

**STAFF REPORT:**

**Planning and Building Services Department**



**REPORT TO:** Planning and Building Committee

**DATE:** December 5, 2011

**REPORT NO.:** PL.11.138

**SUBJECT:** Application for:  
Consent File No. B14-2011  
Cedar Run Corporation  
Part Lot 29 Concession 9  
Town of The Blue Mountains

**PREPARED BY:** Shawn Postma, Planner II

**A. Recommendations**

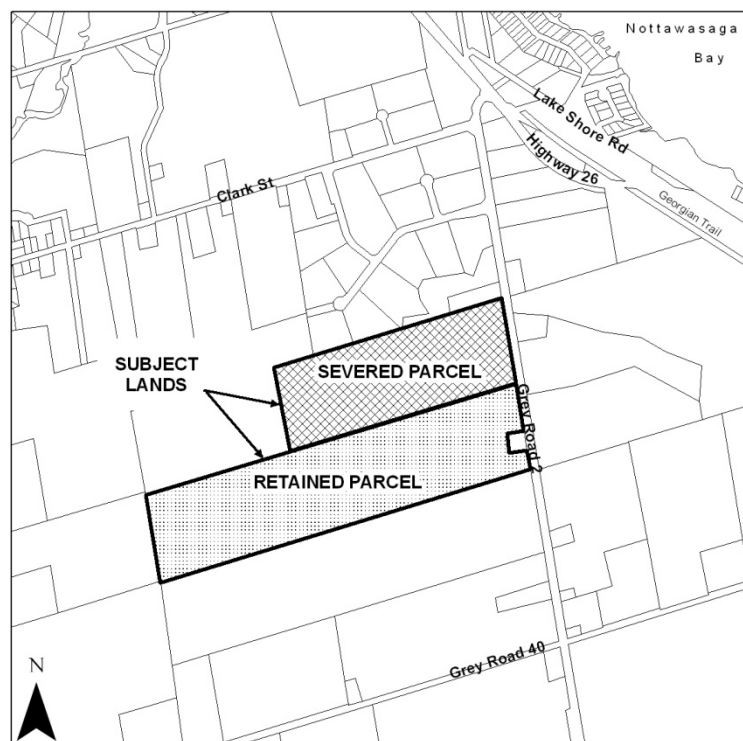
**THAT Council receive Planning Staff Report PL.11.138, “Application for Consent File No. B14-2011, Cedar Run Corporation, Part Lot 29 Concession 9, Town of The Blue Mountains”; and,**

**THAT Council grant Application for Consent File Number B01-2011 with no conditions.**

**B. Background**

The Planning Services Division has received an application for Consent (File No. B14-2011) which proposes a technical severance for a 23.7 hectare agricultural parcel and 40.5 hectare agricultural parcel. Both parcels contain an existing residence, barn and related buildings.

**Location**



The subject lands were originally two separate parcels and merged on title upon the purchase by Cedar Run Corporation. This application is seeking to re-create the original two lots as they existed along their original boundary lines. The creation of two lots is for mortgage purposes, and the fundamental ownership of the lands as part of the Cedar Run Corporation will remain unchanged.

The subject lands have a total lot area of approximately 64.2 hectares with frontage on Grey Road 2. The lands are described as Part Lot 29 Concession 9 and are locally known as 496842 Grey Road 2. The lands include agricultural fields, apple orchards and have the Indian Brook and its tributaries flowing through the property. The original farm house and related buildings continue to exist on each of the proposed severed and retained lots. Surrounding land uses include other lands also owned by Cedar Run Corporation, plus a mix of agricultural lands, rural residential uses and vacant lands. The lands are serviced by private well water supply and private septic system.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides direction on appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. Section 2.3 requires the protection of prime agricultural areas for long-term use for agriculture. Lot creation in prime agricultural areas may occur where the lots being created are of a size and type appropriate for agricultural uses common in the area. It would appear that the re-establishment of two former agricultural parcels for agricultural uses with lot sizes exceeding the minimum requirements under the local Official Plan remains consistent with the PPS.

### **County of Grey Official Plan**

The subject lands are designated predominantly Special Agriculture with small sections of Hazard and Rural in the County of Grey Official Plan. New parcels for Special Agriculture purposes must maintain a minimum parcel size of 10 hectares. It would appear that the above criteria can be met and that the proposed severance will comply with the County of Grey Official Plan.

### **The Blue Mountains Official Plan**

The subject lands are designated Special Agriculture 'SA' and Hazard 'H' in the Town of The Blue Mountains Official Plan.

The Special Agriculture designation recognizes those areas of the municipality that are ideally suited for orchard or other specialty crop purposes. Non-farm residential development shall be prohibited on specialty crop lands. Consents may be considered subject to a number of criteria. Both the severed and retained parcels must be viable farm parcels, one severance is permitted per farm unit existing on the date of passing of the Plan, that a minimum agricultural productive area of 10 hectares is provided and that new farm dwellings and buildings are directed to a location with the least productive soils for farming.

It would appear that the proposed re-establishment of two former agricultural parcels will exceed the minimum lot area requirements and the existing homes and related buildings are already established on the lands. It is therefore our opinion that the proposed consent can maintain the intent and direction of the Official Plan.

### **Zoning**

The subject lands are zoned General Rural 'A1' within the Township of Collingwood Zoning By-law 83-40. The General Rural 'A1' zone permits agricultural uses, a single detached dwelling, forestry or conservation, temporary farm help, a home occupation, a home industry and accessory uses, buildings and structures. Minimum lot area and lot frontage requirements are 20 hectares and 150 metres.

Reviewing the zone requirements under the Township of Collingwood Zoning By-law, a Zoning By-law Amendment is not required to permit the proposed new lot.

### **Public Meeting**

A Public Meeting as required under the Planning Act was held on November 7<sup>th</sup>, 2011. Comments were received from the County of Grey Planning and Development Department and Grey Sauble Conservation Authority both indicating they have no objections to the proposed consent.

No other written correspondence or verbal comments were presented at the Public Meeting.

### **Additional Comments**

Based on the foregoing, it is the opinion of Planning Staff that the proposed Consent can be granted with no conditions and will result in the recreation of two parcels as they existed prior to being amalgamated.

## **C. The Blue Mountains' Strategic Plan**

The recommendation in this Planning Staff Report is consistent and supports the following Strategic Plans Goals:

*"1. Managing growth to ensure the ongoing health and prosperity of the community".*

## **D. Environmental Impacts**

N/A

**E. Financial Impact**

N/A

**F. In Consultation With**

Nil

**G. Attached**

N/A

Respectfully submitted,

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Shawn Postma, Planner II  
26 Bridge Street – Box 310  
Thornbury, ON NOH 2PO  
519-599-3131 ext.248  
1-888-258-6867  
F: 519-599-3018  
[spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)

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David Finbow, Director, Planning & Building Services  
26 Bridge Street – Box 310  
Thornbury, ON NOH 2PO  
519-599-3131 ext.246  
1-888-258-6867  
F: 519-599-3018  
[dfinbow@thebluemountains.ca](mailto:dfinbow@thebluemountains.ca)