an assessment of the geology and its impact on the water supply. Water well records for 25 wells (drilled and dug) within 300 m of the proposed consent were obtained and analyzed. The well depths ranged from 24.7m (81 ft) to 72.5 m (238 ft). GSS determined that the till overburden provided protection for the underlying aquifer. The MEPC records for the 24 drilled wells reported pumping rates varying from 9 to 114 L/Min. The study evaluated 4 wells within 60 m of the site and determined that the wells had a high level of certainty regarding the provision of an adequate supply for a single residence. The GSS study also analyzed water quality from two wells within 50 m of the site and determined that the ground water quality was suitable for a potable supply.

The study employed the methodology identified in the MEPC D5-4 procedure to determine the impact of private sewage systems on groundwater. Containment attenuation mechanisms were evaluated to assess the risk of the onsite sewage system generating a concentration exceeding 10 mg/L of nitrate at the down gradient lot boundary. It was determined that using a standard sewage disposal system, a lot area of a minimum 3.3 ha (0.82 acres) was required. A lot smaller than 3.3 ha would be acceptable by using a tertiary treatment system that can reduce the nitrate concentration in domestic sewage by as much as 50%. To maintain predevelopment infiltration, hard surface run off could be directed to permeable areas of the proposed lot.

The study concluded that an adequate supply of potable water was available for domestic use on site. The lot size would need to be 0.33 ha size to enable the standard Class 4 sewage system to be installed. The site could be reduced to ± 0.2 ha by employing a tertiary system.

In either case and based on the information in the report GSS determined that the site is suitable for the proposed development.

2.0 LAND USE CONSIDERATIONS

The proposed consent is subject to the provisions of two policy documents, the Provincial Planning Statement and The County of Grey Official Plan. The proposed modifications to the Country Official Plan will permit the Comprehensive Bylaw of West Grey to be amended to permit the consent that will create the residential lot.

2.1 The 2024 Provincial Planning Statement (PPS)

The Planning Act requires that any land use decision by any authority that considers such decisions to be consistent with the provisions of the PPS. The 2020 PPS has been updated in 2024 and the revised Provincial Planning document came into effect on October 20, 2024. Although the PPS is to be read in its entirety, the following provisions are considered to be the most applicable to the subject application.

Section 2.3: Settlement Area and Settlement Area Boundary Expansion

2.3.1 General Policies for Settlement Areas

- 1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2. Land use patterns with settlement areas should be based on densities and a mix of land uses which:
 - a) Efficiently use land and resources.**

The PPS defines Settlement Areas in the following manner:

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels and types of infrastructure available.

Settlement areas are:

- a) built-up areas where development is concentrated, and which have a mix of land uses; and*
- b) lands which have been designated in an official plan for development over the long term.*

Policy Compliance: Notwithstanding that the small Plumeville settlement area is designated "Rural" in the County of Grey Official Plan, Plumeville is a settlement area for

all practical reasons, as it complies with the intent of the PPS. The proposed consent is an infill severance and, likely, the last one in this area that would be supported by the relevant policies of the PPS.

Neither the County, nor SON, or the Metis communities felt any natural heritage, cultural heritage or archaeological heritage would be impacted by the consent, therefore no technical studies in relation to these matters were required.

2.2 The County of Grey Referral Plan (GCOP)

The rural areas of The Municipality of West Grey are subject to the provisions of the County of Grey Official Plan. The West Grey Official Plan provides land use policy for the Settlement Areas only. As a result of the various consultation efforts, the County staff provided a review of the proposed consent which included input from the various county departments as well as the municipal planner. The county required a Planning Justification Report to assess the merits of amending two key County Official Plan policies that prohibit the proposal, namely the Rural Lot density provisions as per Table 9 of the Official Plan and Section 5.4.2 which specifies lot sizes for residential development in the Rural designation.

5.4 Rural Land Use Type

The predominant land uses within the Rural land use type will be agriculture, aggregate extraction, recreation, and forestry. While this land use type will continue to protect the existing farming operations and maintain the visual appearance of the rural landscape, the Rural areas will permit the consideration of resource based recreational uses and other approximate rural land uses so long as they do no impact agriculture, forestry, aggregate extraction, or the natural environment.

Outside of settlement areas, the Rural land use type offers flexibility for lot creation (both agricultural and non-agricultural), economic development, tourist, residential, and recreation. A wider range of lot sizes and accommodations are provided in the Rural land use type, than in other countryside land use types. While there is greater flexibility in the Rural Area Land Use Type, farming and resource uses are still to be given priority, for protection.

Policy Compliance As noted in the County staff comments (Appendix 1), no concern was raised regarding environmental impacts with the proposed infill consent.

The infill consent will not alter the landscape features of the area. Additionally, no MDS calculation was required similar to the position on all settlement areas.:

5.4.1 Uses Permitted Policies (in part)

- 1) *In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the Rural land use type:*
 - a) *Resource based recreational uses,*
 - b) *Small scale transport terminals,*
 - c) *Buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops etc.,*
 - d) *Residential farm cooperatives*
 - e) *Agri-minimums*
 - f) *Institutional uses including cemeteries, churches, or schools,*
 - g) *Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership)*
- 2) *All permitted uses listed under Section 5.4.1 (1) and 5.4.1 (2) shall satisfy the development criteria policies as outlined in Section 5.4.2*

Policy Compliance: It is interesting to note that the aforementioned policy does permit "Recreational or tourist based rural clusters". The fact that the cluster should be under common ownership would not affect the visual effect of the "cluster" if it had ownership. The Plumeville area could be considered a rural cluster, similar in form to a tourist based rural cluster of cottages.

5.4.2 Development Policies (in part)

- 1) *Minimum lot size within the Rural land use type for non-agricultural uses shall be determined by the zoning by-law of the local municipality and shall address the requirements of Sections 8 and 9 of this Plan. Unless otherwise specified new non-farm sized lots shall be a minimum of 0.8 hectares in size.*
- 2) *Notwithstanding Sections 5.4.2 and 5.4.3 of this Plan, lots which straddle any settlement area boundary may be permitted to sever the settlement area portion of the lot, from the Rural portion of the lot, provided doing so would not create a land-locked, or otherwise undevelopable lot in either the settlement area or Rural land use type. Rural lot density will not apply in these situations.*
- 3) *The Provincial Minimum Distance Separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the Rural land use type.*

Policy Compliance: The 0.8 ha minimum lot size is a reasonable size for the installation of private services. The GSS servicing study demonstrated that the proposed lot can meet the D5-5 and D5-4 MECP guidelines. The intent of the policy has been satisfactorily addressed.

With regard to subsection 3) if the Plumeville community had been designated as a settlement area, the consent would be sanctioned by the Official Plan. It should be noted that because of the surrounding land use, the County did not request an MDS assessment which is not required in a settlement area.

5.4.3 Consent Policies (in part)

- 1) All consents for new lot development shall be no smaller than 0.8 hectares in area and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

Clustering *Rural non-farm* sized lots is encouraging, subject to meeting the Rural lot density provisions on Table 9 as well as satisfying the *development* policies in Section 5.4.2.

The creation or acquisition of a lot by a public body (e.g. for road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot. Historic churches, schools, or assembly halls that are now used for residential or commercial purposes, shall be counted in the lot density calculation.

Consideration can be given to a smaller lot, without an amendment to this Plan, provided adequate justification is provided, and the lot is large enough to sustain the use over the long-term.

Policy Compliance: As noted previously the minimum lot size of 0.8ha is principally to ensure adequate area for the provision of private services. The GSS report on the compliance with the MECP guidelines should support a site-specific amendment for the subject consent.

The Definitions Section of the Official Plan defines Settlement Areas as follows:

SETTLEMENT AREAS means those areas designated in this Plan as **Primary Settlement Area, Secondary Settlement Area, Inland Lakes and Shoreline Settlement Area, Recreational Resort Settlement Area, Sunset Strip Settlement Area and Industrial Business Park Settlement Area.**

Policy Compliance: The above definition varies from the PPS by not suggesting a “mix of land uses”. The Plumeville area is similar in land use to inland lakes and shoreline areas, which generally include only residential uses. It would not be unreasonable therefore to designate the Plumeville area as a “settlement area”.

5.6.2 Aggregate Resources Area Policies (in part)

6) Outside of settlements areas, on areas within 300 metres of Mineral Resource Extraction land use type on Schedule B, new non-agricultural uses that required a zoning by-law amendments on existing lots of record, or new non-farm sized lot creation, may only be permitted where it has been demonstrated that the proposed land use or development would not prevent or hinder the expansion or continued use of aggregate operations, or which would be incompatible for reasons of public health, public safety, or environmental impact.

Policy Compliance: Figure 3 - is an excerpt from Schedule B of the County Official Plan which shows an aggregate resource (shown in orange) on the Plume farm to the west of the proposed consent. It is apparent from the existing land use, the Plumeville community, that the setback limitations for noise in particular, exist for any aggregate proposal to the west of this residential community.

The infill nature of the consent would suggest that no new restriction would be created for the initiation of an aggregate application to the west of the Plumeville community.

Although the proposed consent will exceed the permitted rural severances per an Original Township lot, the policy does encourage the clustering of non-farm sized lots which is reflected in the existing Plumeville lot arrangement. It is also noted that the GSS study confirmed that the smaller lot can sustain residential development over the long-term.

CGOP Summary

The proposed consent is “infill” in character and has no negative impact on the agricultural, aggregate, or natural heritage provisions of the Official Plan. Based on the nature of the consent and the adjoining land use, it is reasonable to favorably consider an amendment to the Official Plan.

2.3 Municipality of West Grey Zoning Bylaw - No 37-2006

The subject property is zoned A2 Rural (**Figure 4**) as is the Plume farm to the west. There is a large Natural Environment (NE) designation in the central section of the Plume farm which reflects a drainage system that flows westward. The lands on the west and southwest side of McFarlin Drive are zoned R1-A 9(Un-serviced Residential).

The lands on the north side of McFarlin are in the Township of Southgate and are zoned in a similar manner (R6).

The R1-A zone requires a minimum frontage of 30.5 m (100 feet) and a lot areas of (0.5 acres). The proposed lot would have a frontage of 38 m and a depth of 80 m, creating a lot of ±0.3ha, which would conform to the R1-A zone provisions. A rezoning from A2 to R1-A would permit the proposed severance.

3. SUMMARY AND CONCLUSION

The small settlement area of Plumeville is not recognized as such in the County of Grey Official Plan although the area exhibits many of the characteristics of a settlement area.

It is interesting that the GCOP does not identify these small urban concentrations and does not encourage infilling or rounding out of these urban areas, a policy that would be supported by PPS policies. The GCOP provides for the creation of scattered urban growth by providing for three urban residential lots per 40 ha in the Rural area designation. These small urban settlement areas provide for a more economical approach to providing municipal services.

Applying Rural area policies to these small urban areas is not logical or appropriate and a more reasonable rural planning approach would be to consider and identify these areas as Settlement Areas and permit infill and rounding out.

Based on the foregoing, the following is concluded:

1. PPS encourages urban development to be directed to Settlement Areas and although Plumeville is not officially designated as such it meets the intent of Section 2.3 of the 2024 PPS.
2. The consent is infill in nature and will not conflict with the Natural Heritage, Agriculture Aggregate Resources or Cultural Heritage resource provisions of the PPS or the County Official Plan.
3. The Rural Area Policy is not applicable to this small urban area, therefore, modifications to the density provisions and lot size requirements to accommodate an infill severance is reasonable.

Respectfully submitted,

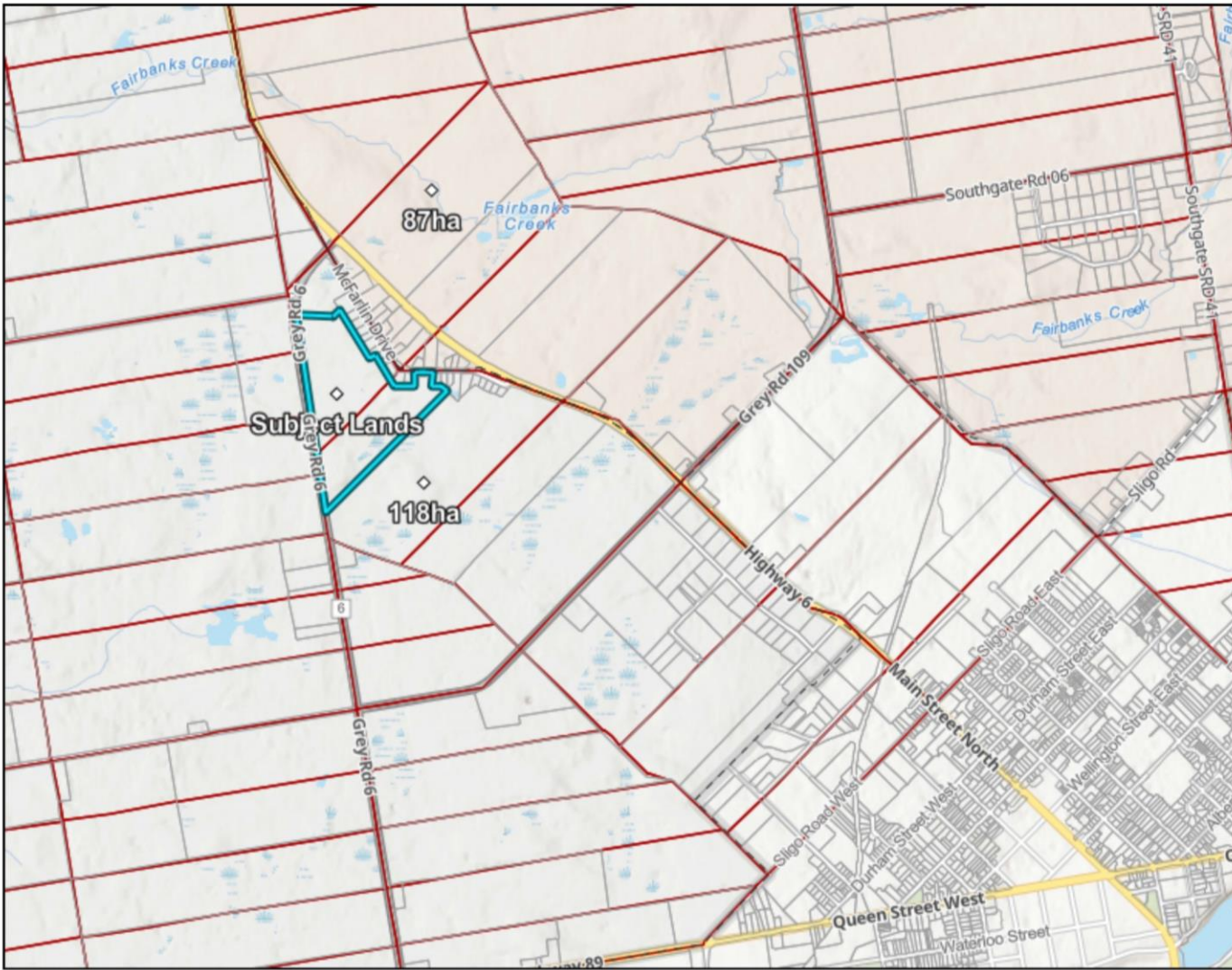
A handwritten signature in blue ink, appearing to read 'D. Scott', written over a horizontal line.

Don Scott

Cuesta Planning Consultants Inc.

FIGURE 1

Grey County GIS | Location Map



Legend

- Assessment Parcel
- Lots and Concessions

Notes

Print Date: 11/11/2024 09:00:30



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FIGURE 2

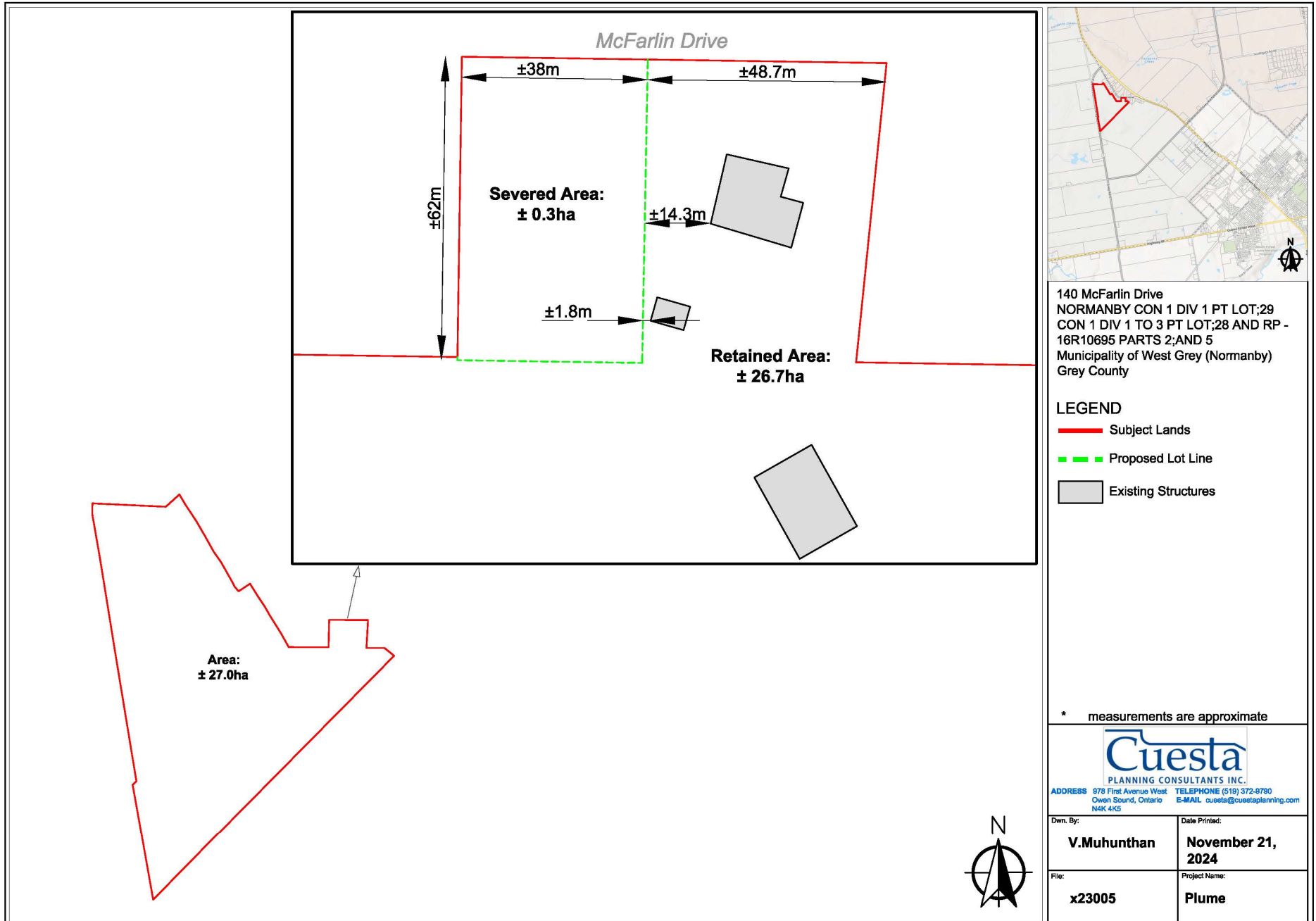


FIGURE 3

Grey County GIS | County OP - Sch B (Aggregate Resources)

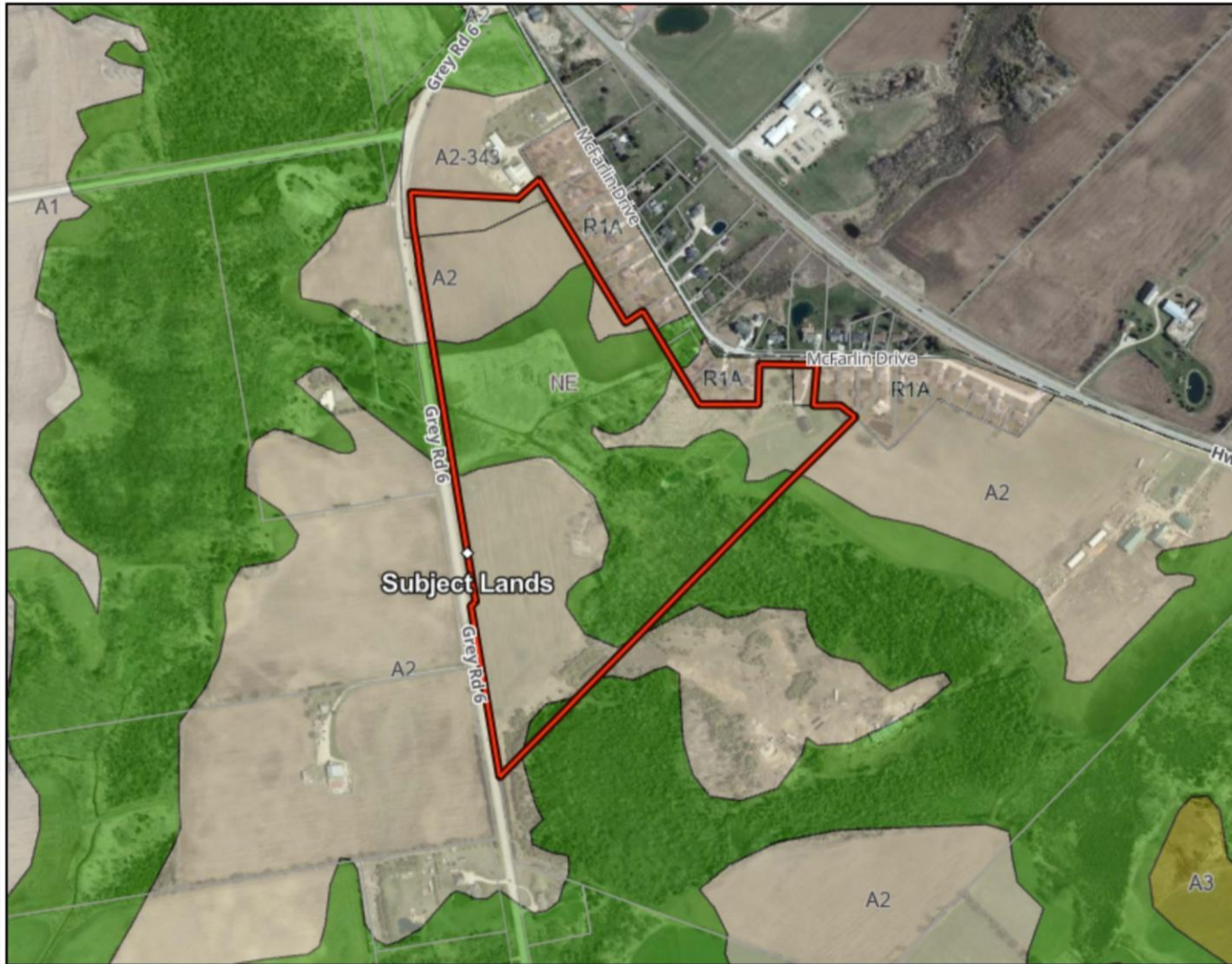


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FIGURE 4

Grey County GIS | West Grey Zoning

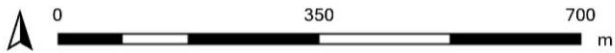


Legend

- Assessment Parcel
- Zoning - West Grey
 - A1 Agricultural
 - A2 Rural
 - A3 Restricted Rural
 - NE Natural Environment
 - R1A Unserviced Residential

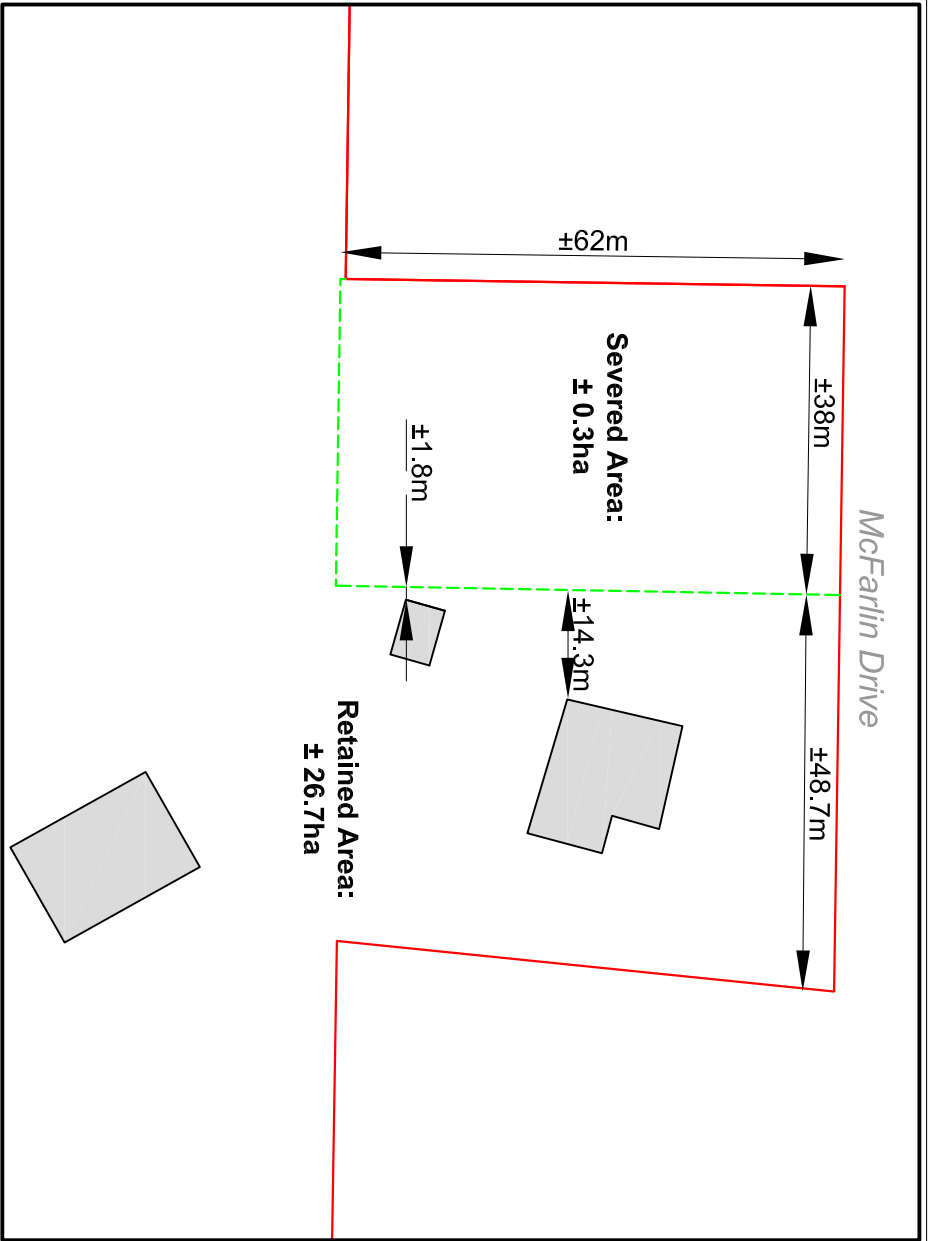
Notes

Print Date: 11/11/2024 09:55:14



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D. Site Plan



Area:
± 27.0ha

McFarlin Drive

Severed Area:
± 0.3ha

Retained Area:
± 26.7ha

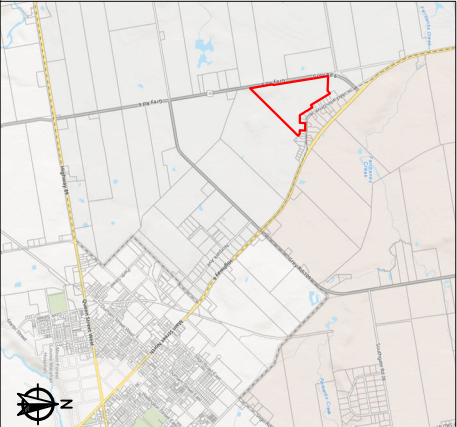
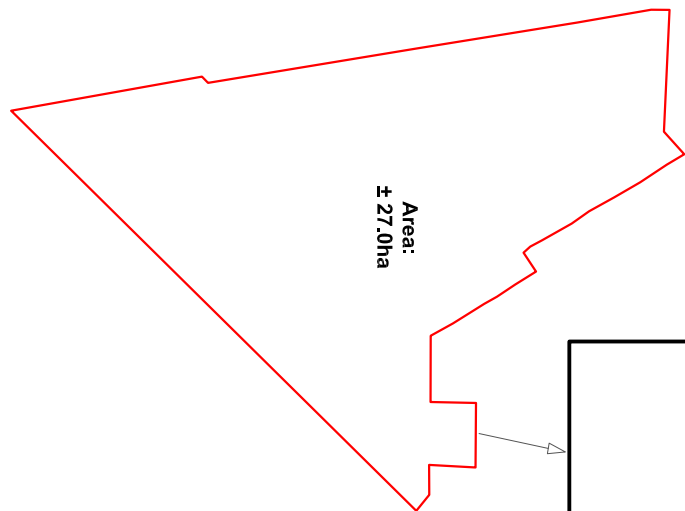
±62m

±38m

±48.7m

±1.8m

±14.3m



140 McFarlin Drive
NORMANBY CON 1 DIV 1 PT LOT:29
CON 1 DIV 1 TO 3 PT LOT:28 AND RP -
16R10695 PARTS 2:AND 5
Municipality of West Grey (Normanby)
Grey County

LEGEND

- Subject Lands
- - - Proposed Lot Line
- Existing Structures

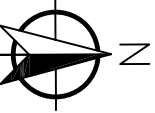
* measurements are approximate

Cuesta
PLANNING CONSULTANTS INC.
ADDRESS 975 First Avenue West TELEPHONE (519) 372-6790
Owen Sound, Ontario E-MAIL cuesta@cuestaplanning.com
NAK 4K5

Drawn By: Date Printed:

V. Muhunthan November 21, 2024
Project Name:

File: x23005 Plume



E. County OPA Application

County Official Plan Amendment Application Form
For applying for approval under Section 17 or 21 of the *Planning Act*

Application is hereby made to:

The Corporation of the County of Grey
Planning & Development Department
595 9th Avenue East
Owen Sound, ON N4K 3E3

Phone: 548-877-0855

Email: planning@grey.ca

FOR OFFICE USE ONLY

Date Accepted: _____

Accepted by: _____

Roll Number (s):

Fee: _____ Paid []

Other Information:

NOTE: PRE-SUBMISSION CONSULTATION (INCLUDING MANDATORY \$500.00 FEE) IS REQUIRED FOR ALL COUNTY OFFICIAL PLAN AMENDMENT APPLICATIONS

Type of Application:

In accordance with the County of Grey By-law No. 5090-20, the following fees are set for the processing of County Official Plan Amendments:

<input checked="" type="checkbox"/>	County Official Plan Amendment	Application Fee	Peer Review Fee
	Minor – Site Specific*	\$2,775.00	\$2,000.00
	Major *	\$5,050.00	\$5,000.00

Payment Options:

- Visa or Mastercard by calling our Administrative Assistant (call: 548-877-0855)
- Cheques payable to County of Grey

*\$500 is non-refundable if the request does not proceed to Public Meeting. Legislative Authority – Section 69 of the Planning Act, R.S.O. 1990, as amended.

Minor includes applications with **2 or less** technical studies such as, but not limited to a/an planning justification report, stormwater management report, traffic review, servicing review, environmental impact study, noise and vibration study, and /or an archaeological assessment.

Please note that the information to accompany an amendment as prescribed by regulation (O. Reg. 543/06) to the *Planning Act* must be included in this form or in the material submitted to the County with the application.

Where a Municipality is applying for a County Official Plan Amendment, they are exempt from payment of the above-noted fees.

Requirements for Submission:

In addition to the application fee and pre-submission consultation the following is required to be considered a complete application:

<input checked="" type="checkbox"/>	Required:
	Electronic copies of all reports, drawings, applications and any other required information in original digital format and in PDF format. We do not require paper copies but may request at a later date if needed
	This application form (original certified copy)
	Any required report (outlined through pre-submission consultation)

Applicant Information:

- Complete the information below and indicate one contact as the primary contact. All communications will be directed to the primary contact.

Registered Owner(s): _____
 Address: _____
 Email Address: _____
 Telephone Number: _____

Applicant(s): _____
 Address: _____
 Email Address: _____
 Telephone Number: _____

Agent: _____
 Address: _____
 Email Address: _____
 Telephone Number: _____

Please indicate the primary contact: [] Owner [] Applicant [] Agent

Property Information:

- Provide a description of the subject property.
 Amalgamated Township: _____
 Municipal Address: _____
 Lot & Concession: _____
 Geographic Township: _____
 Registered Plan: _____
 Part(s) of Lot(s): _____

3. What is the total area of the subject lands (in hectares)? _____

What is the total area of the lands to be re-designated? _____

4. What is the current designation of the subject land in the County official plan?

5. What are the land uses that are authorized under the current County designation?

6. What is the current designation of the subject land in the Municipal official plan?

7. What are the land uses that are authorized under the current Municipal designation?

8. What is the current zoning of the subject land in the Municipal zoning by-law?

9. What are the land uses that are authorized under the current Municipal zoning?

10. What is the current and previous known use(s) of the subject land?

Current use(s):

Previous known use(s):

11. Is the subject land in the requested amendment covered by a provincial plan(s) such as the Niagara Escarpment Plan?

Yes No

If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s). Attach a separate page, if necessary.

If yes, does the requested amendment conform/not conflict with the policies contained in the applicable provincial plan?

Yes No

If yes, please explain. Attach a separate page, if necessary. Submit a planning report, if applicable.

12. Is the subject land the subject of a proposed amendment to a provincial plan?

Yes No

If yes, what is the applicable provincial plan? Specify the file number and status of the application.

13. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?

Yes No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

No response to date.

Previous Applications:

14. Has the subject lands or lands within 120 metres ever been subject of an application for approval for any of the following:

A **plan of subdivision** under Section 51 of the *Planning Act*. [] Yes [] No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

A **consent** under Section 53 of the *Planning Act* [] Yes [] No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

A **minor variance** [] Yes [] No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

Approval of a **site plan** [] Yes [] No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

An **official plan amendment** [] Yes [] No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

A **zoning by-law amendment** [] Yes [] No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

A **Minister's zoning order** [] Yes [] No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

Proposal:

15. What is the purpose of the application? What is the effect of the proposed official plan amendment?

16. Does the planning document only clarify wording or correct mistakes?

Clarify wording Correct mistakes

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

17. Does the planning document propose to change, replace or delete a policy in the official plan?

Change Replace Delete

If yes, specify the policy to be changed, replaced, or deleted (give the text of the policy, page and paragraph number in the current OP).

18. Does the planning document propose to add a policy in the official plan?

Yes No

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

19. Does the requested amendment propose to change or replace a designation in the official plan?

Change Replace

If the requested amendment proposes to change or replace a designation in the official plan, specify the designation to be changed or replaced. What is the proposed new designation?

20. What are the land uses that would be authorized in the new designation of the requested official plan amendment?

21. Does the requested amendment propose to change or replace a schedule in the official plan?

Change Replace

If yes, provide/attach the new schedule and the text that accompanies it, if applicable.

22. Does the requested amendment propose to alter all or any part of the boundary of an area of settlement in a municipality?

Yes No

If yes, specify the current official plan policies, if any, dealing with the alteration of an area of settlement.

County Official Plan Amendment Application Form

23. Does the requested amendment propose to establish a new settlement area in a municipality?

Yes No

If yes, specify the current official plan policies, if any, dealing with the establishment of an area of settlement.

24. Does the requested amendment propose to remove the subject land from an area of employment in a municipality?

Yes No

If yes, specify the current official plan policies, if any, dealing with the removal of land from an area of employment.

25. Is this a site-specific re-designation of a parcel of land in the official plan?

Yes No

26. Indicate the proposed water supply & sewage disposal on the subject property:

	Municipal Water	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private Septic
Existing						
Proposed						

If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, please include **a servicing options report and a hydrogeological report.**

27. Are stormwater sewers present?

Yes No

28. Indicate the name of the road providing access to the subject property.

29. Provide the following details for all buildings: (use separate page if necessary)

Details	Existing	Proposed
Type of building(s)		
Main Building Height	(m)	(m)
% Lot Coverage		
Number of Parking Spaces		
Number of Loading Spaces		
Number of Floors		
Total Floor Area	(m ²)	(m ²)
Ground Floor Area (excluding basement)	(m ²)	(m ²)

30. Is the requested amendment consistent with the Provincial Policy Statement (PPS)?

Yes No

Explain how the requested amendment is consistent with the PPS in a planning report, by a qualified individual.

In addition to this, Appendix 1 is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment.

Please check the appropriate boxes in **Appendix 1**, beginning on page 18

Declaration:

32. Declaration (this must be signed in the presence of a Commissioner):

I (we) Jani Brewer
(name(s) of applicant)

of the Grey in the County/Region/District of
Georgian Bluffs (name of City/Town/Township)

Solemnly declare that all of the statement contained in this application and all of the supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me at: City of Owen Sound

in the County/Region/District of Grey

this 21 day of November, 20 24.

[Signature]
(Signature of applicant) agent

Commissioner of Oaths:

[Signature]

Rebecca Francine Porter, a Commissioner,
etc., Province of Ontario, for Anya Shahabi
Professional Corporation, Barrister and
Solicitor. Expires August 24, 2027.

Applicant's Consent

33. Applicant's consent:

In accordance with the provisions of the Planning Act, it is the policy of the County of Grey to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I,
Donald Plume

(applicant)

hereby acknowledge the above noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I further acknowledge that in my capacity as Applicant, I give consent to County, Municipal, and/or Conservation Authority staff to conduct one or more site visits to the subject property for the purposes of acquiring additional information to assist with any required review of the proposed development.



(signature)



(date)

Reimbursement Agreement

34. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this ____ day of _____, 20

BETWEEN:

Hereinafter called the 'APPLICANT'
OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY
Hereinafter called the 'CORPORATION'
OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s) (i.e. plan of subdivision/condominium, County Official Plan Amendment) and supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the assistance of peer review consultants, solicitor and other professional advisors to provide input and advice to the Corporation with respect to the development proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of mutual covenants hereinafter set out, the parties hereto agree as follows:

- i. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
- ii. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.
- iii. The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars (\$5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below \$500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below \$0.00, the file(s) shall be held in abeyance by the County and no further action will occur until sufficient

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Planning and Development Department

County Official Plan Amendment Application Form

funds are deposited by the Applicant to return the deposit to the \$5,000.00 level.

AGREEMENT BETWEEN:

Donald Plume _____ AND
(Applicant)

THE CORPORATION OF THE COUNTY OF GREY

- iv. The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
- v. Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
- vi. This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED APPLICANT
Per:



I have the authority to bind the Corporation
(where applicable)

THE CORPORATION OF THE COUNTY OF GREY

Name

Title

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

140 McFarlin Drive Map of Proposed Consent

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

**PLANNING ACT APPLICATION(S)
(ATTACH COPIES)**

County of Grey Official Plan Amendment
Municipality of West Grey Zoning Amendment
Municipality of West Grey Consent Application

Appendix 1: Areas of Provincial Interest

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	<u>OR</u> (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Employment Lands				<p>If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate:</p> <p>The land is not required for employment purposes over the long term, and that there is a need for the proposed conversion.</p>
Rural Areas located in municipalities				<p>Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services;</p> <p>Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and</p> <p>Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.</p>
Class 1 Industry ¹				<p>If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.</p>

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Class 2 Industry ²			<p>If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.</p>
Class 3 Industry ³			<p>If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.</p>
Land Fill Site(s): closed/active landfill			<p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the Environmental Protection Act is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage Treatment Plant and waste stabilization pond			<p>There is a need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <p>100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plan (STP) producing less than 500 cubic metres of effluent per day; or</p> <p>150 m of the periphery of the noise/odour producing greater than 25,000 cubic metres of effluent per day; or</p> <p>400 m from the boundary line of a waste stabilization pond.</p>

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Provincial Highways				<p>Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the Public transportation and Highway Improvement Act.</p> <p>If the proposed development is located in proximity to a provincial highway, a traffic impact study and stormwater management report will be required by the Ministry of Transportation (MTO)</p>
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30				<p>If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.</p>
Active railway line and major highways				<p>A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within:</p> <p>500 m of a main railway line or of any provincial highway; 250 m of a secondary railway line; 100 m of other railways or freeway right of way; and 50 m of a provincial highway right-of-way</p>
Electricity generating station, hydro transformers, railway yards, etc.				<p>If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.</p>
High voltage electric transmission line				<p>Consult the appropriate electric power service/utility for required buffer/separation distance.</p>

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<p>Transportation and other infrastructure, utility and hydro corridors</p>			<p>If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</p>
<p>Cultural heritage and archaeology</p>			<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>

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Prime Agricultural lands/areas			<p>If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken.</p> <p>Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met).</p>
Agricultural operations			<p>If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.</p>
Mineral mining operations and petroleum resource operations and known petroleum resources			<p>If within 1000 m, demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts</p> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential are permitted if:</p> <p>Resource use is not feasible</p> <p>The proposed land use or development serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.</p>

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Non-operating mine site within 1000 metres			If within 1000 metres, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
Rehabilitated and abandoned mine sites			If the proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines. Progressive and final rehabilitation is required to accommodate subsequent land uses.
Mineral aggregate operations, and known deposits of mineral aggregate resources			<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry.</p> <p>If within 1000 m of a known deposit of sand, gravel or bedrock resource, need to demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts.</p> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <p>The resources is not feasible; or</p> <p>The proposed land use serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.</p>

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Natural heritage systems				If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long term ecological function and biodiversity of the system will be maintained, restored or improved.
Significant wetlands Significant habitat of endangered species and threatened species				Development and site alteration are not permitted in the features. Are any significant wetlands, or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
Significant woodlands, valleylands Significant wildlife habitat Significant areas of natural and scientific interest (ANSI)				Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions. Indicated if there are any significant woodlands, significant valleylands, significant wildlife habitat, and ANSI's on the subject land of within 50 m.
Fish Habitat				Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 30 m? Is any lake trout on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.

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<p>Adjacent lands to natural heritage features and areas</p>			<p>Development and site alteration are not permitted on adjacent land to natural heritage features unless: The ecological function of the adjacent lands has been evaluated; and It has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>
<p>Sensitive surface water features and sensitive groundwater features</p>			<p>Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.</p>
<p>Water Quality and quantity</p>			<p>An assessment is generally required to determine potential impacts of development proposals on water quality and quantity. If the proposal is adjacent to a water body such as a lake or stream, wetland, spring or groundwater recharge area, an impact assessment on the water body may be needed. As well, in areas of high water table, fractured bedrock or thin overburden, a Hydrogeological report may be required in accordance with the Ministry of Environment (MOE) D-Series Guidelines. (These are not the only instances when a technical study may be needed). Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning process. The province has particular interests in lake trout lakes.</p>

<p>Natural Hazards</p>			<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <p>A dynamic beach hazard?</p> <p>The defined portions of the one hundred year flood level along the connecting channels of the Great Lakes?</p> <p>Areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway?</p> <p>Is the proposal subject to limited exceptions such as:</p> <p>Safe access appropriate for the nature of the development and the natural hazard?</p> <p>Special Policy Area?</p> <p>Uses which by their nature must be located in the floodway?</p> <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Is the subject land within or partially within:</p> <p>Hazardous lands adjacent to the shorelines of the Great-Lakes and large inland lakes (includes flooding, erosion and dynamic beach hazards)?</p> <p>Hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)?</p> <p>Hazardous sites (includes unstable soils and unstable bedrock)?</p>
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				<p>A special policy area shown in an approved official plan? The food fringe in an area subject to the two zone concept of floodplain management?</p> <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>
Human-made hazards ⁴ including mine hazards and high forest fire hazards				<p>Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well? Demonstrate how the hazard(s) will be addressed.</p>
Contaminated sites				<p>To determine potential soil contamination, proponents must complete a Phase 1 Environmental Site Assessment (ESA) as per the Ministry of Environment regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.</p>

Crown Lands ⁵				Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown Lands. Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown Land.
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Notes:

- Class 1 Industry** – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
- Class 2 Industry** – medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
- Class 3 Industry** – indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
- Hazardous Sites** – property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays – Leda, organic soils) or unstable bedrock (Karst topography)
- Crown Lands** - Certain areas are identified by MNR as being of special interests, such as lake access points.
- Table A Distances** - quoted are approximate and are intended for your guidance in assessing your application.