

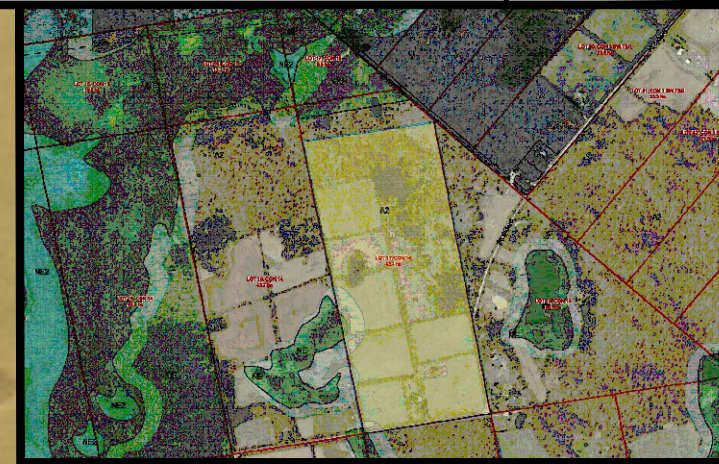
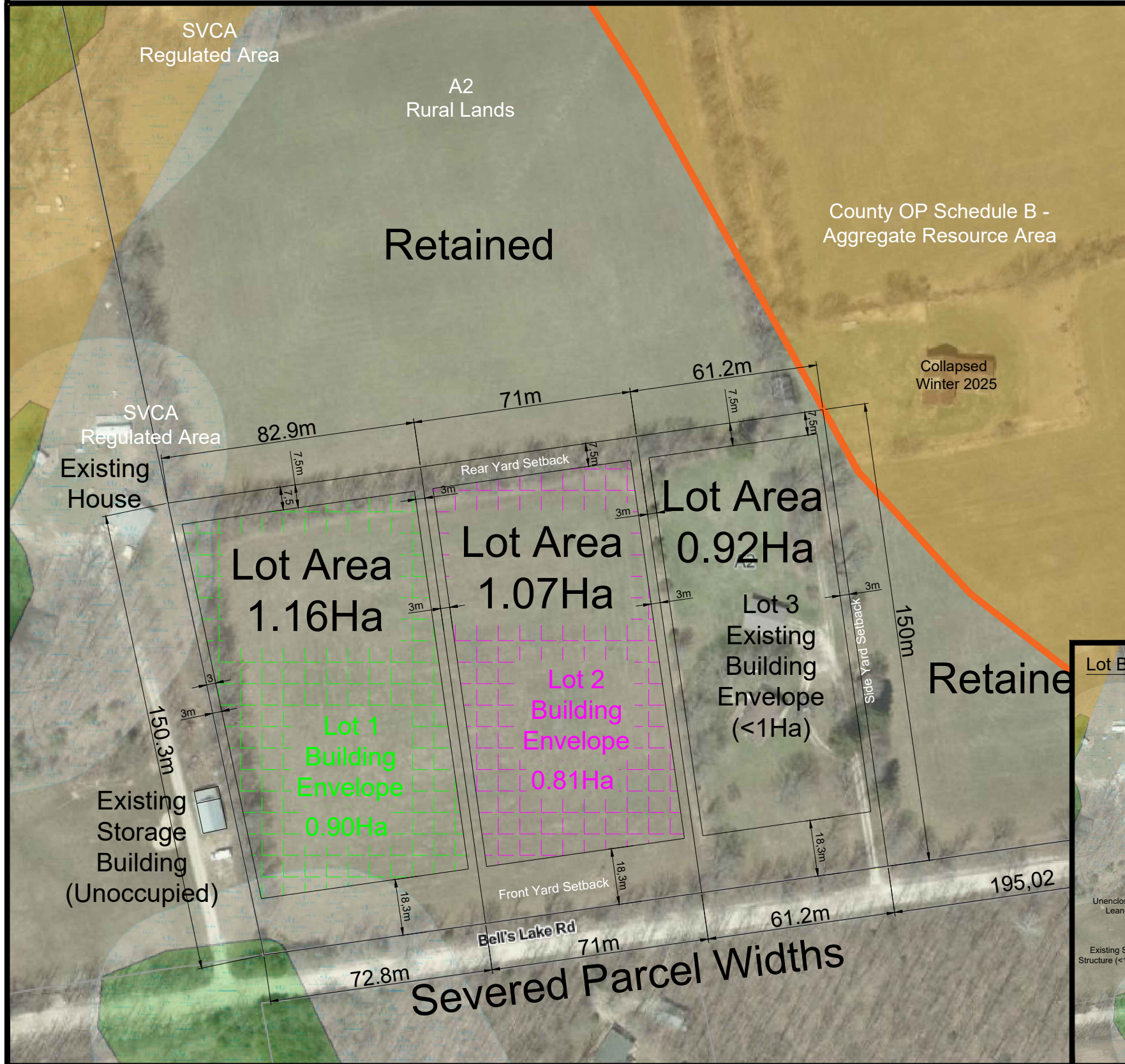
# PROPOSED SEVERANCE SKETCH

## 544267 BELL'S LAKE ROAD

### For Submission to Committee of Adjustment

LEGAL DESCRIPTION

County of Grey  
Township of West Grey  
GLENELG  
Concession 14, Lot 16



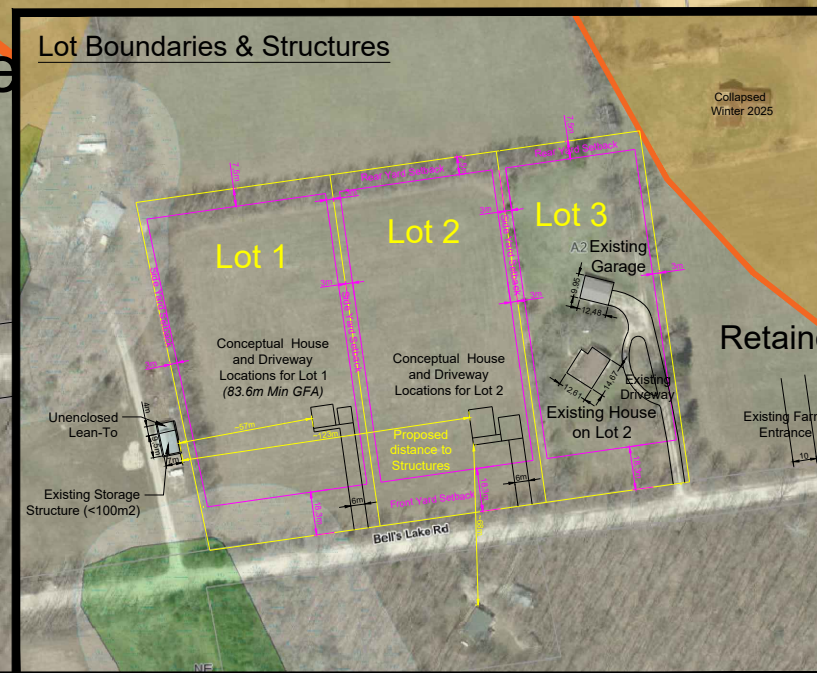
OP: Agricultural		ZBL: Rural (A2); Lots sized as per Non-Farm Sized Lot Standards
SITE STATS	METRIC	IMPERIAL
Gross Area (Approx.)	38.68 Ha	95.6 Ac
Retained	35.53 Ha	87.8 Ac
Severed Lot 1	1.16 Ha	2.9 Ac
Severed Lot 2	1.07 Ha	2.6 Ac
Severed Lot 3	0.92 Ha	2.3 Ac
Maximum Lots Permitted	4	*Rounded up from 38.68Ha (within 3.3%) to 40Ha as per Section 5.4.3.1) of the County Official Plan.
Lots Proposed	4	**Clustering and Frontage to Depth ratios have been respected by this plan.

**Table 9: Permitted Rural Severances based on Original Township Lot Size**

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

Clustering of Rural non-farm sized lots is encouraged subject to meeting the Rural lot density provisions in Table 9 as well as satisfying the development policies in Section 5.4.2.

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. Historic churches, schools, or assembly halls that are now used for residential or commercial purposes, shall be counted in the lot density calculation.



**Appendix D - OMAFRA MDS Guidelines #20**

**#20. MDS Setbacks for Unoccupied Livestock Barns**

Design capacity for an MDS I calculation shall include all unoccupied livestock barns on a lot in accordance with this Implementation Guideline.

Design capacity for an MDS II calculation shall include all unoccupied livestock barns on a lot.

First and foremost, the number of livestock or the area of livestock housing of unoccupied livestock barns should be based on information supplied by the farm operator(s) and/or owner(s). Only after concerted, documented effort has been made to obtain information from the farm operator(s) and/or owner(s), but obtaining information was not possible, then the following default Factors apply for unoccupied livestock barns:

- Factor A = 1.0
- Factor B is based on 1 Nutrient Unit/ 20 m<sup>2</sup> of area of livestock housing (NOTE: Assume the barn is only one-story high if using aerial photography).
- Factor D = 0.7

However, an MDS I setback is not required where:

- the building has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about livestock facilities where appropriate, as no longer being structurally sound or reasonably capable of housing livestock; or
- the portion of the lot on which the unoccupied livestock barn is located is zoned such that the building shall not be used for housing livestock; or
- the floor area of the unoccupied livestock barn is <100 m<sup>2</sup>.

Prepared by: Blake Tonicic  
Prepared on: March 17, 2026  
Updated on: April 28, 2026