

PLANNING REPORT

FARM SEVERANCE

COFFIN RIDGE DEVELOPMENTS INC.

Part Lot 32, Concession 3
Geographic Township of Sydenham
Municipality of Meaford
County of Grey

Prepared by:



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1. BACKGROUND

1.1 The Proposal

Coffin Ridge Vineyard and Winery (Coffin Ridge) is located on a 42.26 hectare parcel of land along the west side of 2nd Concession North, in the Municipality of Meaford. The location of the site is shown on Figure 1 of this Planning Report.

Since its inception in 2008, this winery business has grown considerably and has proven to be an economically viable operation. The business has become even more successful since 2014 when the company started producing apple cider.

The grapes used in the winery operation are grown on site. The vineyard occupies approximately 10 hectares of land. The apples used in the production of cider, however, are grown elsewhere and purchased by Coffin Ridge.

Located on the south side of the subject property is a 603 square metre building which is occupied by the wine production area, warehouse and retail store. Three decks with customer seating overlook the vineyard and Georgian Bay and can accommodate 150 people. A tent has also been erected on the site. In addition, the owner's residence is located on the south side of the property.

A second dwelling, occupied by the winery's manager (and also a co-owner), is located on the north side of the subject lands. To the rear of that dwelling are approximately 2.2 hectares of land that are worked by an area farmer.

It is the intention of Coffin Ridge to grow their own apples on 10 hectares of the subject lands in order to further increase the economic viability of their overall operation. The orchard would be planted on the north side of the property within the area that is currently cropped by an area farmer and on an additional 7.8 hectares of land that are currently overgrown in trees and scrub.

For business reasons, Coffin Ridge wishes to sever the lot upon which the orchard would be planted, along with the second residence. A 10.5 hectare lot is proposed. The 34.78 hectare retained parcel would include the winery building, vineyards, owner's residence and some scrub land. The proposed lot creation is shown on Figure 2 to this Planning Report.

The aerial photograph provided in Figure 3 also illustrates the use of the subject lands.

1.2 Approvals Required

In order to allow for the severance to occur, amendments to the County of Grey Official Plan and the Municipality of Meaford Official Plan are required. In both Official Plans, the subject property is designated predominantly 'Agricultural', a land use designation that requires farm severances to maintain a minimum lot area of approximately 40 hectares. The proposal, however, is to create parcels of 10.5 hectares and 34.78 hectares respectively. The amendments would adjust the minimum lot area requirement accordingly. Additional information regarding the Official Plan Amendments including justification of the proposal is provided in Sections 4.1 and 4.2 of this Planning Report.

A Consent to Sever application is also required.

1.3 Purpose Of This Planning Report

Ron Davidson Land Use Planning Consultant Inc. has been retained by the owner to prepare a Planning Report for the purposes of explaining the proposed severance and evaluating it within the context of sound land use planning principles.

2. ADJACENT LANDS

Land uses within the immediate vicinity of the subject property are as follows:

- A detached dwelling exists on a large, predominantly forested lot to the north. A few hectares appear to be actively farmed;
- A large vacant lot is located to the east. This lot is mostly forested with a few hectares in agricultural production;
- A detached dwelling on a small non-farm lot is located to the southeast;
- A detached dwelling exists on a large, forested lot to the immediate south; and,
- A landlocked parcel is located to the west and appears to be partly farmed, with the remainder being forested.

3. BACKGROUND STUDIES

During the preconsultation discussions with the County of Grey and the Municipality of Meaford, the owner was advised that an Agricultural Assessment and a Planning Report would be required as part of the Planning Act applications submission packages. In this regard, both studies have been completed. The findings and recommendations of the Agricultural Assessment are provided later in this Planning Report.

4. OFFICIAL PLAN CONFORMITY

Land use planning within the Municipality is governed by two Official Plans: (1) County of Grey Official Plan; and (2) Municipality of Meaford Official Plan.

Provided below is an evaluation of the proposed development within the context of the relevant polices from both Official Plans.

4.1 County of Grey Official Plan

Policies of the Grey County Official Plan pertaining to the 'Agricultural' land use designation, the 'Special Agriculture' designation and the natural environment are relevant to the proposed severance. The new (draft) Official Plan should also be taken into account. In this regard, please consider the following:

4.1.1 Land Use Designation

The subject lands are designated predominantly 'Agricultural' on Schedule A (Land Use Plan) to the County of Grey Official Plan, as shown on Figure 4 to this Planning Report. A small swath of 'Hazard Lands' traverses the rear portion of the site.

Section 2.1 (*Agricultural Designations*) of the Official Plan states that the predominant use of the lands shall be for agriculture and uses connected with the conservation of water, soil, wildlife and other natural resources. Permitted uses includes all types and sizes of agricultural uses, the related buildings and structures, market gardening, nurseries, small-scale secondary uses, agriculture-related uses, forestry and reforestation and gravel operations within certain areas. A limited amount of non-farm land uses may also be permitted including certain institutional uses that preserve and support the historic, social and cultural needs of a unique segment of the County's existing rural community whose primary means of transportation is horse-drawn vehicles. A vineyard and orchard are clearly permitted uses within the 'Agricultural' designation.

4.1.2 Severances in the 'Agricultural' Designation

With regard to severing land in the 'Agricultural' designated areas of the County, Section 2.1.3 (*Development Criteria Policies*) states (edited for relevancy):

- (1) *In the Agricultural designation newly created farm lots should generally be 40 hectares (100 acres) in order to discourage the unwarranted fragmentation of*

farmland. It is not intended to prevent the creation of smaller farm parcels where they are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operation. Local Municipalities will be encouraged to establish minimum farm parcel sizes appropriate to the agricultural area in the Local Municipal Official Plan and/or Secondary Plan.

In order to determine if a proposed farm parcel is sufficiently large enough to maintain flexibility for future changes the applicant shall demonstrate that similar continuously active farm operations exist in the area which are of a comparable size and type. Where the original Township lot is less than 40 hectares, in no case shall the severed or retained lots be smaller than the original Township lot.

Comment: The proposed lot creation will result in both the severed and retained parcels being less than 40 hectares in size, and therefore an amendment to this particular policy is necessary.

In support of the amendment, the Agricultural Assessment conducted by ORION Environmental Solutions has demonstrated that these new farm parcels –the severed being the apple orchard and the retained being the vineyard and winery - will result in individual, economically viable properties. The Assessment has reviewed the production data provided by Coffin Ridge and confirmed that the vineyard will remain viable on the retained lands. With regard to the viability of proposed orchard property, the Assessment states:

“The statistical information on existing orchard sizes and the growth of the industry demonstrates a proven record of economic viability for orchards of 4 ha (10 acres) in size. The Province’s support of the industry by OMAFRA and the financial commitments confirms their recognition of the economic viability of the industry.”

The consultant concludes:

“In my opinion, this proves the severed parcel has the ability to be self-sustaining and able to adapt to change. In fact, the request to sever the parcel from the winery from cider apple production is a positive business decision to optimize production and support the Coffin Ridge operations.”

The consultant’s opinion regarding the viability of the severed parcel is based on the owner’s intention to clear approximately 8.5 hectares of scrub land and plant approximately 10 hectares of apple trees. The Assessment acknowledges that the scrub lands were used for agricultural production in the past and therefore said lands are of adequate soil type to facilitate the 10 hectare orchard.

For more detailed information regarding the viability of the proposed winery and orchard parcels, please review the Agricultural Assessment, copies of which have been included in the application packages that were submitted to the County and Municipality.

- (3) *The County will monitor the nature and amount of lot creation resulting from the farm parcel creation and non-farm lot creation to ensure that the implementation of the policies is not impacting negatively on the agricultural land base or agricultural operations. This would occur on an annual basis and the policies reviewed to ensure impacts on the agricultural land base or operations are minimized.*

Comment: Based on the information provided by the agriculture expert as outlined above, it is doubtful that the proposed lot creation would have any negative impact on the agricultural land base or agricultural operations.

- (5) *New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Minimum Distance Separation (MDS) formulae. MDS will not be applied to new non-farm development on existing lots of record. The County considers the continuation of the rural way-of-life to be of primary importance to protect existing livestock farmers who may wish to expand. The municipal comprehensive zoning by-law shall incorporate the Minimum Distance Separation formulae.*

In the case of a catastrophe (e.g. barn or non-farm structure destroyed in a fire), MDS shall not be applied provided that the building is proposed no closer to the livestock facility or non-farm structure than before the catastrophic event. However, should a landowner wish to expand the livestock facility beyond what had existed prior to the catastrophic event which results in higher values for Factor A, B and/or D as part of the MDS calculations, then MDS II shall be used.

For the purposes of MDS, cemeteries should be considered a Type B land use when performing MDS calculations. However, cemeteries may be treated as a Type A land use when the cemetery is closed and receives low levels of visitation. Local municipalities must clearly identify these cemeteries in the municipality's planning documents.

Comment: There are no livestock facilities within close proximity of the subject lands. Compliance with the MDS formulae is not an issue.

Additional polices for severing land in the 'Agricultural' designation are contained in Section 2.1.4 (*Consent Policies*), which states:

- (1) *A consent for one lot may be permitted provided the original farm parcel is a minimum of 40 hectares and no lot creation has been provided for in the past. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not*

be considered as a previous severance providing this does not result in an additional remnant lot. The options for a consent would be:

- (a) *One lot severed to create a farm parcel of generally 40 hectares in size, provided the Development Criteria of Section 2.1.3 has been satisfied, or*

Comment: The proposed severed and retained parcels will both be smaller than 40 hectares in size, and therefore an amendment to the Official Plan is required.

4.1.3 ‘Special Agriculture’ Designation

It should be noted that the County of Grey Official Plan includes the ‘Special Agriculture’ designation which applies to those unique areas of the County that lend themselves to the growing of fruits and vegetables. This land use designation applies to two particular areas within the County, one being an area of approximately 1000 hectares located west of the Meaford settlement area where apple orchards are common. To be clear, the subject lands are not designated ‘Special Agriculture’, but given the use of the subject lands, there is merit in reviewing the proposal within the context of the relevant policies of this land use designation. Of most importance is Section 2.3.1 (*Development Criteria Policies*) which states;

1. *The lot size within the Special Agriculture designation shall contain an agriculturally productive area of not less than 10 hectares in area.*

Comment: It is the owner’s intention to establish a 10 hectare orchard on the severed parcel, with the intention of using the apples in the cider-making operation located on the intended retained parcel. The retained parcel will be occupied by the winery and an existing ten hectare vineyard. As such, both the severed and retained parcels will each contain at least 10 hectares of agriculturally productive land. The agriculture expert has determined that both parcels will host economically viable agricultural operations.

4.1.4 Natural Environment

Section 2.8 (*Natural Environment*) of the Official Plan provides detailed policies pertaining to various components of the natural environment. Some natural heritage features have been mapped and incorporated into the Official Plan, including ‘Significant Woodlands’, ‘Significant Wetlands’ and ‘Areas of Natural and Scientific Interest’. No natural heritage features are shown on the mapping of the subject property or lands within 120 metres.

4.1.5 New (Draft) Official Plan

A new County of Grey Official Plan is expected to be adopted by the County in the near future and subsequently submitted to the Province for approval.

With regard to lot creation in the 'Agricultural' land use designation, the new Official Plan is taking a slightly different approach. Whereas the Official Plan will still generally require new lots in the 'Agricultural' designated areas to be at least 40 hectares in size, consideration may now be given to smaller lots where they can be justified. In this regard, there is merit in reviewing the proposed severance within the context of these new policies. Section 5.2.3 (*Consent Policies*) states:

Lot creation in the Agricultural land use type is generally discouraged and may only be permitted for agricultural uses, agricultural-related uses, surplus farmhouse severances, infrastructure, and conservation lots in accordance with section 5.2.3 of this Plan.

- 1) *A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:*
 - a) *One lot severed to create a farm parcel of generally 40 hectares in size, provided both the severed and retained lots are 40 hectares in size. Where a severance is proposed to create a smaller farm lot, an official plan amendment will not be required, but an Agricultural Impact Assessment is required by a qualified individual, (which may include an agrologist, agronomist, or a professional agricultural business degree) that addresses the following criteria:*
 - 1) *Agriculture shall be the proposed use of both the severed and retained lot,*

Comment: Apples will be grown on the severed parcel, and grapes will continue to be grown on the retained parcel in conjunction with the onsite winery.

- 2) *A farm business plan is required, demonstrating the viability of the severed and retained uses for the types of farm operations proposed,*
- 3) *Demonstration that both the severed and retained lots will be economically viable and flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County, in consultation with the Province,*

Comment: An Agricultural Assessment prepared by a qualified expert has demonstrated the economic viability of both the severed and retained parcels.

- 4) *Demonstration that nearby lots of similar size and farm capability to the proposed lots are not available and suitable for the intended agricultural use,*

Comment: Given that the vineyard already exists on the subject property and that the apple orchard will be planted on lands that are not required for the growing of grapes, allowing for this particular property to be split into two farming operations seems to be reasonable.

- 5) *The suitability of both the severed and retained lots should be assessed based on:*
 - i. *The type and size of agricultural operations common in the area or to the type of agricultural operation proposed, or*
 - ii. *Demonstration that a new viable form of agriculture is suitable for the area and lot sizes proposed,*

Comment: This general area of the former Township of Sydenham is represented by properties of various sizes, most of which appear to have a mix of agricultural fields and forested/scrub lands. Within a 500 metre radius of the site, for example, there exists six properties having lot areas of less than 10 hectares, another five lots comprise between 10 hectares and 40 hectares, and only five lots meet or exceed the minimum 40 hectare farm lot requirement. Whereas the author of this Planning Report cannot comment on the viability of any farming operation occurring on the neighbouring lands, the Agricultural Assessment has determined that both the severed and retained parcels will be economically viability given their intended use.

- 6) *Demonstration that both the severed and retained lots remain sufficiently large to permit a change; in the agricultural product produced, an adjustment in the scale of operation, or diversification; and,*

Comment: Given the owner's investment in the winery to date and its significant success, it's highly doubtful that there would be a change in use on this retained parcel. With regard to the severed parcel, this 10 hectare lot will generally be of a size that is consistent with many other properties within the immediate vicinity. It should be noted that this lot creation will result in an increase in the amount of land that is actually be actively farmed. At the present time, approximately two hectares are used for the growing of hay.

Should the severance be approved, an additional eight hectares will be cleared in order to make way for the 10 hectare orchard.

- 7) *Both the severed and retained lots shall comply with Provincial MDS Formulae.*

Comment: No livestock facilities exist within the immediate vicinity of the subject lands. MDS compliance is therefore not an issue.

Based on the foregoing, it is apparent that the proposed lot creation would conform to the 'Agricultural' policies of the new (proposed) County Official Plan. If the applicant had chosen to delay his severance application until such time as the new Official Plan comes into effect, an amendment to the County of Grey Official Plan would not be required.

4.1.6 Grey County Official Plan Review Summary

The proposed severance is generally consistent with the Official Plan, but does require an amendment at this time.

An amendment would not be necessary if the severance application was submitted after the new Official Plan comes into effect.

The severance is consistent with the current 'Special Agriculture' policies that apply to another area of the Municipality where orchards exist.

4.2 Municipality of Meaford Official Plan

4.2.1 Land Use Designation

The Municipality of Meaford Official Plan addresses the unique characteristics, special needs and social and economic aspirations and goals of the Municipality. The Official Plan provides the needed additional policy detail to ensure effective and practical application of the broad County policies.

According to Schedule A (Land Use) to the local Official Plan, the subject lands are designated predominantly 'Agricultural', with some 'Environmental Protection' on the site as well.

4.2.2 Severances in the 'Agricultural' Designation

The 'Agricultural' policies of the Meaford Official Plan are identical to the policies of the upper tier Official Plan in regard to the permitted uses and minimum lot area requirements for farm parcels.

Section B2.1.4 (*Development Policies*) states:

In the Agricultural Designation, newly created farm parcels should generally be 40 hectares (98.84 acres).

Also, Section B2.1.4.1 (*The Creation of New Lots*) states:

- i) *In accordance with the intent of this Plan to maintain and protect the agricultural resource of the Municipality and direct the majority of new residential growth to settlement areas or existing vacant building lots, the creation of one new lot may be permitted if:*
 - a) *the lot to be severed is to create a farm; and*
 - b) *the severed and retained lots are each generally 40 hectares (98.84 ac) in size; or,*

Comment: The proposed farm split does not conform to this policy and therefore an amendment to the Official Plan is required.

4.2.3 'Special Agriculture' Designation

In a manner identical to the County Official Plan, the Meaford Official Plan also applies a 'Special Agriculture' land use designation to approximately 1000 hectares of land located west of the Meaford settlement area, but not including the subject lands. Given that this 'Special Agriculture' designation generally applies to apple orchards and tender fruit production areas, it seems reasonable to evaluate the proposed severance and associated Official Plan Amendment within the context of these policies.

In this regard, Section B2.2.4.1 (*The Creation of New Lots for Agricultural Purposes*) states:

The creation of new lots, for agricultural purposes only, may be considered provided:

- a) *the severed and remnant parcels shall each have an agriculturally productive area of not less than 10 hectares in area; and,*

Comment: Both the severed and retained parcels will have 10 hectares of agriculturally productive land.

b) *the policies of D4.2 are addressed.*

Comment: Section D4.2 provides the general policies for lots created by way of a Consent application. The proposed farm split conforms to these policies.

4.2.4 Natural Environment

Schedule B of the Meaford Official Plan identifies a 'River/Stream' toward the rear of the property. Section C.2 (*Function of Rivers and Streams*) states:

It is the intent of this Plan to protect all rivers and streams from incompatible development to minimize the impacts of such development on their function. In this regard, no development or site alteration shall be permitted within 30 meters of the banks of a stream, river, lake or Georgian Bay. Where an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined by the Grey Sauble Conservation Authority, these setbacks may be reduced.

Landowners are encouraged to forest the area within 30 meters of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural connections.

Comment: This identified watercourse is located at the rear of the property, at a considerable distance from where the scrub lands on the retained parcel will be cleared and planted in apple trees. No impact on this feature should occur.

No other natural features have been identified as occurring on the subject property or adjacent lands.

4.2.5 Official Plan Amendments

Section E4 (Amendments to the Plan) states the following:

c) *In addition to the relevant amendment policies of any land use designations, the following shall be considered for any Plan amendment:*

i) *the rationale or the basis for the change;*

Comment: The proposed amendment will allow for a farm split, with both parcels being of a size and type that will be economically viable. It should be

noted again that this proposal would conform to the new (draft) County Official Plan.

ii) the direction provided by the Provincial Policy Statement;

Comment: Consistency with the Provincial Policy Statement is discussed in Section 5 of this Planning Report.

iii) the direction provided by the goals and objectives to this Plan;

Comment: The goals and objectives of the Official Plan encourage agricultural activity in the rural areas of the Municipality while ensuring that farm parcels are of an adequate size to provide economic viability. The proposed severance is consistent with these goals and objectives.

iv) the desirability and appropriateness of changing the plan to accommodate the proposed use or action;

Comment: The proposed amendment will result in a desirable and appropriate farm split. As stated earlier, the owner of the severed parcel will increase the amount of farmland by approximately eight hectares if the severance is granted.

v) the impacts the proposed change will have on the character of the area;

Comment: There will be no change in the character of the area as no new development will result from the severance, although there will be the clearing of some scrub land and planting of apple trees.

vi) conformity with the direction provided by the upper tier plan; and,

Comment: This Planning Report has demonstrated that the proposed development is generally consistent with the intent and purpose of the County Official Plan.

vii) that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Municipality, impacts on the economy, the environment, agriculture and social well being of the community.

Comment: The proposed severance will result in the planting of ten hectares of apple trees, with the apples being used in the processing of apple cider on the retained parcel. This should have a positive impact on the agricultural operations of both the severed and retained lots and on the agricultural economy in general.

4.2.6 Future Official Plan Update

As explained in Section 4.1.6 of this Planning Report, the new County of Grey Official Plan is expected to be adopted by County Council in the near future and then forwarded to the Province for approval. The new Official Plan does give consideration to smaller farm parcels where such farm lots can be justified. This Report has demonstrated that the proposed severance would, in fact, conform with the new Official Plan.

In order to have the local Official Plan conform to the County Official Plan as per Section 27 of The Planning Act, Meaford Planning staff have indicated that the local Official Plan will most likely be amended to include a policy that allows for a farm lot to be severed having an area of less than 40 hectares subject to certain criteria. In this regard, if the severance was delayed until such time as the local Official Plan was updated, an amendment to the Meaford Official Plan would not be required.

4.2.7 Meaford Official Plan Review Summary

Based on the foregoing, the proposed severance is generally consistent with the Official Plan despite requiring an amendment at this time.

5. CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are the relevant policies.

5.1 Agriculture

Section 2.3 (Agriculture) states:

2.3.3.1 *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.*

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.2 *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*

Comment: These policies give consideration to various agricultural operation types and sizes.

2.3.4.1 *Lot creation in prime agricultural areas is discouraged and may only be permitted for:*

- a) *agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*

Comment: This general area of the former Township of Sydenham is represented by properties of various sizes, most of which appear to have a mix of agricultural fields and forested/scrub lands. Within a 500 metre radius of the site, there exists six properties having lot areas of less than 10

hectares, another five lots comprise between 10 hectares and 40 hectares, and five lots exceeding the minimum 40 hectare lot area requirement. Whereas the author of this Planning Report cannot comment on the viability of any farming operation occurring on the neighbouring lands, the Agricultural Assessment has determined that both the severed and retained parcels will be economically viable given their intended use.

Given the owner's investment in the winery to date and its significant success, it's highly doubtful that there would be a change in use on this retained parcel. With regard to the severed parcel, this 10.5 hectare lot will generally be of a size that is consistent with many other properties within the immediate vicinity. It should be noted that this lot creation will result in an increase in the amount of land that is actually be actively farmed. At the present time, approximately two hectares are used for the growing of hay. Should the severance be approved, an additional eight hectares will be cleared in order to make way for the 10 hectare orchard.

5.2 Natural Environment

Section 2.1 *Natural Heritage* provides detailed policies aimed at protecting various natural heritage features. There are no such known features on the site or adjacent lands that would be impacted by the proposed severance.

5.3 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed farm split is consistent with the Provincial Policy Statement.

6. MUNICIPALITY OF MEAFORD ZONING BY-LAW

The subject lands are zoned predominantly 'A-230' ('Agricultural Exception), with some 'EP' (Environmental Protection) on the site as well.

The 'A-230' zone was approved for the site in 2009 to allow for an accessory farm dwelling. That farm dwelling was erected and would be situated on the proposed severed parcel.

Permitted uses on the property include a detached dwelling, the aforementioned second detached dwelling and the winery.

Neither the 'A' zone nor the 'A-230' includes provisions for minimum lot area and frontage.

The proposed severance does not require an amendment to the Zoning By-law.

7. CONCLUSIONS / RECOMMENDATIONS

The proposed farm split appears to be an appropriate use of the subject lands.

These undersized lots have been justified from an economic viability perspective in the Agricultural Assessment.

Under the current policies, the farm split requires amendments to both the upper tier and lower tier Official Plans; however, the new (draft) County Official Plan does give consideration to farm lots under 40 hectares in size, and the proposed lot creation would comply with the relevant policies of that new document. The Meaford Official Plan will likely be amended in the near future to reflect the new policies of the upper tier Official Plan. If the owner delayed the submission of the Consent application, amendments to neither Official Plan would be required. The proposed severance is generally consistent with the current policies of both Official Plans despite requiring amendments.

The proposed lot creation is also consistent with the Provincial Policy Statement.

Based on the foregoing, the submitted applications should be given favourable consideration.

Respectfully submitted,



Ron Davidson, BES, RPP, MCIP

Acknowledgements:
ORION Environmental Assessment

FIGURES

Figure 1: Locational Map

Figure 2: Proposed Severance

Figure 3: Aerial Photograph (2015)

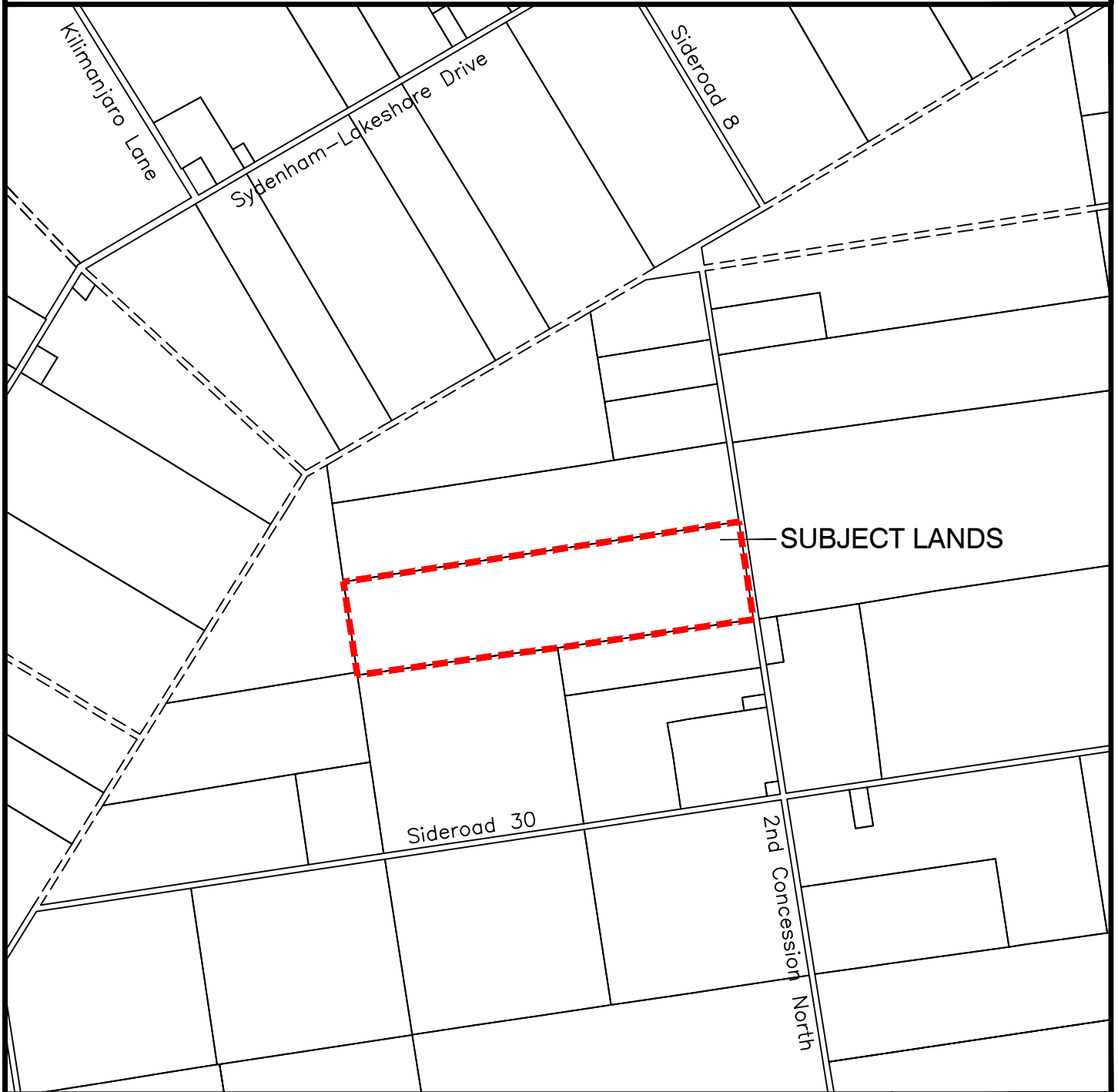
Figure 4: County of Grey Official Plan Schedule A (GIS Version)

Figure 5: Municipality of Meaford Official Plan Schedule A

Figure 6: Municipality of Meaford Official Plan Schedule B

Figure 7: Municipality of Meaford Zoning By-law Map 25

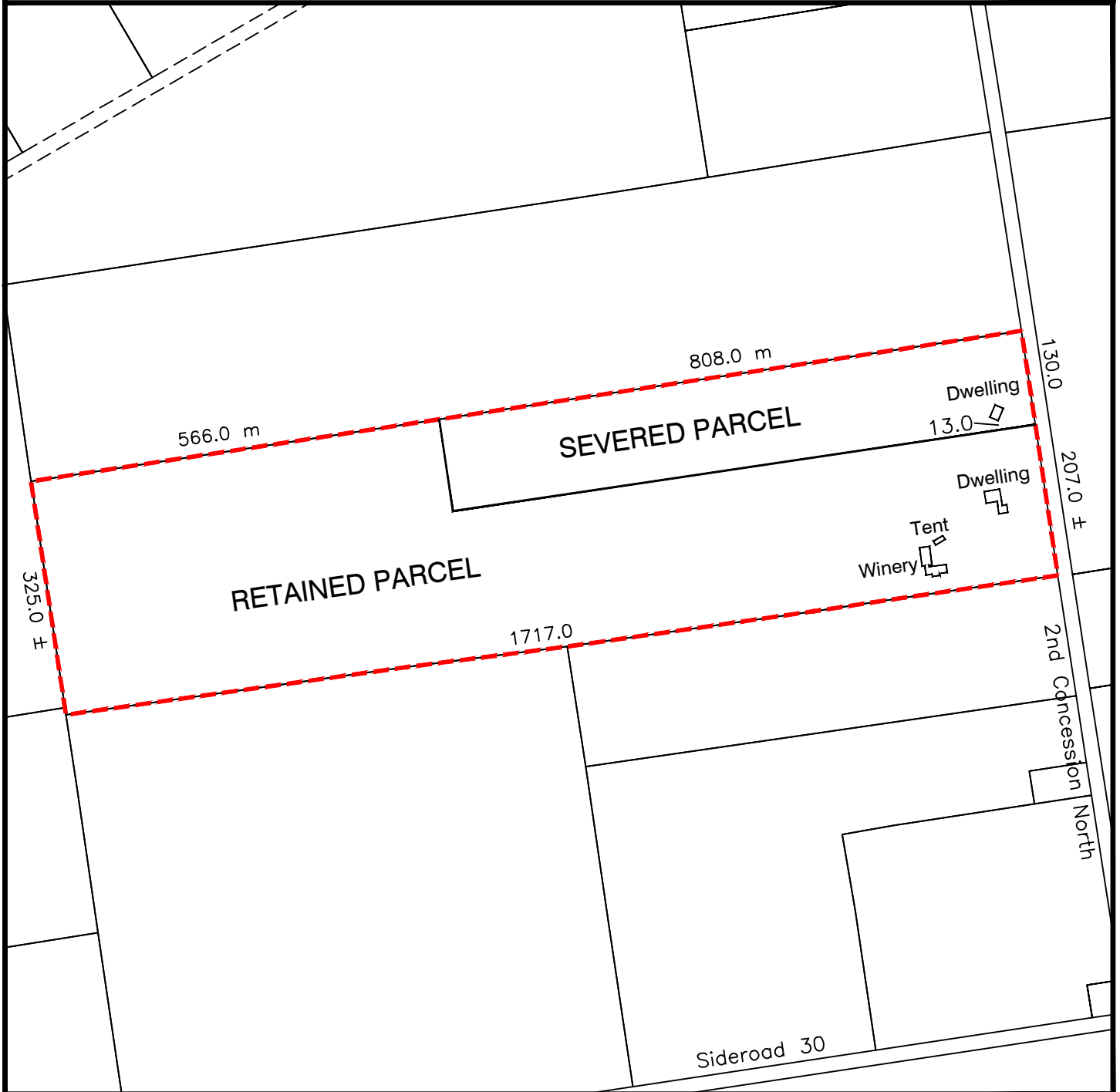
Figure 1: Location Map



Farm Severance
Coffin Ridge Winery
Municipality of Meaford

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:20 000

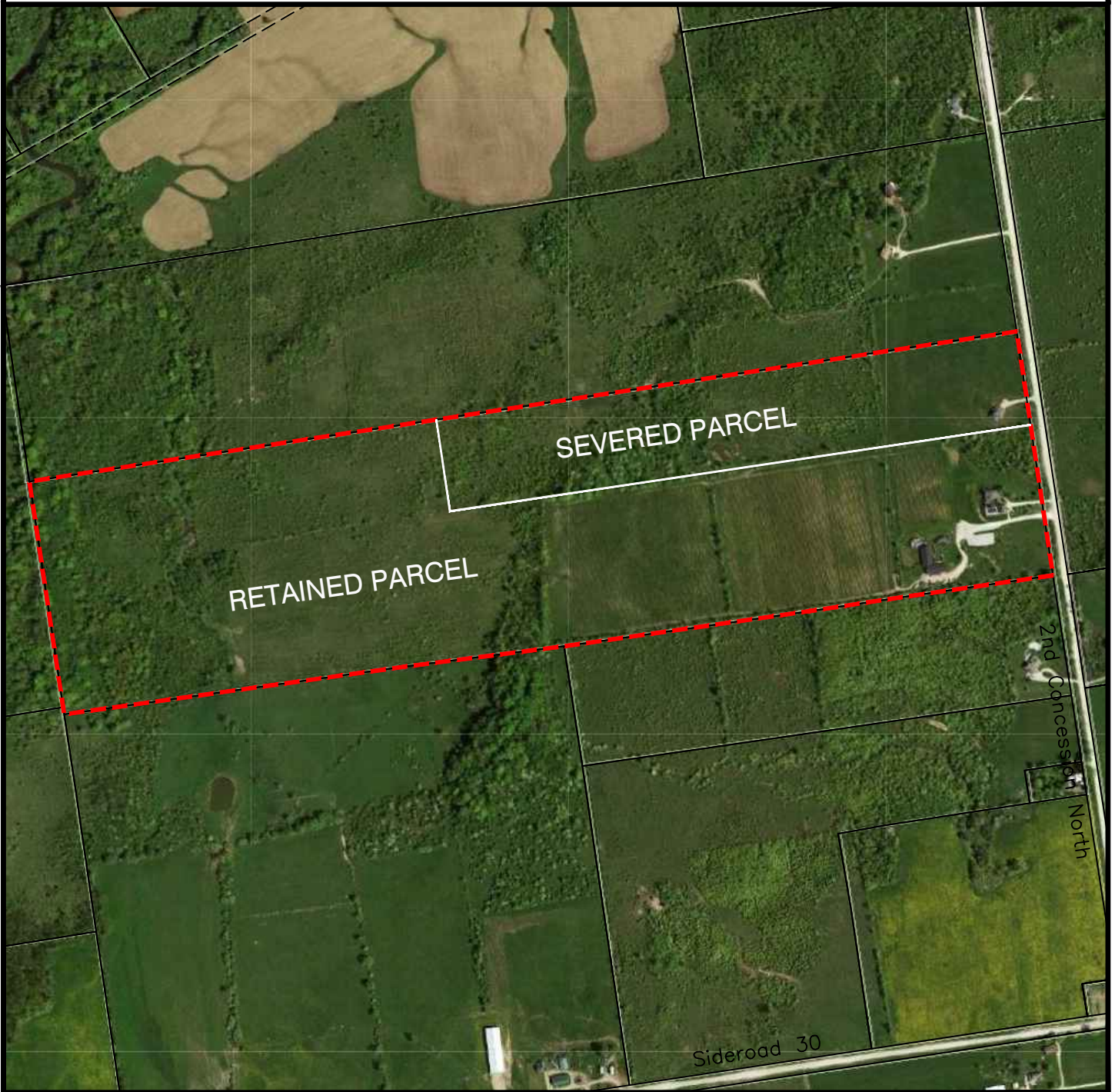
Figure 2: Proposed Severance



Farm Severance
Coffin Ridge Winery
Municipality of Meaford

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:8000

Figure 3: Aerial Photograph (2015)



Farm Severance
Coffin Ridge Winery
Municipality of Meaford

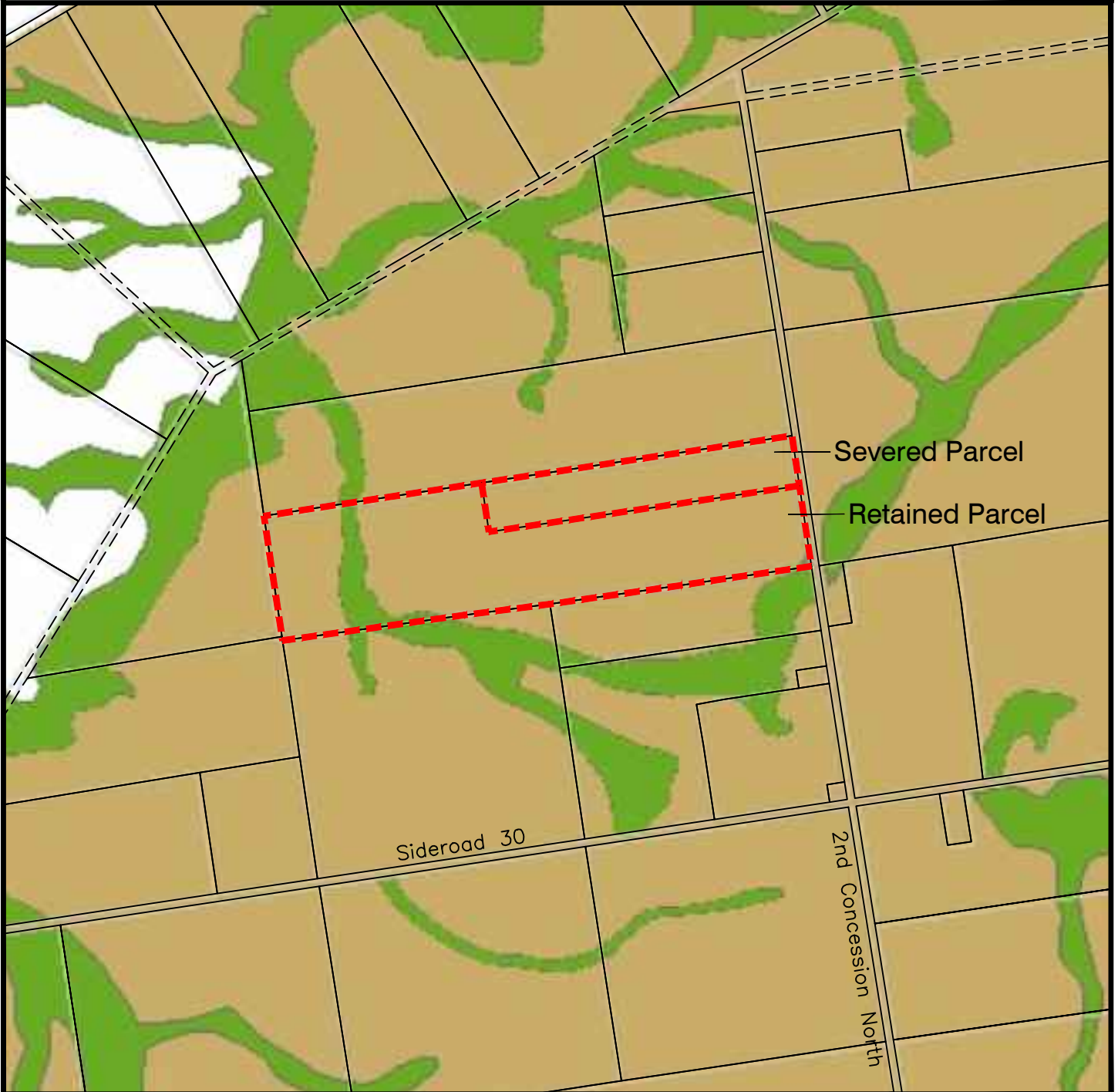
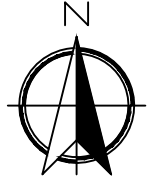
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SCALE 1:8000

Figure 4: County of Grey Official Plan Schedule A (GIS Version)

 Agricultural

 Hazard Lands


 Rural

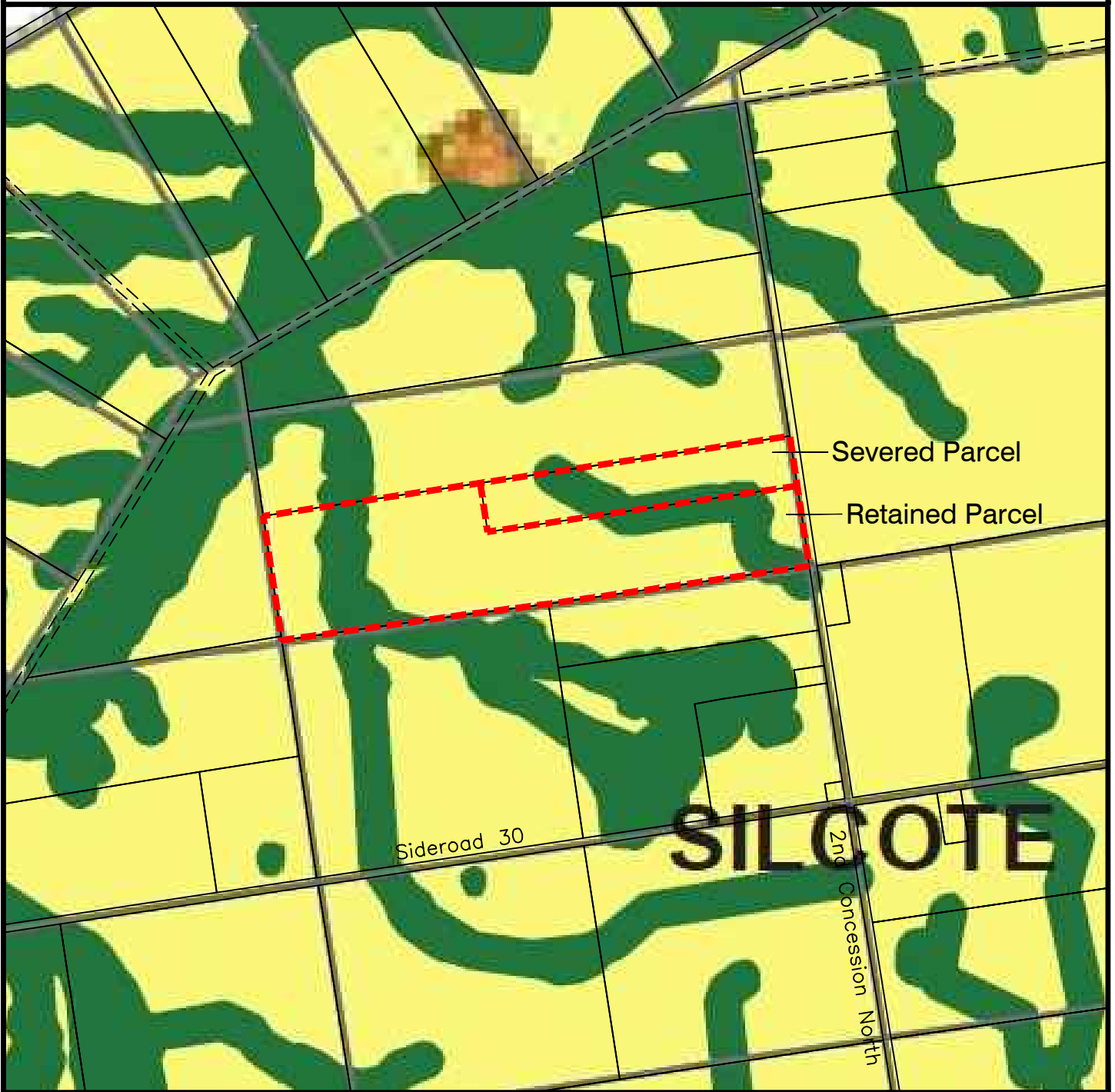


Farm Severance
Coffin Ridge Winery
Municipality of Meaford

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Figure 5: Municipality of Meaford Official Plan Schedule A

-  Agricultural
-  Environmental Protection
-  Rural
-  Mineral Resource Extraction Area




Farm Severance
Coffin Ridge Winery
Municipality of Meaford

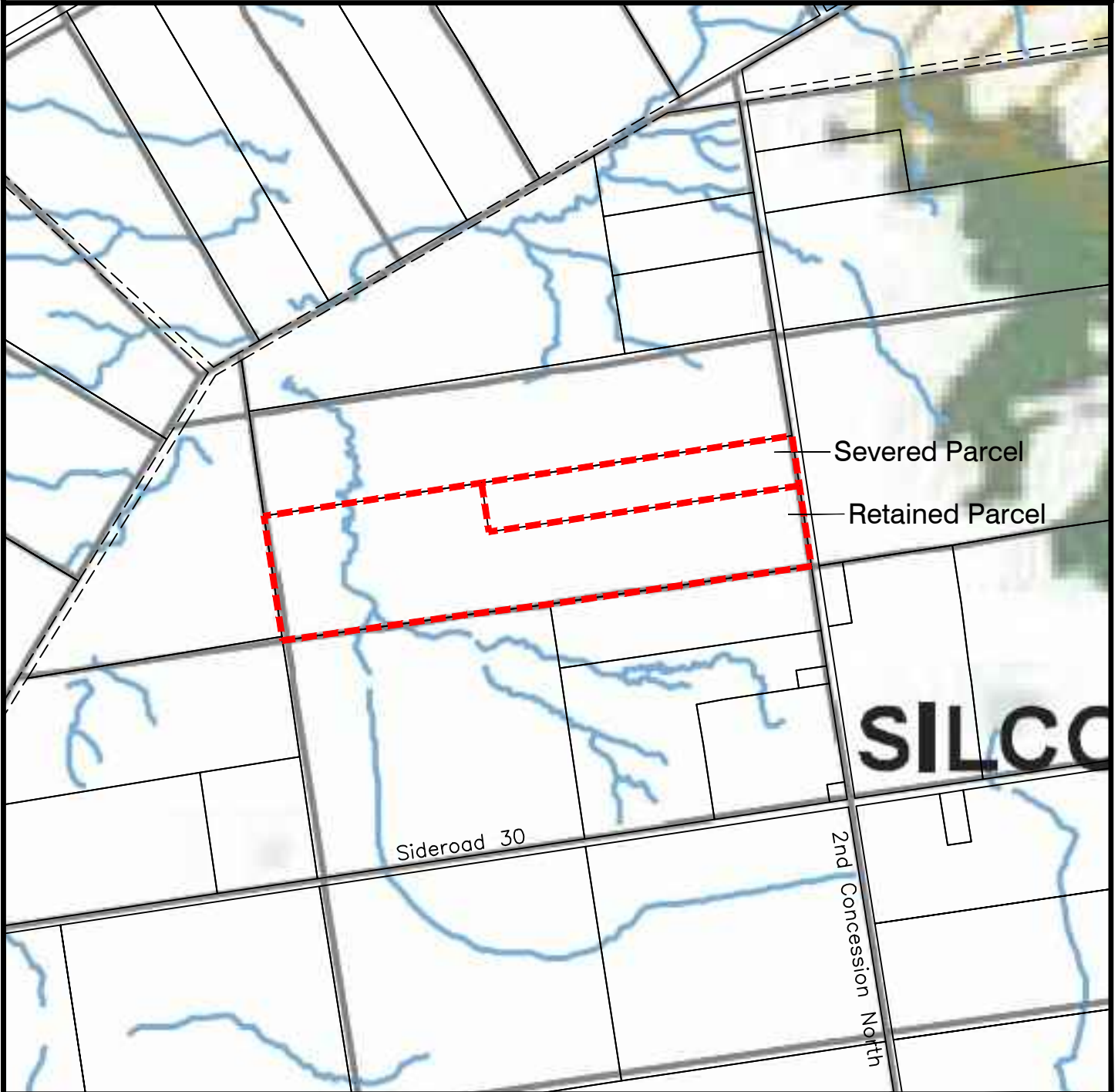
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Figure 6: Municipality of Meaford Official Plan Schedule B

 River / Stream

 Significant Woodlands Area

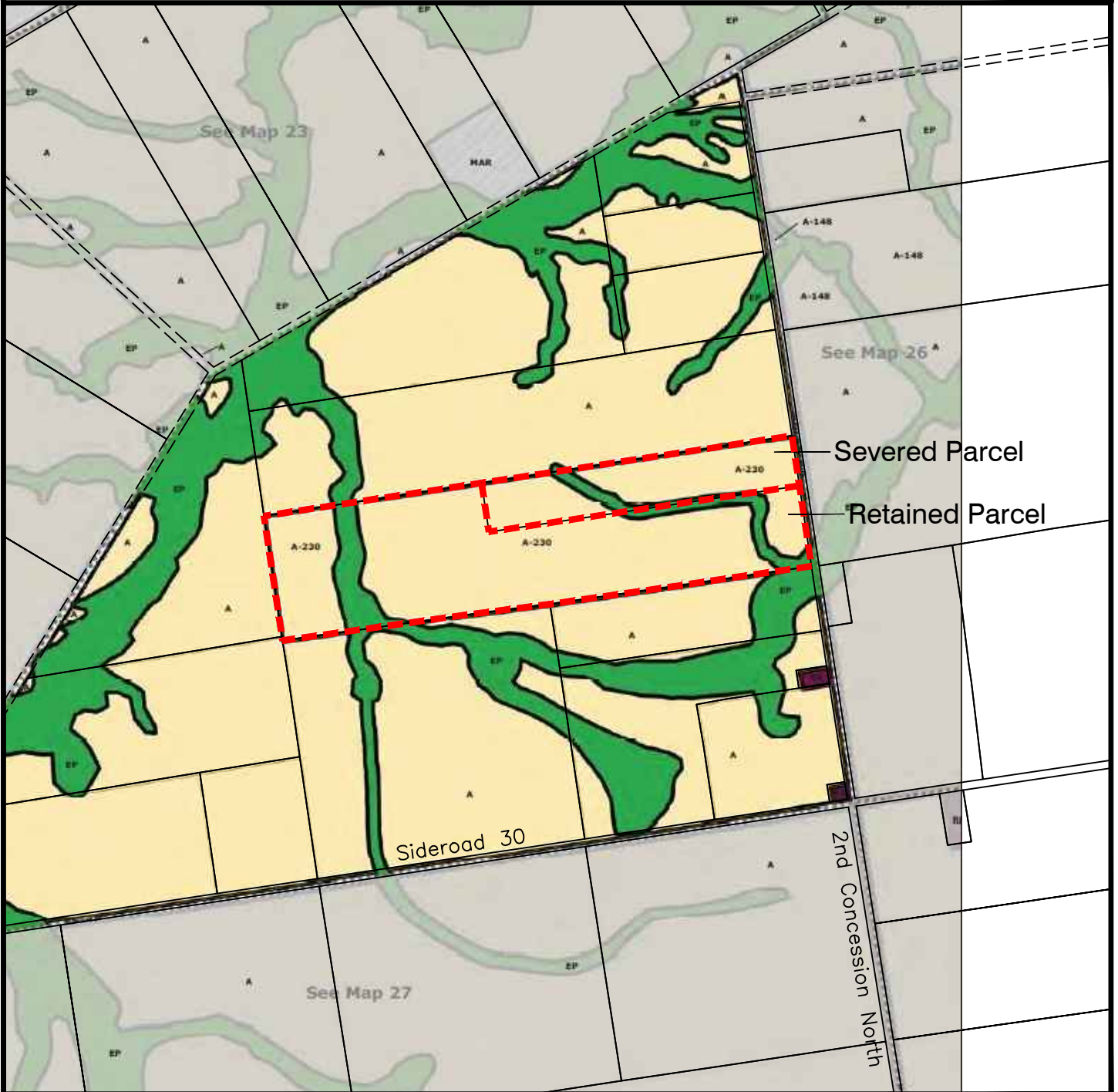
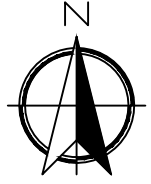
 Karst Topology



Farm Severance
Coffin Ridge Winery
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Figure 7: Municipality of Meaford Zoning By-law Schedule A (Map 25)



Farm Severance
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