



**RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.**

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May 26, 2025

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

Attention: Michael Benner  
Director, Development & Infrastructure

Dear Michael:

**Re: Application for Consent  
Part Lot 9, Concession B, Geographic Township of Derby  
Township of Georgian Bluffs  
Assessment Roll No. 420362000103801  
Owner: Elizabeth Van Loo and the Estate of Cornelius Van Loo**

Further to recent pre-consultation discussions with your office and the County of Grey Planning Department regarding a lot line adjustment involving the above-noted property, enclosed please find a completed Consent application.

Also enclosed are cheques covering the Township application fee and GSCA review fee, as well as comments from Saugeen Ojibway Nation regarding the need for an archaeological assessment and an email from a lawyer pertaining to a cancellation of consent.

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

**Proposed Lot Creation:**

Jeff Trask owns a 0.286-hectare residential lot on which his house and garage are located. A storage shed also exists partially on the subject property but is mostly situated on the neighbour's lot.

To the rear of Mr. Trask's property, also on the neighbour's farm parcel of land, is a barn that has been used for storage by Mr. Trask for many years, with the support of the neighbour, Elizabeth Van Loo.

The two respective landowners are proposing a lot line adjustment that would have the effect of widening the existing residential lot to include the small shed and extending the depth of this parcel such that the Trask lot will include the storage barn. The land conveyance would involve 0.279 hectares of land. Mr. Trask's lot would increase in size to 0.565 hectares and Mrs. Van Loo's farm parcel would be reduced to 41.62 hectares.

The lot line adjustment is illustrated on the attached sketch.

No land currently used for agricultural purposes will be lost.

The existing driveway providing a second means of access to the storage barn will remain with the farm. It will be shortened and continue to provide access for farm machinery to the cropped fields.

The lot line on the east side of the expanded Trask property will extend through a concrete barnyard. A portion of the barnyard to be retained with the farm holding would have the concrete base removed in the future and restored to an agricultural field.

### **Approvals Required:**

Adjusting the property boundary between the two existing parcels requires approval of a Consent application by the Township of Georgian Bluffs.

In order for the 0.279-hectare severed parcel to merge with Mr. Trask's existing lot, the original consent that was granted for this parcel must be cancelled, as confirmed in an email from Andrew Drury, solicitor for Mr. Trask.

### **The Subject Lands:**

The Van Loo and Trask properties are located along the north side of A Line, in the former Township of Derby.

The Van Loo property comprises 41.9 hectares of land, of which approximately 25 hectares are cash cropped. A 16.5-hectare forest exists at the rear of this property. The barn is not capable of accommodating livestock and is used only for storage. This parcel is actually

registered in the name of Elizabeth Van Loo and the Estate of Cornelius Van Loo. Elizabeth is the executor of the estate.

The Trask property involves 0.295 hectares of land and is occupied by an old farmhouse that have been tastefully restored and expanded, as well as a garage and a shed that straddles the westerly property boundary.

### **Adjacent Lands:**

Agriculture is the predominant land use within the general vicinity of the Van Loo property, although several residential lots have been severed along A Line, to the east and west of the site. The lands to the north are forested.

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

The subject property is zoned 'AG' in the Township's Zoning By-law.

The minimum lot area and frontage requirements of the 'AG' zone for "agricultural uses" are 40 hectares and 200 metres, respectively. The retained parcel will comprise 41.62 hectares of land and will therefore conform to this minimum standard.

With regard to the severed parcel, the Township's Zoning By-law does not include minimum requirements for lot area or frontage for "residential and non-agricultural uses" in the 'AG' zone, but does state that a lot of 2.0 hectares in size or smaller shall be considered as "residential and non-agricultural lots". Given that the expanding residential lot will remain under 2.0 hectares, no relief from the Zoning By-law is required.

### **County of Grey 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 Township.

According to Schedule A of the County Official Plan, the entirety of both properties involved with this lot line adjustment are designated 'Agricultural'.

The intent of the 'Agricultural' designation is generally to prohibit non-farm lot creation, with some exceptions, and to keep lots as large as possible to promote viable farming operations.

The Official Plan has established a minimum lot area policy of 40 hectares for farm parcels that are designated 'Agricultural'. The retained parcel will exceed this minimum standard.

The existing residential lot is only 0.295 hectares in size and is proposed to be increased to 0.565 hectares.

The consent policies allow for lot line adjustments for legal or technical reasons, with the Official Plan providing the following definition:

*LEGAL OR TECHNICAL REASONS means severance 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.*

During the pre-consultation discussions, the Georgian Bluffs Planning Department staff confirmed that the proposal – which will not result in the creation of a new lot – will be viewed as a minor boundary adjustment and therefore qualify as a lot line adjustment for “legal or technical reasons”.

In support of this land conveyance, please consider the following:

1. The existing residential lot is very small by today's standards. Privately serviced lots under 0.4 hectares are uncommon due to Provincial standards pertaining to nitrate levels. In fact, new lots in the 'Rural' designation are required to have an area of at least 0.8 hectares. Following the lot line adjustment, the expanded lot will still only comprise 0.565 hectares, but it does nevertheless represent an improvement to an existing situation;
2. If the Trask property had never been severed and the house and accessory buildings still formed part of the Van Loo farm, the severance of the farmhouse would likely be approved under the “surplus farmhouse” consent policies, since Mrs. Van Loo would qualify for such a severance; and, such severance would certainly include the existing storage barn;
3. Expanding the residential lot to the west will correct an encroachment issue involving a shed and a landscaped lawn that existed since the lot was created in 1975;
4. Expanding the lot to the rear will allow Mr. Trask to take ownership of a barn that he has used for several years, a barn which serves no purpose to Mrs. Van Loo or her farming operation. This lot addition, therefore, has merit from a practical or common sense perspective;

5. No land will be removed from agricultural production as a result of this lot line adjustment; and,
6. With the barn forming part of the residential lot, there is no opportunity for a future owner of the Van Loo farm to revert this structure to a livestock facility, which would have created a land use compatibility issue pertaining to odour.

In view of the foregoing, the proposed severance conforms to the 'Agricultural' consent policies of the Grey County Official Plan.

Other policies of the Official Plan also must be considered, as follows:

The forested lands at the rear of the property are identified as 'Significant Woodlands' on Appendix B and 'Natural Heritage System: Core' on Schedule C. The intent of this mapping and associated policies is to protect this natural heritage feature from development and site alteration. The lot line adjustment is occurring approximately 490 metres from the woodland, and therefore this feature will not be impacted. The proposal conforms to the policies on the Official Plan in this regard.

In addition, some of the lands at the rear of the property are also shown as 'Karst' on Appendix A. This particular area is approximately 570 metres from the expanding residential lot, and therefore a karst study investigating the suitability of the site to accommodate a building(s), septic system, etc., is unnecessary.

Furthermore, the 'Bedrock Drift Thickness: 1 m to 8 m' constraint applies to a portion of the existing residential lot, the area to be severed, and some of the retained lands. The intent of this policy is to protect a possible bedrock resource for future extraction from development that might otherwise interfere with a possible quarry operation. Typically, the viability of extraction activity is to be considered before allowing for lot creation. In this particular instance, however, the intent of this policy would not be undermined by a 0.279-hectare expansion of an existing residential lot.

Based on the foregoing, the proposed lot line adjustment conforms to the County of Grey Official Plan.

### **Provincial Planning Statement:**

The Provincial Planning Statement (PPS) is the basis for the aforementioned policies contained in the County and Township Official Plans pertaining to lot creation and lot line

adjustments in prime agricultural areas. Based on the merit provided above, the proposed conveyance is deemed to be consistent with said policies.

The PPS also contains policies that serve to protect natural heritage features, potential sources of aggregate materials, and lands exhibiting karstic features. As explained above, the proposed lot line adjustment would not conflict with such policies.

Moreover, the PPS protects areas of archaeological significance. On this note, Saugeen Ojibway Nation (SON) has advised that an Archaeological Assessment is not required for these lands. A copy of the correspondence with SON is included in this submission.

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

### **Conclusion:**

The proposed lot line adjustment conforms with the Grey County Official Plan and is consistent with the Provincial Planning Statement. The submitted Consent application should therefore be given favourable consideration.

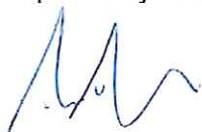
As noted above, the original consent granted for the Trask property will need to be cancelled in order for the merging to occur. This should be identified as a condition imposed by the Committee of Adjustment.

### **Final Remarks:**

Should you require any additional information, please contact the undersigned.

On a final note, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Respectfully submitted,

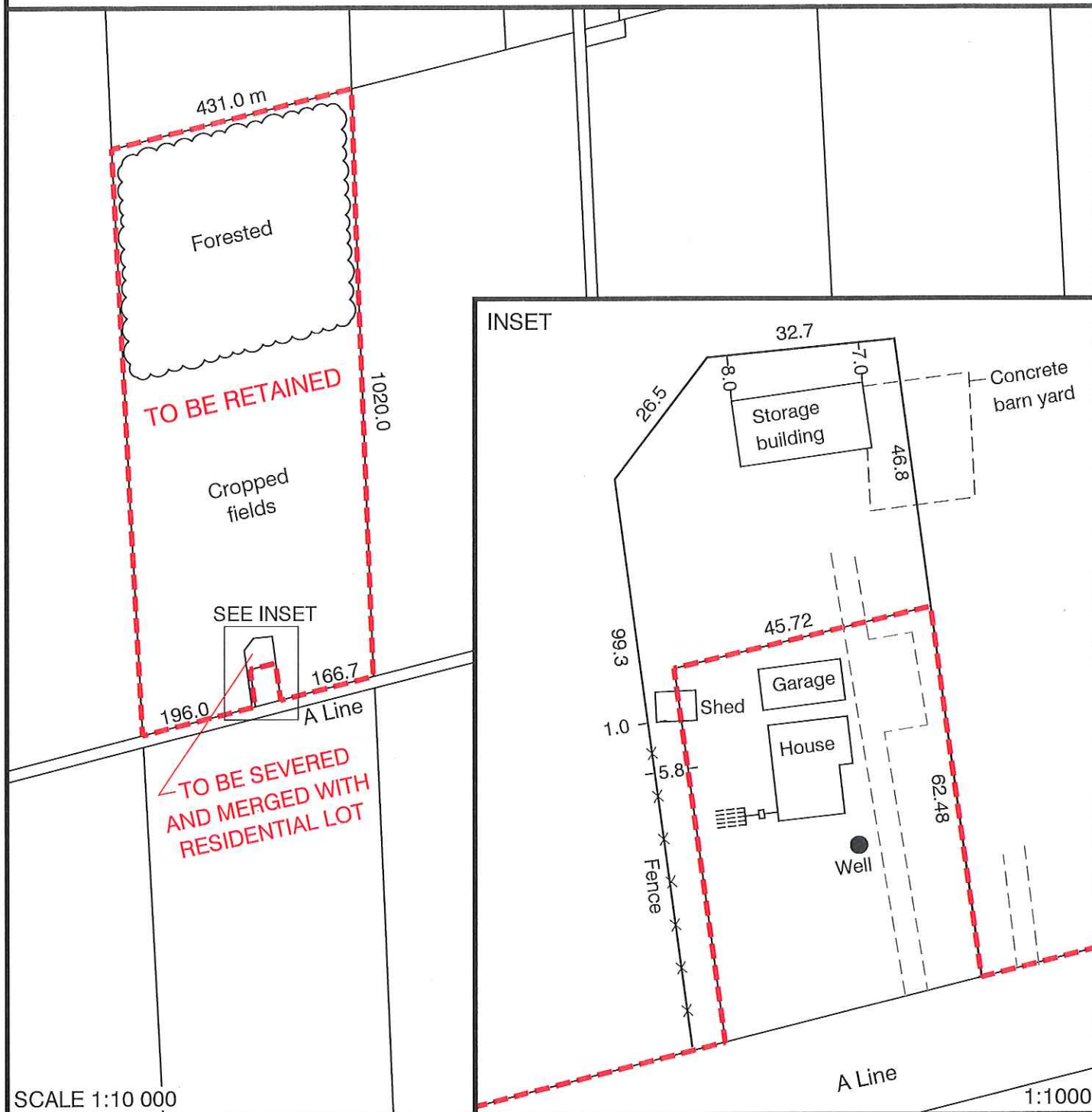
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, RPP, MCIP, BES

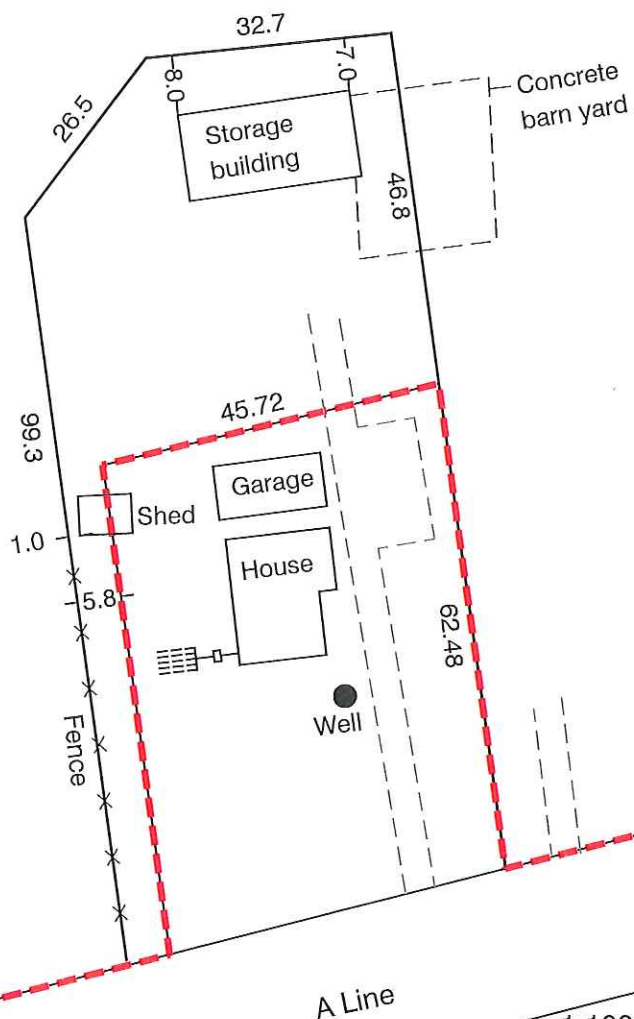
c.c. Elizabeth Van Loo  
Jeff Trask

# Severance Sketch

 Subject Property



## INSET



SCALE 1:10 000

1:1000

Lot Line Adjustment  
161375 A Line  
Township of Georgian Bluffs

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

