

LAND SEVERANCE APPLICATION

For property Located at
718129 Hwy 6, Owen Sound, Ontario



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**TO: Jennifer Burnett
Planner
Georgian Bluffs**

June 21, 2021

**FROM: John and Pat Johnston
718129 Hwy #6
N4K 5N7
519 371 5849**

Land Severance Report

Purpose:

This report and attached documents provide information in support of a lot severance from property located on Highway 6 (Municipal No. 718129).

The purpose is to create a new rural residential lot in order to build a single-family retirement dwelling.

Property location and Description:

The Property located at 718129 Highway #6 Owen Sound, Ontario N4K 5N7, is owned by John and Pat Johnston.

This Land Severance report together with the attached Severance Application, the Minimum Distance Separation (MDS) Report, and the Karst Assessment Report were prepared by the undersigned (Owner).

The property's legal description is Con. 2 SCD West Part of Lot 1 former Township of Keppel, now the Township of Georgian Bluffs.

The property's Roll Number is 42 03 620 002 18800 0000

The property is located immediately north of and just outside the Secondary Settlement Area of Springmount Figure 1. The surrounding properties are a mix of commercial, rural residential and residential.



Figure 1

Background:

The property is approximately 36 Hectares. In 1989 one lot was severed from the property and in 2007 a land addition was added to the 1989 lot. The subject property has been passed down in the Johnston family for over one hundred years.

The property still contains the original 1914 barn which is in "fair condition". The barn has not been used for livestock in over 40 years. The barn's current use is for equipment storage and general storage with a work shop area.

The property, in my Grandfather's time, was used to pasture sheep. In my Father's time, to pasture beef cattle for the summer. The land is not prime farm land and is rocky and tree covered. Attempts at farming were abandoned years ago and no workable land currently exist on the property. The undersigned has allowed the land to return to a natural treed state under a Forest Management Program. The property is currently used for family recreation.

Information in support of a severance:

As noted above the land is not farm land and has not been farmed in years. The proposed severance would be of sufficient size (1.8 hectares) to ensure that an area is available for a sewage system and well. The existing wells on the property have been in operation for years with no difficulties with either quality or quantity. The same is anticipated for a new well to serve the new dwelling. The resulting lot will be the final separate parcel allowed by policy, and a single-family dwelling will be infill between two existing similar uses.

County of Grey Official Plan:

The property is located within the original Township Lot that is approximately 80 hectares (Lot 1 Concession 2 SCD, geographic Township of Keppel). Grey County's planning department addressed the issue of a severance and advised that their Official Plan allows up to 6 lots within the original Township Lot of 80 hectares in a

rural designation. The subject lands are designated rural and currently a total of 5 lots exist within the original Township Lot allowing one additional lot to be created. The County's comments are attached as Appendix B.

There are no environmentally protected areas on or abutting the property. Grey County identified a significant woodland area and a natural heritage core area on the property. The proposed building site on the southerly portion of the proposed "to be severed" lot will not impact these areas on the northerly portion of the "to be retained" property. There are no extraction operations within 3 kilometres.

Grey County's Official Plan identifies possible Karst Topography associated with the subject property and in accordance with The Provincial Policy Statement (PPS) a Karst Hazard Assessment is required prior to development. The Karst assessment was completed by the undersigned and reviewed by a Geologist. The Karst report and Geologist's opinion are attached as Appendix C.

Georgian Bluffs Zoning Bylaw:

The Township has also provided preliminary comments indicating 5 lots currently exist on the original Township Lot with the possibility one additional lot. Township comments are attached as Appendix B.

Georgian Bluffs Zoning Bylaw 2020-020 designates the property as rural which permits the creation of a lot with a minimum size of 0.8 hectares for a non-farm lot in a rural zone and a minimum farm lot size of 20 hectares. The proposed lot would be 1.8 hectares in size, the retained parcel 34 hectares, both exceeding the rural minimum sizes.

The proposed lot would have a frontage of 108 metres, the retained lot a frontage of 200 metres. Both the retained and severed lots would meet the bylaw frontage requirements.

The proposed lot is of sufficient size to allow the proposed dwelling location to exceed the required yard setbacks and the MTO's setback.

The land abuts Highway 6 a year-round maintained Ministry of Transportation (MTO) highway. Entrances approvals to Highway 6 are difficult. However, after a lengthy pre-consultation and appeal process, MTO granted approval for a mutual entrance. MTO's entrance approval is attached as Appendix D.

The Provincial Policy Statement (PPS) addresses the need to review the concerns of odour between proposed new development and existing livestock facilities. Both the County and Township require a Minimum Distance Separation (MDS) investigation, in accordance with PPS, to ensure a conflict does not exist. The MDS report is attached as Appendix E.

Summary:

As noted above the land is not farm land. The proposed severance would be of sufficient size to ensure area is available for a sewage system and well. The existing wells on the property has been in operation for years with no difficulties with either quantity or quality. The same is anticipated for a new well to serve the new dwelling. The resulting lot will be the final separate parcel allowed and a new single-

family dwelling will be infill between two existing similar uses. The proposal appears consistent with Grey County Official Plan and Georgian Bluffs zoning bylaw.

Given the size of the proposed lot no Health Unit issues associated with well and septic separation requirements would exist. However, the septic system would be designed and installed in accordance with current regulations and code requirements.

The Niagara Escarpment boundaries are not in the immediate area of this property therefore no issues are anticipated.

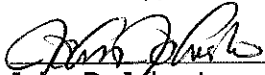
Full municipal water and sewer services are not available to the property, however, electrical, telecommunication, natural gas, garbage pickup, and school bus services are available to the property.

The undersigned requests that the Council of the Township of Georgian Bluffs support our proposal for the severance of a residential non-agricultural lot. Our review indicates that the proposal is consistent with the intent of the County's Official Plan, the Township Zoning Bylaw and surrounding uses.

The Township's severance application, County and Township preliminary comments, a Karst Assessment Report, MTO's entrance approval correspondence, and the required MDS Report are attached in the noted Appendices.

If additional information or clarification is required please do not hesitate to contact the undersigned.

Yours truly,



John D. Johnston

Land Owner

Attachments:

- Appendix A. Severance Application
- Appendix B. Grey County and Georgian Bluffs preliminary review
- Appendix C. Karst Assessment Report
- Appendix D. MTO Entrance Approval Correspondence
- Appendix E. Minimum Distance Separation (MDS) Report