



RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

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October 23, 2023

Township of Georgian Bluffs  
177964 Grey Road 18  
R.R. #3  
Owen Sound, ON  
N4K 5N5

Attention: Michael Benner  
Principal Planner

Dear Michael:

**Re: Application for Consent and Zoning By-law Amendment  
Part Lot 4, Lot 5, Concession 20, Geographic Township of Keppel  
Township of Georgian Bluffs  
401183 Grey Road 17  
Owner: Tyson Schlegel**

Further to recent preconsultation discussions with your office and the Grey County Planning Department regarding the above-noted property, enclosed please find completed Consent and Zoning By-law Amendment applications.

Also enclosed are the application fees and the Grey Sauble Conservation Authority (GSCA) review fee.

To assist your office with its evaluation of the applications, I offer the following:

**The Proposal:**

Tyson Schlegel purchased the subject 60.48-hectare property. Situated on the farm is a detached dwelling, barn, and three sheds.

Mr. Schlegel is a bona fide farmer and owns several agricultural properties throughout southwestern Ontario, including ten parcels in Bruce and Grey Counties, representing a total of 1,055.35 hectares of land.

The house on the subject property is surplus to the residential needs of the owner, and therefore he proposes to sever a 2.136-hectare lot containing the house and farm buildings. The owner will retain 58.344 hectares of land.

The severance request will be considered under the “surplus farmhouse” policies of the Bruce County Official Plan, South Bruce Peninsula Official Plan, and the Provincial Policy Statement.

The proposed lot creation is illustrated on the severance sketch included in Figure 1 of this Planning Justification Report.

### **Approvals Required:**

In order to sever the surplus farmhouse from the balance of the farm property, approval of the following is necessary:

- An application for Consent (to sever); and,
- An application to amend the Township of Georgian Bluffs Zoning By-law to:
  - i. reduce the ‘minimum lot frontage’ requirement of a residential lot in the ‘AG’ (Agricultural) zone, as it applies to the severed parcel, from 100 metres to 64 metres; and,
  - ii. apply the “no dwelling” clause to the ‘AG’ zoning of the retained parcel.

### **The Subject Lands:**

The subject property is located at the northwest corner of the Grey Road 17 / Thompson’s Sideroad intersection.

The site comprises 60.48 hectares of land and is occupied by the aforementioned house, barn, and three sheds.

Approximately 38 hectares of the property are actively cash-cropped. A forested area comprising about 20 hectares exists in the northwest corner.

Vehicular access to the property is provided from Grey Road 17 and from Thompson’s Sideroad. Following the lot creation, the existing buildings on the severed parcel will be accessed by the Grey Road 17 entrance/driveway, whereas the retained farm parcel will be accessed from the entrance/driveway along Thompson’s Sideroad.

### **Adjacent Lands:**

Land uses within the immediate vicinity of the subject property are represented by a mix of agriculture, forested lands, and non-farm residential lots. Eight residential lots have been created to the immediate south/southwest of the subject lands.

### **Grey County Official Plan:**

The subject lands fall within the jurisdiction of the County of Grey Official Plan. No local Official Plan is in effect for this area of the Municipality.

According to Schedule A (Land Use) of the County Official Plan, the majority of the farm – including the entire area to be severed – is designated ‘Agricultural’ as illustrated in Figure 2 of this Planning Justification Report. Two small pockets of lands designated as ‘Hazard Lands’ exist along the west side of the farm.

With regard to severances within the ‘Agricultural’ land use designation, Section 5.2.3 *Consent Policies* states (edited for relevancy):

*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:*
  - b) *New residential lots are not permitted in the Agricultural land use type. Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:*
    - 1) *The owner of the lands to be severed is a ‘bona fide farmer’, or as a condition of the consent application the lands will be sold to a ‘bona fide farmer’. For the purposes of this policy, the ‘bona fide farmer’ must have a farm business registration number. A ‘bona fide farmer’ is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.*
    - 2) *The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (where including accessory buildings does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.*

- 3) *Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.*
- 4) *The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance.*
- 5) *Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,*
- 6) *The existing farmhouse is habitable at the time of application.*

With regard to these policies, please note the following:

- The subject property exceeds the minimum 40-hectare lot area requirement.
- The owner is a bona fide farmer with a farm business registration number. He owns and actively farms ten properties in the Grey-Bruce area and several other parcels elsewhere in southwestern Ontario, for a total of 1066.35 hectares of land. Additional information is provided on the attached farm information sheet.
- All attempts have been made to keep the severed parcel as small as possible, hence its slightly irregular shape. The lot is essentially only large enough to accommodate the house, accessory buildings, well, and septic system. No actively cropped land will be lost as a result of the severance.
- The requested Zoning By-law Amendment will add the “no house” clause to the zoning of the retained parcel, which will prohibit the future construction of a new residential dwelling.
- No livestock facility exists on the retained parcel, and therefore no MDS conflict is being created.
- The severed parcel is not situated within an ‘Aggregate Constraint Area’ on Schedule B of the County Official Plan.
- The detached dwelling is habitable. It is currently leased.

In view of the foregoing, the proposed severance and associated amendment to the Township’s Zoning By-law conform with the Grey County Official Plan.

### **Provincial Policy Statement:**

The Provincial Policy Statement (PPS) strongly encourages the preservation of prime agricultural land by generally prohibiting the creation of smaller farm parcels or residential lots in areas having strong agricultural capabilities. That notwithstanding, in a manner identical to the County's Official Plan, Section 2.3.4.1 *Lot Creation and Lot Adjustment* of the PPS does give consideration to severances in prime agricultural areas involving:

- c) *a residence surplus to a farming operation as a result of farm consolidation, 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 residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.*

The dwelling located on the subject lands is clearly surplus to the residential needs of the owner as a result of them acquiring this farm parcel.

As noted earlier, the lot will be kept to minimum size, essentially only as large as necessary to accommodate the existing house, accessory buildings, septic system, and well. No actively tilled farmland will be lost through this severance.

Based on the foregoing, the proposed severance should be deemed consistent with the PPS.

### **Township of Georgian Bluffs Zoning By-law:**

The subject property is zoned mostly 'AG' (Agricultural) in the Township's Zoning By-law. Two small areas along the west side of the farm are zoned 'EP' (Environmental Protection), as illustrated in Figure 3 of this Planning Justification Report.

The 'minimum lot area' and 'minimum lot frontage' requirements of the 'AG' zone for "agriculture lots" are 40 hectares and 200 metres, respectively. The retained parcel will comply with these standards. A site-specific zone, however, must be applied to the retained parcel in order to apply a "no dwelling" clause as required by the County Official Plan and supported by the PPS.

The 'minimum lot area' and 'minimum lot frontage' requirements for "residential lots" are 0.8 hectares and 100 metres, respectively. The severed parcel will comply with the lot area standard but requires relief from the lot frontage provision to allow for a 64-metre frontage. This is necessary in order to keep as much cropped land as possible with the farm parcel.

The following wording for the Zoning By-law Amendment is recommended:

(Severed Lot)

*Notwithstanding their AG zoning, those lands shown as AG-x on Schedule A of this Zoning By-law shall be used in accordance with the AG zone provisions excepting however that:*

(i) *the 'minimum lot frontage' shall be 64 metres.*

(Retained Lot)

*Notwithstanding their AG zoning, those lands shown as AG-y on Schedule A of this Zoning By-law shall be used in accordance with the AG zone provisions excepting however that no detached dwelling shall be permitted.*

Figure 4 of this Planning Justification Report shows the intended zoning.

It is worth noting that Section 8.3 of the Zoning By-law would allow for the existing barn to be used by the future owner for the keeping of some animal units.

### **Conclusion:**

The proposed lot creation conforms with the Grey County Official Plan and is consistent with the Provincial Policy Statement.

### **Final Remarks:**

Before scheduling the public meetings for the Consent and Zoning By-law Amendment applications, please advise of the potential meeting dates to ensure my availability.

Respectfully submitted,

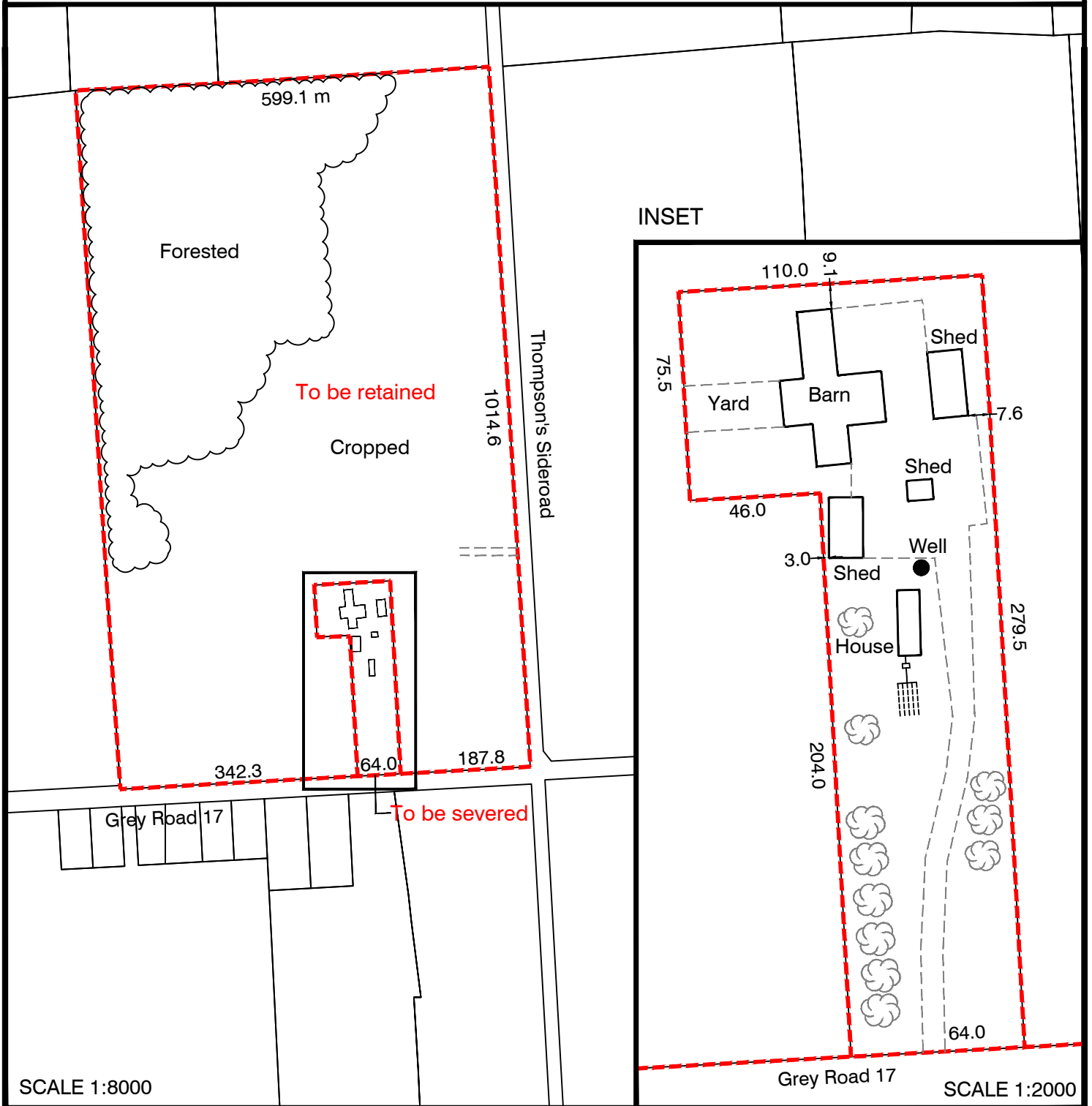
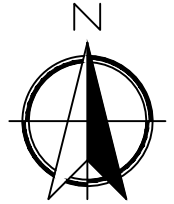
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, RPP, MCIP

c.c. Tyler Schlegel

Figure 1: Proposed Lot Creation

 Subject Property



Surplus Farmhouse Severance  
Part Lot 4, Lot 5, Concession 20  
Geographic Township of Keppel  
Township of Georgian Bluffs  
401183 Grey Road 17

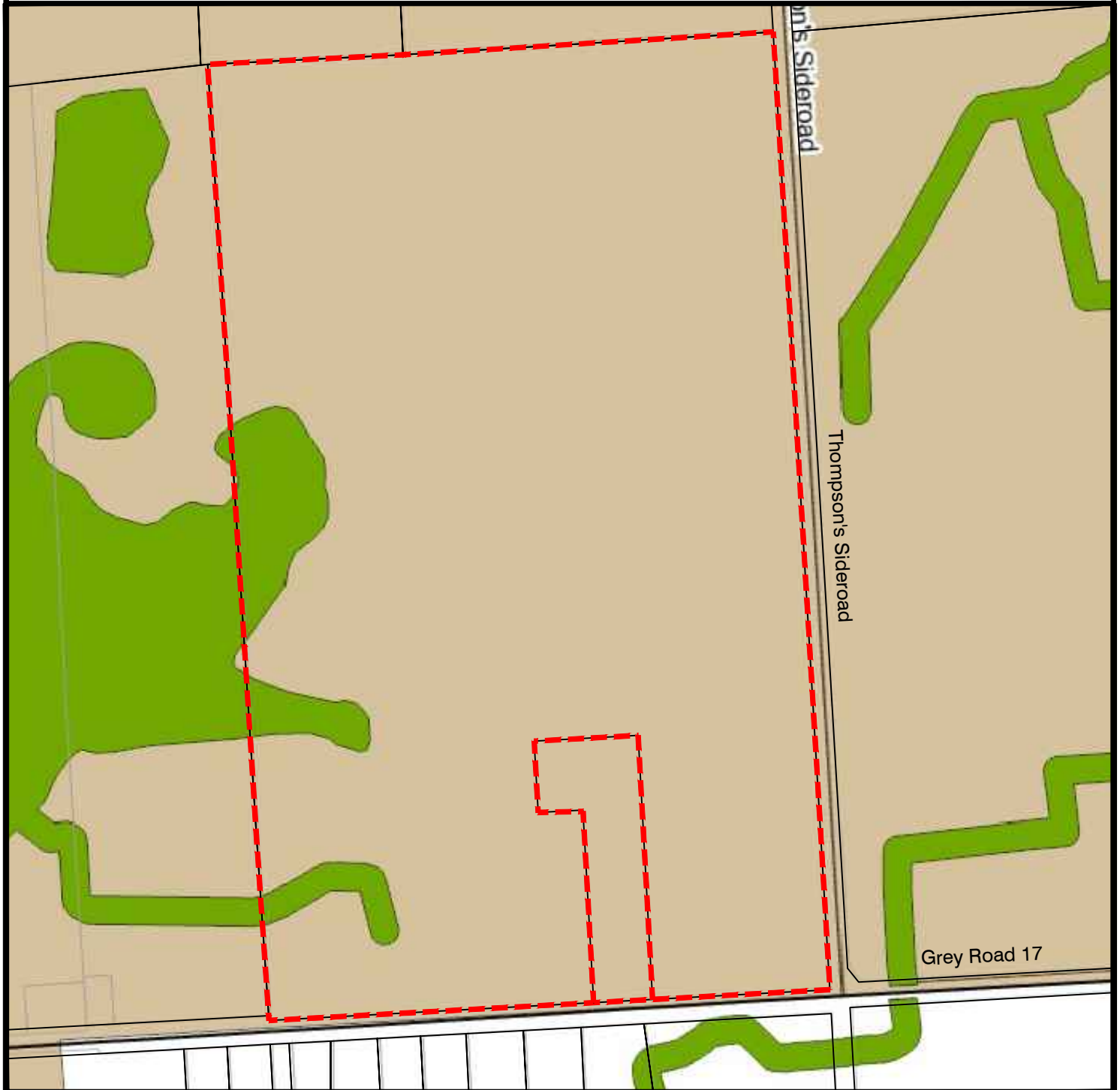
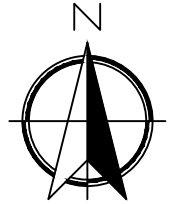
Figure 2: County of Grey Official Plan

 Subject Property

 Agricultural

 Rural

 Hazard Lands



Surplus Farmhouse Severance  
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Township of Georgian Bluffs  
401183 Grey Road 17

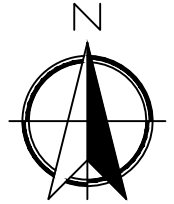


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SCALE 1:6000

Figure 3: Township of Georgian Bluffs Zoning By-law

 Subject Property



Surplus Farmhouse Severance  
Part Lot 4, Lot 5, Concession 20  
Geographic Township of Keppel  
Township of Georgian Bluffs  
401183 Grey Road 17

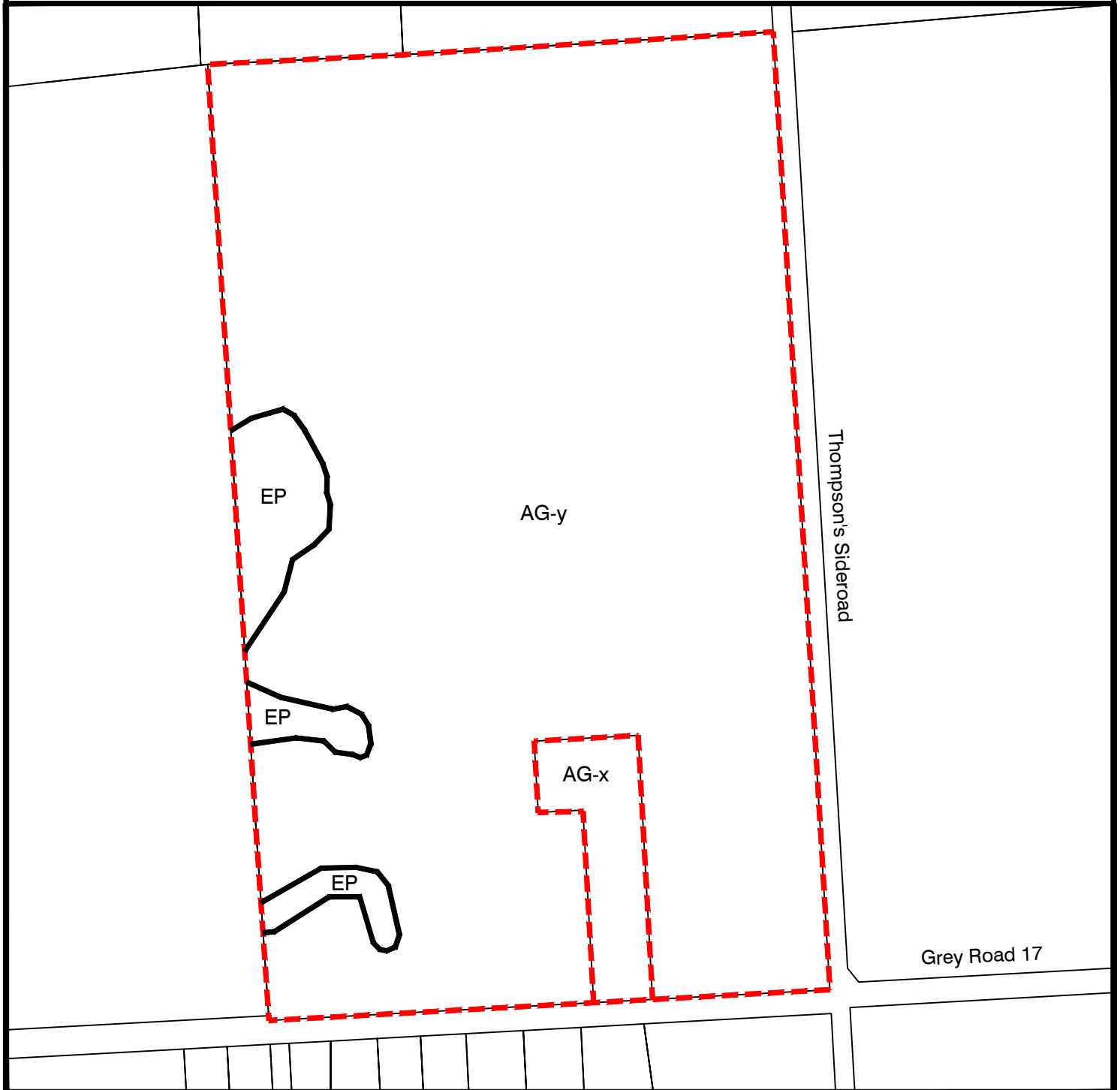


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SCALE 1:6000

Figure 4: Proposed Zoning

 Subject Property



Surplus Farmhouse Severance  
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SCALE 1:6000

**List of properties that are part of the farm operation**

<b>Municipality</b>	<b>Civic Address</b>	<b>Roll #</b>	<b>Lot &amp; Concession, former Township</b>	<b>Farm Size (hectares)</b>
Georgian Bluffs, Grey County	177418 Concession 5 Derby, Owen Sound	420354000204410	Con 5 Pt Lot 7	20.23
West Grey, Grey County	401480 Grey Rd. #4, Hanover	420528000512800	Con 1 SDR Lot 23 to 24, Bentinck	40.47
Georgian Bluffs, Grey County		420362000715200	Con 200 Lot 42, Keppel	37.23
Georgian Bluffs, Grey County		420358000404000	Con 2 Pt Lot 31, Sarawak	38.45
Georgian Bluffs, Grey County	401106 Grey Rd. 17	420362000507200	Con 19 Lot 3 Pt Lot 4	78.51
Georgian Bluffs, Grey County		420362000603500	Con 21 E Pt Lot 4	20.23
Georgian Bluffs, Grey County	401106 Grey Rd. 17	420362000507100	Con 19 Lot 2 Pt Lot 1	47.35
Georgian Bluffs, Grey County		420362000504400	Con 18 Lot 3	20.23
Town of Blue Mountains, Grey County	689360 18th, Collingwood, Clarksburg	424200000515205	Con 4 Pt Lot 18, Collingwood	28.73
South Bruce Peninsula, Bruce County	52 Meadowland Road, Wiarton	410254000401700	Con 18 Pt Lot 3 Lot 2, Amabel	49.37
Grey County		420362000715200	Pt Lot 42 Con 20 Keppel	38.38
Bruce County	358 Rankin Bridge Road	41025400031400		29.43
Bruce County	24 Berford Street, Wiarton	410258000510500		29.73
Grey County	019949 Highway 6, Georgian Bluffs	420362000506900	Pt Lt 1 Con 19, Keppel	9.55
Grey County	401183 Grey Rd. 17	420362000511100	Lt 5 Con 20, Keppel	60.49
Grey County	5 Elm Street	420362000603601	Lt 5 Con 21, Keppel	37.15
Grey County	441118 Elm Street	420362000603400	Con Rd 21	45.64
				<hr/> 631.17

**There are approximately 24 additional farms as part of the farm operation in Ontario.**