

Niagara Escarpment Commission

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Commission de l'escarpement du Niagara

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Niagara Escarpment Commission
An agency of the Government of Ontario

October 23, 2020

Eric Robinson
462081 Concession 24
Georgian Bluffs, ON N0H 2T0

Dear Eric Robinson:

**Re: Development Permit # 11877/G/A/2019-2020/9147
Lot 14, Concession 24
Township of Georgian Bluffs (Keppel), County of Grey
ARN#420362000611300**

Enclosed please find your **Development Permit**. The information contained in this Permit constitutes the information (construction details, Site Plan, etc.) approved by the Niagara Escarpment Commission. Your development must proceed in accordance with this information, and with the **Conditions of the Development Permit**.

Please note that changes or alterations to the approved construction details or the Site Plans are not permitted (see Condition 1).

Your contractor should be provided with a full copy of this Development Permit and all plans (Site Plans, etc.) attached to this Permit, to ensure adherence to the Conditions of the Permit throughout and to completion of the development.

If you have any questions, please contact Brandon Henderson at 289-924-0272 or brandon.henderson@ontario.ca

Yours truly,

A handwritten signature in black ink that reads "Kim Peters".

Kim Peters, MCIP, RPP
Manager (A)

c Circulated Agencies
Cuesta Planning Consultants Inc.



NIAGARA ESCARPMENT DEVELOPMENT PERMIT

11877/G/A/2019-2020/9147

FILE NUMBER: G/A/2019-2020/9147

APPLICANT: Eric Robinson
AGENT: Cuesta Planning Consultants Inc.
OWNER: Mrs. Dale Robinson (In Trust)

LOCATION: Lot 14, Concession 24
Township of Georgian Bluffs (Keppel), County of Grey
ARN#420362000611300

DESCRIPTION of PROPOSED DEVELOPMENT:

To sever a ± 1.7 ha (4.2 ac) proposed lot from a 41 ha (100 ac) existing lot. The proposed lot currently contains a dwelling, with accessory structures, that has been rendered surplus to an agricultural operation. The retained lot will continue to be used for livestock grazing in conjunction with the adjacent farm property to the west.

The remnant 39.7 (98.1 ac) ha parcel will become an "Agricultural Purposes Only" (APO) lot.

Pursuant to the authority to issue Development Permits under Section 24 of the *Niagara Escarpment Planning and Development Act, R.S.O. 1990, Chapter N.2*, delegated by the Minister of Natural Resources and Forestry under Section 25 of the *Act*, the Niagara Escarpment Commission hereby issues this **DEVELOPMENT PERMIT** for the proposed development described above, **subject to the attached Conditions**.

This Development Permit is transferable, unless prohibited by a Condition of this Development Permit, provided the new Permit holder develops strictly in accordance with the Conditions of this Development Permit.

Date: October 23, 2020

5. PROPERTY LOCATION

County/Region Grey County Municipality Georgian Bluffs (former) Municipality _____

Lot 14 Concession 24 and/or Lot _____ Plan _____

Civic Address # 462111 Concession 24 Street Address 462111 Concession 24
(Fire/Emergency #)

Assessment roll number 420362000611300

6. LOT INFORMATION

Lot Size 41.4 ha Frontage 409 m Depth 1015 m

7. SERVICING

Existing Road Frontage:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Private	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Year-round
Proposed Road Frontage:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Private	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Year-round
Existing Water Supply:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Well	<input type="checkbox"/> Other: _____
Proposed Water Supply:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Well	<input type="checkbox"/> Other: _____
Existing Sewage System:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Septic	<input type="checkbox"/> Other: _____
Proposed Sewage System:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Septic	<input type="checkbox"/> Other: _____

8. EXISTING and PROPOSED DEVELOPMENT

Note: "Development" includes the construction of buildings and structures, alterations to the landscape, (e.g. placing fill, drainage alterations, pond construction or alteration), any change of use or new use (e.g. residential to commercial, new home business, etc). If additional space is required please include a separate attachment.

Existing Development: (describe)	↓	Proposed Development: (describe)	↓
Residential	<u>Single detached dwelling</u>		<u>Creation of a lot for a surplus farm residence</u>
Recreational	_____		_____
Agricultural	<u>Elk farm with farm buildings</u>		_____
Commercial	_____		_____
Other (e.g., industrial, institutional)	_____		_____

9. EASEMENTS, COVENANTS, AGREEMENTS

Describe the type and terms of any easements, right-of-ways, covenants, agreements or other restrictions registered on or affecting the title of the property and/or attach a copy:

10. DATE OF PURCHASE

Date the property was purchased by the current owner: 2003

Date the property will be purchased by the applicant (if purchasing from current owner): _____

FINAL DETAILS
APPROVED
BH Oct 22, 2020

1. Development shall occur in accordance with the Site Plan, Development Permit Application and Conditions as approved.
2. The Development Permit shall expire three years from its date of issuance unless the development has been completed in accordance with the Development Permit.
3. **Prior to development** the landowner shall obtain a Consent to sever in accordance with this Development Permit and shall complete the transfer of title in accordance with the Development Permit.
4. The Landowner shall enter into an Agreement under Section 24(2.1) of the *Niagara Escarpment Planning and Development Act*, in a form acceptable to the Niagara Escarpment Commission. The Agreement shall provide that the lot will not be used for any other purpose other than an agricultural use prescribed in Part 2.4.23 of the Niagara Escarpment Plan, which amongst other matters, will specify that no dwelling unit, including a mobile home or portable dwelling unit, farm help house, or agricultural structure will be established on the Agricultural Purposes Only lot. Development may be permitted in relation to the Bruce Trail and trail-related constructions subject to receiving a Niagara Escarpment Commission Development Permit.
5. The Agreement described in paragraph 4 shall be registered on title of the Agricultural Purposes Only lot [Part of lot 14, Concession 24, Township of Georgian Bluffs, County of Grey] at the Landowner's expense and the Landowner shall provide proof satisfactory to the Niagara Escarpment Commission that the agreement has been registered against the lands [i.e., copy of the parcel registry extract and a letter from the Landowner's solicitor that the registration is complete], and that the Landowner under this Development Permit is the Landowner of the lands at the time of registration.
6. No new agricultural use shall be permitted within the portion of the Agricultural Purposes Only (APO) lot designated as Escarpment Natural Area.

Notes:

- A. This Development Permit does not limit the need for or the requirements of any other applicable approval licence or certificate under any statute (e.g., *Planning Act*, *Conservation Authorities Act*, *Endangered Species Act*, etc). The Niagara Escarpment Commission Development Permit is required prior to the issuance of any other applicable approval, licence or certificate.
- B. In accordance with the policies of the Niagara Escarpment Plan, the Agricultural Purposes Only lot and details regarding its ownership/agreement on title, size, and location shall be listed in Appendix 5 of the Niagara Escarpment Plan.



Map 3

Site Plan

CON 24, LOT 14
 RN 420362000611300
 462111 Concession 24
 Town of Georgian Bluffs
 County of Grey
 Total Area: 41.43 ha
 Retained Area: 39.69 ha
 Severed Area: 1.74 ha

FINAL SITE PLAN
APPROVED
BH
 Oct 22, 2020

Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

978 First Avenue West (519) 372-9790
 Owen Sound, Ontario Fax: (519) 372-9953
 N4K 4K5 1-800-653-7662
 e-mail: cuesta@cuestaplanning.com

Drawn by: Date Printed:

M. Wood Oct 1, 2019.

File No.: Project Name:

21907

Eric/Mike
 Robinson



