



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 16th, 2023

Nicole Schroder
Town of the Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

**RE: Pre-Consultation P3302
Concession 10 N, Part Lot 2) (415115 10th Line)
Town of the Blue Mountains
Roll: 4242000009011000
Owner: Richard Griffith
Applicant: Escarpment Biosphere Conservancy (c/o Shannon MacDonald)**

Dear Ms. Schroder,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to consider a request for consent for a lot creation. This would sever approximately 23,674 m² from the subject lands to create a new lot for the purpose of conservation. The retained lot would be 7,082 m² in size and would maintain 71 m of frontage on 10th Line. The new lot would be 23,674 m² and have approximately 3 m of frontage on 10th Line.

Schedule A of the County OP designates the subject lands as 'Niagara Escarpment Plan Area'. Section 9.1(4) states,

The Niagara Escarpment Plan is a Provincial plan that seeks to protect the geologic feature of the Niagara Escarpment, and lands in its vicinity, as a continuous natural environment while only allowing for compatible development. Lands under the jurisdiction of the Niagara Escarpment Plan are outlined on Schedule A. The Niagara Escarpment Commission oversees the Niagara Escarpment Plan. Between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail.

The policies of the Niagara Escarpment Plan shall apply.

Section 7.2(1) of the County OP states,

The Hazard lands land use types are shown on Schedule A. Hazard lands have not been mapped within the Niagara Escarpment Plan Area within Schedule A. Hazard lands may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the conservation authority and the Niagara Escarpment Commission.

County Planning staff recommend receiving comments from the Conservation Authority regarding the potential Hazard Lands.

Schedule A of the County OP indicates the subject lands contain 'Provincially Significant Wetlands'. The new lot would be used for conservation purposes and no new buildings or structures are proposed; therefore, County Planning staff have no concerns.

Schedule C of the County OP indicates the subject lands contain 'Core Area'. The proposed severance is permitted within the Core Area, as it will be used for conservation purposes; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands', 'Area of Natural and Scientific Interest – Earth Science', and 'Streams. The proposed severance would not negatively impact the natural heritage features as the severed lot would be used for conservation purposes and does not propose any new structures or buildings; therefore, County Planning staff have no concerns.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided positive comments are received from the Conservation Authority regarding the potential Hazard Lands; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

Nicole Schroder

From: Chris Scholz - Intermediate Planner <c.scholz@greysauble.on.ca>
Sent: August 28, 2023 3:57 PM
To: Nicole Schroder
Subject: RE: 415115 10th Line - Conservation Severance

Hey Nicole,

As the purpose behind the severance is conservation and no development is being proposed, we would not have any issues with the severance. Hope this helps.

Regards,
Chris Scholz
Intermediate Planner

548-877-0595
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca



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For after-hours non-911 emergencies please call 226-256-8702. Please do not use this number for planning related inquiries. For information regarding properties, visit our website at www.greysauble.on.ca.

From: Nicole Schroder <nschroder@thebluemountains.ca>
Sent: Monday, August 28, 2023 3:10 PM
To: Chris Scholz - Intermediate Planner <c.scholz@greysauble.on.ca>
Subject: RE: 415115 10th Line - Conservation Severance

Hey Chris,

Yes, you were circulated on this application on July 31st, 2023 (I have enclosed a screenshot).

I have also enclosed a site plan which shows the limits of the severance. There is no proposed development. I was mostly just looking for confirmation that GSCA didn't have any comments or concerns as Grey County wanted to receive positive comments from the Conservation Authority.

Thanks,



Nicole Schroder (She/Her)
Planner

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 288 | Fax: 519-599-7723
Email: nschroder@thebluemountains.ca | Website: www.thebluemountains.ca



Notice of Complete Application and Public Meeting

Application for Consent to Sever

Property Location: 415115 10th Line
(CON 10 N PT LOT 2)

The application was deemed **Complete** as of June 21, 2023.

A Public Meeting to consider this application has been scheduled for August 29, 2023 at 9:30 am, Hybrid Format (In-person AND Virtual/Online)

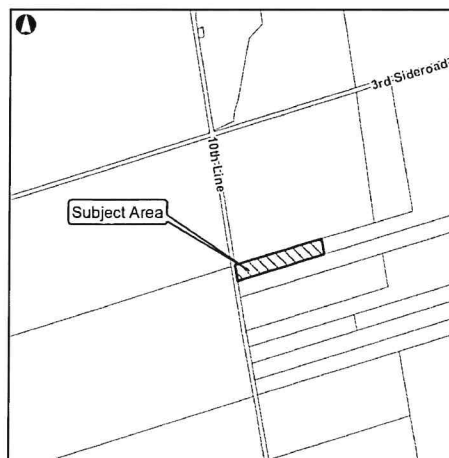
Location: Council Chambers, Town Hall
32 Mill Street, Thornbury, ON N0H 2P0
OR Virtual - Online format using Microsoft Teams

What is being proposed?

The purpose of this application is to consider a request for consent for a lot creation. The effect of the application is to sever approximately 23,674 sq.m from the subject lands to create a new lot for the purpose of conservation. The retained lot would be 7,082 sq.m in size and would maintain 71 m of frontage on 10th Line. The new lot would be 23,674 sq.m and have approximately 3 m of frontage on 10th Line.

The legal description of the property is; CON 10 N PT LOT 2

Key Map



Where do I find more information?

Our website contains reports, plans and drawings. They are available for viewing or download at <https://www.thebluemountains.ca/10thLine> or by scanning the QR code below.



Or come visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

What happens at the Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendments.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310, Thornbury ON, N0H 2P0

Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring recommendations on this project to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Town Council on this proposal.

Questions? Want more information? Ask the Planner!

Nicole Schroder, Planner

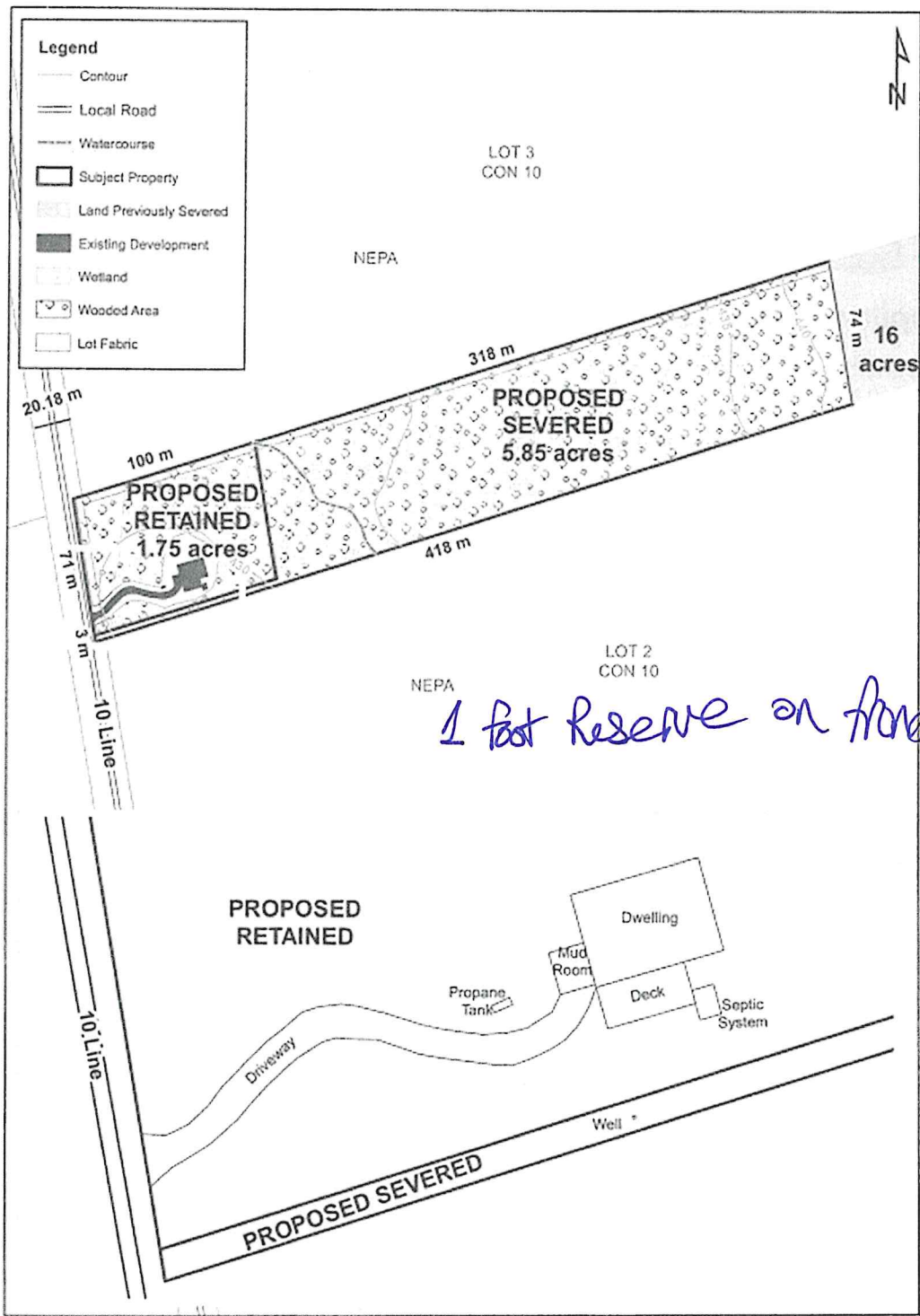
Phone: (519) 599-3131 ext. 288 or Toll Free (888) 258-6867

Email: nschroder@thebluemountains.ca

A Note about information you may submit to the Town or County:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.



Your rights to appeal a decision:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposal.
2. If a person or public body would otherwise have an ability to appeal the decisions of the Town of The Blue Mountains to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the proposal is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the proposal is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the proposal, you must make a written request to the Town at the addresses noted on the previous page. Please note the file numbers noted above when directing correspondence to the Town.

How can we prevent this from becoming a building lot

1) 1 ft reserve 3) zoning

2) easement 4) Redempt to MURP.