

## Manuel Rivera

---

**From:** Karen Long  
**Sent:** August 22, 2025 11:10 AM  
**To:** SON Archaeology  
**Cc:** Natalie Kuipers; Manuel Rivera  
**Subject:** RE: Notice of Public Meetings - September 9, 2025

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

Thank you for your email.

I have copied Manuel, Planner, on this email for reply.

Thank you,



**Karen Long**  
Administrative Assistant for Planning Services

---

**From:** SON Archaeology <archaeology@saugeenojibwaynation.ca>  
**Sent:** August 22, 2025 10:32 AM  
**To:** Karen Long <klong@thebluemountains.ca>

**Cc:** Natalie Kuipers <gis@saugeenojibwaynation.ca>  
**Subject:** Re: Notice of Public Meetings - September 9, 2025

Good morning Karen,

SON Archaeology requires an archaeological assessment be conducted for the severance at 357069 Blue Mountains – Meaford Townline Road. Please have the proponent reach out to SON Archaeology prior to obtaining an archaeological consultant.

Miigwech,

Natalie Kuipers  
SON Archaeology  
Resource & Infrastructure Department



**Environment  
Office**  
Saugeen Ojibway  
Nation.

10129 Hwy 6  
Georgian Bluffs, ON  
N0H 2T0  
[saugeenojibwaynation.ca](http://saugeenojibwaynation.ca)

On Mon, Aug 18, 2025 at 10:45 AM Karen Long <[klong@thebluemountains.ca](mailto:klong@thebluemountains.ca)> wrote:

Good morning,

Please find attached hereto the Notice of Public Meetings for the meeting scheduled for September 9, 2025.

If you have any questions or comments, kindly email [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

At this time, I trust you find this in order,



**Karen Long**

Administrative Assistant for Planning Services

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723

Email: [klong@thebluemountains.ca](mailto:klong@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

#### IMPORTANT INFORMATION

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.

## Manuel Rivera

---

**From:** Planning Dept <Planning@nvca.on.ca>  
**Sent:** August 20, 2025 3:03 PM  
**To:** Planning General  
**Subject:** Notice of Public Meetings - September 9, 2025

Good afternoon,

Thank you for the opportunity to provide comments. The properties are located outside of our watershed and are under the jurisdiction of Grey Sauble Conservation Authority. I would direct you to contact their office.

Please let our staff know if we can assist with anything further.

Kind regards,

**Pearl Gill**  
Planning Technician

**Planning Department**  
**Nottawasaga Valley Conservation Authority**  
8195 8th Line, Utopia, ON L0M 1T0  
T 705-424-1479  
[planning@nvca.on.ca](mailto:planning@nvca.on.ca) | [www.nvca.on.ca](http://www.nvca.on.ca)

**WE'RE GOING DIGITAL!** Email your complete permit application submission directly to [permits@nvca.on.ca](mailto:permits@nvca.on.ca). **Note: Files larger than 10MB are not received. In this case, submit the documents individually.**

**To see if your property is regulated by the NVCA, use our [INTERACTIVE MAPPING](#).**

**To find out if your property may be affected by NVCA policies and regulations, complete our online property inquiry form at <http://www.nvca.on.ca/planning-permits/property-inquiries>**

**For more information about the permit process, visit our website at [https://www.nvca.on.ca/Pages/Permit\\_FAQs.aspx](https://www.nvca.on.ca/Pages/Permit_FAQs.aspx)**

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message.

## Manuel Rivera

---

**From:** Karen Long  
**Sent:** August 26, 2025 11:19 AM  
**To:** LANDUSEPLANNING  
**Cc:** Manuel Rivera  
**Subject:** RE: Blue Mountain - 357069 Blue Mountains - : P3501, P3502, P3503

Thank you for your email,

I have copied Manuel, Planner, on this email.

Take care,



### **Karen Long**

Administrative Assistant for Planning Services

---

**From:** LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
**Sent:** August 26, 2025 11:11 AM  
**To:** Karen Long <klong@thebluemountains.ca>  
**Subject:** Blue Mountain - 357069 Blue Mountains - : P3501, P3502, P3503

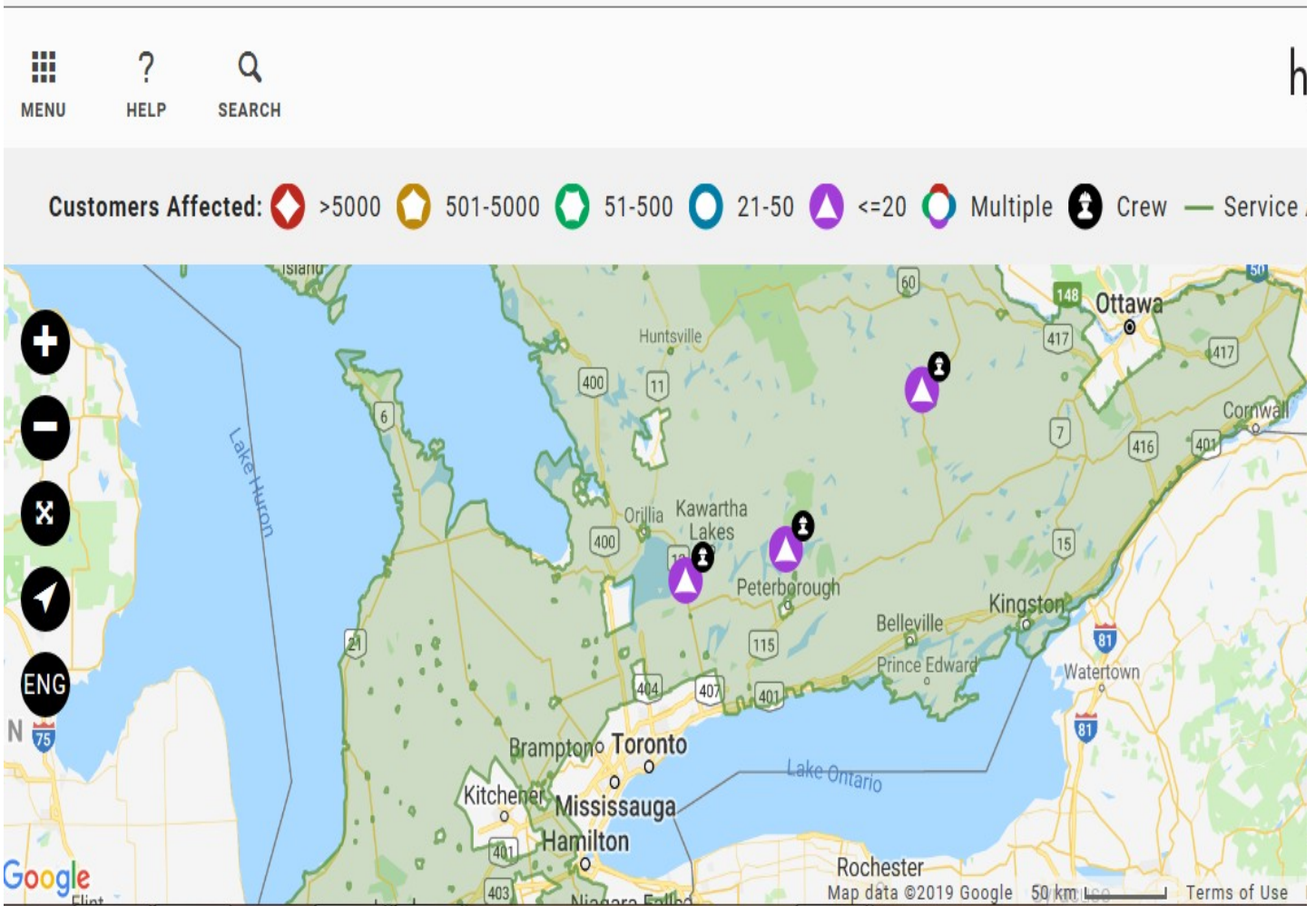
Hello,

We are in receipt of your Application for Consent, : P3501, P3502, P3503 dated 2025-08-18. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department  
 Hydro One Networks Inc.  
 Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)

## Manuel Rivera

---

**From:** Carrie Fairley  
**Sent:** August 19, 2025 11:53 AM  
**To:** hsmrcc  
**Cc:** Planning General; SMT; Council; Town Clerk  
**Subject:** RE: Request for Comments - Town of the Blue Mountains (Botden Orchards Ltd) - Proposed Consents and Zoning By-law Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

I acknowledge receipt of your comments in response to the [Notice of Public Meeting Re: Application for Zoning Bylaw Amendment, Consent, Easement](#) scheduled on September 9, 2025, and confirm I have forwarded the same to Council and staff for information. Your comments will be included in the record of the public meeting, and attached to a follow-up staff report regarding this matter



**Carrie Fairley**

Acting Deputy Clerk

Secretary-Treasurer to Committee of Adjustment

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 219 | Fax: 519-599-7723

Email: [cfairley@thebluemountains.ca](mailto:cfairley@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.

---

**From:** hsmrcc <hsmrcc@bmts.com>

**Sent:** August 19, 2025 11:43 AM

**To:** Town Clerk <townclerk@thebluemountains.ca>

**Subject:** Re: Request for Comments - Town of the Blue Mountains (Botden Orchards Ltd) - Proposed Consents and Zoning By-law Amendment

### Town of the Blue Mountains

**Re: File number P3501, P3502, P3503**

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Consents and Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley  
Coordinator, Lands, Waters & Consultation



**Historic Saugeen Métis**

204 High Street  
Southampton, ON  
[www.saugeenmetis.com](http://www.saugeenmetis.com)  
519-483-4000

*This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.*



## Planning and Development

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

September 2, 2025

Manuel Rivera, Planner 1  
Town of Blue Mountains  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

**RE: Consent applications P3501 and P3502 and Zoning By-law Amendment application P3503 – Botden Orchards Ltd.  
357069 The Blue Mountains-Meaford Townline, Town of The Blue Mountains  
424200001514601  
Owners: Botden Orchards Ltd.  
Applicants: Gerbe Botden  
Agent: Zelinka Priamo Ltd.**

Dear Manuel Rivera,

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

### Proposal Summary

The purpose of these applications is to consider the following:

- A request for consent to create one new farm parcel;
- A request for consent to establish a new access easement in favour of the new farm parcel;
- A zoning by-law amendment to permit a reduced lot frontage.

The effect of the proposed severance is to create one new farm parcel with a lot area of 11.3 ha and a lot frontage of 198.7 m. An easement is also proposed to provide access to the new farm parcel. The easement will cover an area of 9,175.5 m<sup>2</sup>, benefiting the newly created farm parcel.

The retained parcel will have a lot area of 26.6 ha and a proposed reduced frontage of 20.1 m, necessitating a zoning by-law amendment.

Documents submitted with the application and reviewed by staff:

- Notice of Public Meeting, dated July 31, 2025
- Application form and sketch
- Planning Justification Report, prepared by Zelinka Priamo Ltd., dated May 2025

The subject lands (~38.4 ha) are identified as the following in the County Official Plan:

- Schedule A: *Land Use Types* - Agricultural, Special Agriculture, and Hazard Lands
- Schedule B: *High Potential Mineral Aggregate Resources* - Aggregate Resource Areas – Aggregate Resource Area
- Appendix A: *Constraint Mapping* - Intake Protection Zone 2, Intake Protection Zone 3, Events Based Area
- Appendix B: *Constraint Mapping* - Significant Woodlands and stream
- Appendix D: *Functional Road Classification* - ~218 m of frontage on The Blue Mountains Meaford Townline (local municipal road)

### Comments

Schedule A of the County Official Plan (OP) designates the subject lands as Agricultural, Special Agriculture and Hazard. The agricultural designation is located at the rear (east) of the property and has an area of approximately 6 hectares. The proposed severance will occur in the Special Agriculture designation.

Section 5.3.2 of the OP states that (emphasis added):

*1) The minimum farm-lot size within the Special Agricultural land use type shall contain an agriculturally productive area of no less than 10 hectares in size. In no cases will new lots be created which are less than an agriculturally productive area of 10 hectares, unless it is for an agricultural-related use specific to fruit production, processing, storage or distribution. The agriculturally productive area does not include hazard, ravine lands, or built areas of the property.*

The consent policies for lands designated special agricultural, Section 5.3.3, further state that:

*1) The creation of a non-farm sized lot by the consent process will not be permitted within the Special Agricultural land use type, unless it is for an agricultural-related use specific to fruit production, processing storage, or distribution. Lots created for agricultural-related uses shall be of a minimum size to accommodate the appropriate potable water, and sanitary sewage treatment collection and disposal system.*

*2) Consents to create new farm parcels may be permitted, provided both the severed and retained parcels are for an agricultural use and have an agriculturally productive area of no less than 10 hectares in area*

1. Staff understand that the proposed severed lands would have a lot area of 11.3 ha, which includes approximately 4.4 ha of existing apple orchard, and that there is potentially an additional 1.1 ha of land suitable for agricultural production. As such the total area available for cultivation on the severed lands is approximately 5.5 ha. Per policy 5.3.3 1) and 5.3.3 2), in no cases will new lots be created which are less than an agriculturally productive area of 10 hectares. As such, the proposed severance does not conform to the special agricultural policies in the County Official Plan.
2. Further to the above, staff acknowledge and appreciate that the applicant has submitted an Agricultural Impact Assessment and farm business plan in support of the proposal. Per this evaluation staff understand that 36% of farms in the Town of Blue Mountains have crop areas ranging from 4 ha to 28.3 ha and that the apple orchard on the severed lands could have an annual revenue ranging from \$144, 000 to \$316, 800. Staff also understand that there are existing natural hazards, including a stream and associated valley lands on the proposed severed parcel. Nevertheless, the County Official Plan specifically does not permit non-farm sized lot creation by the consent process (there is one noted exception for an agricultural-related use specific to fruit production, processing storage, or distribution). A farm sized parcel in the special agricultural land use type contains 10 hectares or more of agriculturally productive area. The proposed lot creation has not met the policy tests in order for lot creation to proceed: the severance is not for an agricultural related use nor does the parcel contain more than 10 hectares of agriculturally productive land.
3. Schedule B of the County OP designates a portion of the subject lands as containing aggregate resource. As the proposed severance is located outside of the Aggregate Resource Area, County Planning staff have no concerns in this regard.
4. Schedule A of the County OP designates areas of the subject lands as Hazard Lands. No development is proposed within or adjacent to these lands. As such, County Planning staff have no concerns in this regard.

Appendix B of the County OP indicates that the subject lands contain a stream and significant woodlands.

5. County Ecology staff have reviewed the proposal and provide the following comments:
  - i. Natural Heritage - The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is Grey County staffs understanding that the proposed development will be located within and/or adjacent to the features. It is Staffs opinion that there is sufficient developable area outside of the natural heritage features for development on previously disturbed lands. As such, the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Assessment (EIS) can be waived.
  - ii. Stormwater Management - It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.
  - iii. Source Water Protection - It is Grey County Staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application.
6. From a general planning perspective, it appears that the MDS I setback distances were measured from the closest point of a livestock and/or manure storage facility to the property line of the subject lands. However, staff understand that for proposed vacant lots over 1 ha, MDS I setbacks are typically measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters. Additional comments should be received from municipal staff and/or additional clarity provided from the applicant.

### Summary

The subject application does not conform to the special agricultural development and consent policies (Section 5.3.2 and 5.3.3) in the County Official Plan. As such, County Planning staff are unable to support consent applications P3501 and P3502 or zoning by-law amendment application P3503, as proposed. Staff note that the purpose of application P3503 is to implement the consent applications

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,

**Cassandra Dillman**  
Intermediate Planner  
548 877 0853  
[Cassandra.dillman@grey.ca](mailto:Cassandra.dillman@grey.ca)  
[www.grey.ca](http://www.grey.ca)

## Manuel Rivera

---

**From:** Clinton Stredwick - Environmental Planner <c.stredwick@greysauble.on.ca>  
**Sent:** September 9, 2025 8:58 PM  
**To:** Planning General  
**Cc:** Alex Maxwell  
**Subject:** Regarding application P3501, P3502 and P3503

Hi Manuel,

The GSCA has reviewed the Botden Orchards Ltd. Application for a Zoning amendment, Consent and Easement. And we have no concerns or objections to the proposed applications. The access easement is outside of the regulated area and no permit is required from our office.

Kind regards,

**Clinton Stredwick, BES, MCIP, RPP**  
Environmental Planner

519.376.3076  
[c.stredwick@greysauble.on.ca](mailto:c.stredwick@greysauble.on.ca)  
[www.greysauble.on.ca](http://www.greysauble.on.ca)



### **We've Temporarily Moved!**

While our office gets renovated, find us at 901 3rd Avenue East, Suite 215, Owen Sound (above the Post Office).

*This email communication and accompanying documents are intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by individuals or entities other than the intended recipient is strictly prohibited. If you received this communication in error, please notify the sender immediately and delete all the copies (electronic or otherwise) immediately. Thank you for your cooperation.*

*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](http://www.greysauble.on.ca).*