



Date: Wednesday, January 15, 2025
From: Michael Benner, Director of Development and Infrastructure
Subject: **B26/24 Bradshaw Lot Addition**
Report DEV2025-004

This document and its attachments are public and available in an accessible format upon request.

Recommendation

It has been demonstrated that the proposed application is not consistent with the 2024 PPS. It is also noted that the application does not comply with the Agricultural and Bedrock policies of the Grey County Official Plan. Accordingly, it is recommended that the application be denied.

Application Summary

Application B26/24 was deferred on the November 19, 2024 Committee of Adjustment Meeting. The application has now been amended to propose the severance of a 17.05 hectare parcel from an existing 35.82 vacant parcel fronting onto Bruce Road 10. The severed parcel will be merged with an abutting 2.4 hectare parcel that was previously severed from the subject lands. The retained parcel will continue to be used for agricultural uses with no structures proposed at this time.



	Severed Parcel	Retained Parcel
Lot Area	17.05 ha	18.77 ha
Lot Frontage	375.8 m	500 m
Depth (Side Lot Line)	385.23 m	385.23 m
Servicing	None	None
Existing Buildings	None	None
Proposed Buildings	None	None



Policies Affecting the Proposal

Provincial Policy Statement (PPS, 2024)

The 2024 Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act (Act) and provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Act requires that all decisions made thereunder by an approval authority shall “be consistent with” the PPS.

The subject lands are considered as ‘Agricultural’ and ‘Rural’ in the PPS.

Sections 2.5 and 2.6 of the PPS provide direction for development on Rural lands. Permitted uses on rural lands include:

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *other rural land uses.*

Section 4.3 provides direction for development on Agricultural lands. Subsection 4.3.3 provides direction on lot creation and lot adjustments in Agricultural areas as follows:

1. *Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance 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;*
 - b) *agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
 - c) *one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:*



1. *the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
 2. *the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and*
- d) *d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.*

2. *Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.*

The lot addition, as proposed, does not comply with the Agricultural policies contained in the 2024 Provincial Policy Statement.

Grey County Official Plan (GCOP)

Schedule A of the County OP designates the subject lands as 'Agricultural', 'Hazard' and 'Rural'. The lands to be severed are located in the Agricultural designation and the lands to be retained are located within the Rural designation. Section 5.2.3(3) of the GCOP states that:

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

The GCOP defines legal and technical reasons as:

LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

The proposed lot addition does not appear to meet this legal or technical definition.

Schedule B of the GCOP indicates that the subject lands also contain a 'Mineral Resource Extraction Area'. Section 5.6.2(10) states that:

Consents to sever an existing Mineral Resource Extraction land use type from a non-farm sized lot (i.e. the severed or retained lot will be less than 20 hectares) will not be permitted.

The southern half of the lot is designated as a Mineral Resource Extraction Area and would be the retained parcel. As the retained parcel would be less than 20 hectares in size the proposed severance is not permitted under policy 5.6.2(10).



The lot addition, as proposed, does not comply with the policies contained in the Grey County Official Plan.

It should be noted that the applicant has met with County Planning staff and was made aware of the above noted policies. Nonetheless, the applicant has expressed an interest in still proceeding to a hearing on the proposal.

Township of Georgian Bluffs Zoning By-law 2020-020

The subject lands are zoned as Agricultural, Rural Extractive Industrial and Environmental Protection. The lot addition as proposed would comply with the Agricultural Zoning provisions.

Relevant Consultation

Notice of this application was provided to all relevant review agencies and neighbouring property owners within 60 metres of the subject lands on December 9, 2024.

Grey County Planning and Development Services comments dated December 18, 2024.

County Planning staff recommend that the subject application be refused as the proposal does not meet the legal or technical definition under the Agricultural designation and does not conform with Section 5.6.2(10) related to severances on lands containing active quarry operations. Furthermore, the County's Bedrock policies and the County's Natural Heritage policies have not been adequately addressed.

Conclusion & Recommendation

It has been demonstrated that the proposed application is not consistent with the 2024 PPS. It is also noted that the application does not comply with the Agricultural and Bedrock policies of the Grey County Official Plan. Accordingly, it is recommended that the application be denied.

Respectfully Submitted:

Original signed by Michael Benner

Michael Benner, MCIP, RPP



Report Approval Details

Document Title:	DEV2025-004 B26-24 Bradshaw Severance.docx
Attachments:	<ul style="list-style-type: none">- Application.pdf- Site Plan.pdf- Updated Notice Of Public Hearing B26-24 Bradshaw.pdf- Revised County Comments B26-24 Bradshaw.pdf
Final Approval Date:	Jan 7, 2025

This report and all of its attachments were approved and signed as outlined below:

Niall Loble, Chief Administrative Officer