



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

May 16, 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 and Zoning By-law Amendment
Part Lot 2, Concession 12, Geographic Township of Derby
Township of Georgian Bluffs
017111 Grey-Bruce Line
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 severance on the above-noted property, enclosed please find completed Consent and Zoning By-law Amendment applications.

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.

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

Proposed Lot Creation:

Mrs. Elizabeth Van Loo owns a 40.91-hectare property upon which a house, shed, and barn (used for storage) exist. She is a bona fide farmer and actively farms this parcel and three other agricultural properties in the area. The residence on the subject property is surplus to Mrs. Van Loo's needs, and therefore she is applying to sever a 1.24-hectare lot containing the

existing buildings and retain the remaining 39.67 hectares of land. The severance request would be considered under the “surplus farmhouse” policies of the Grey County Official Plan.

The proposed lot creation is illustrated on the severance sketch included in 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 area’ requirement of an agricultural lot in the ‘AG’ zone, as it applies to the retained parcel, from 40 hectares 39.6 hectares, and also to apply the “no dwelling” clause to this parcel;
 - (ii) reduce the ‘minimum lot area’ requirement of a residential lot in the ‘AG’ zone, as it applies to the severed parcel, from 40 hectares to 1.2 hectares; and,
 - (iii) increase the maximum lot coverage of the ‘AG’ zone, as it applies to the severed parcel, from 1% to 10% for the accessory buildings and from 10% to 14% for all buildings.

Mrs. Van Loo will also be required to obtain an Entrance Permit for a new field entrance on the retained parcel.

The Subject Lands:

The subject property is located along the east side of Grey-Bruce Line, in the former Township of Derby.

The house, shed, and barn are clustered in close proximity to the road.

Approximately 32.3 hectares of land are cash-cropped. A 7.25-hectare forested area exists in the southeast corner of the site.

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

Adjacent Lands:

Agriculture is the predominant land use within the general vicinity of the Van Loo property. One residential lot exists approximately 750 metres southwest of the site.

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 majority of the farm – including the entire area to be severed – is designated 'Agricultural'. The forested area at the rear of the property is designated 'Hazard Lands'.

With regard to severing land 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;*
- 6) *The existing farmhouse is habitable at the time of application;*
- 7) *If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.*
- 8) *If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.*
- 9) *Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified*

In view of the above, please note the following:

- The subject property exceeds the minimum 40-hectare lot area requirement;

- Mrs. Van Loo is a bona fide farmer with a farm business registration number. She owns and actively farms three other agricultural properties, those being:

Table 1: Additional Farms Owned by Elizabeth Van Loo and Estate of Corenellus Van Loo

<i>Assessment Roll No.</i>	<i>Civic Address</i>	<i>Size of Property</i>
420362000100100	018089 Bruce Road 10	60.8 ha
420362000101200	161374 A Line	41.17 ha
420362000103801	Not assigned (vacant)	41.9 ha

- 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 this 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 will result;
- The subject lands are not situated within an ‘Aggregate Constraint Area’ on Schedule B of the County Official Plan;
- The forest located in the property’s northeast corner is identified as ‘Significant Woodland’ on Appendix B of the Official Plan. This area is approximately 800 metres from the severed parcel. Regardless of the separation distance between this natural heritage feature and the severed parcel, this constraint does not pose any issues since no new development will occur as a result of the severance, as clearly stated in the policies above. As well, a small portion of the site – including most of the area being severed – is shown on Schedule B as ‘Area of Natural and Scientific Interest - Earth Science’. No development is proposed on the subject property, and therefore no impact is possible. Although it is not relevant, I do question the accuracy of the mapping of this particular constraint, in particular as it applies to the lands that are being severed, which are developed;
- The house is habitable and is excellent condition. The original house was destroyed in 2015 and subsequently rebuilt; and,

- The barn will be included with the severed parcel, thus removing any potential for a possible land use conflict regarding odour. It should be noted, however, that the barn is used for storage and has not accommodated livestock in over 10 years.

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 Planning Statement:

The Provincial Planning 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 4.3.3. *Lot Creation and Lot Adjustment* of the PPS does give consideration to severances in prime agricultural areas involving:

- 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.*

In this regard, the dwelling located on the subject lands is surplus to the agricultural operation. As well, the lot will be kept to a minimum size, essentially only as large as necessary to accommodate the existing house, accessory buildings, septic system, and well.

The PPS also contains policies that serve to protect significant woodlands and areas of natural and scientific interest. As explained above, the proposed severance 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.

Township of Georgian Bluffs Zoning By-law:

The subject property is zoned mostly 'AG' in the Township's Zoning By-law. Lands in the southeast corner are zoned 'EP'.

The minimum lot area and frontage requirements of the 'A1' zone for "agricultural uses" are 40 hectares and 200 metres, respectively. The retained parcel will comprise 39.67 hectares of land, and therefore this slight deficiency needs to be reflected in a site-specific zoning. The new zone for the retained parcel will also include a "no dwelling" clause as required by the County Official Plan and supported by the PPS.

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". This would imply that the creation of a lot greater than 2.0 hectares but less than 40.0 hectares would require relief from the Zoning By-law.

The 'AG' provisions also stipulate a maximum lot coverage for accessory buildings on lots over 0.8 hectares in size to 1% and for all buildings on residential lots to 5%. In order to facilitate the severance and keep the residential lot to a reasonable size, these provisions need to be changed to 10% and 14% respectively.

The proposed zoning of the severed and retained parcels is shown on Figure 2 of this Planning Justification Report.

The recommended wording of the Zoning By-law Amendment text is as follows:

(For retained parcel)

Those lands zoned '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 area shall 39.6 hectares; and,*
- (ii) no residential dwelling shall be permitted.*

(For severed parcel)

Those lands zoned 'AG-y' 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 area shall be 1.2 hectares.*
- (ii) the maximum lot coverage for accessory buildings shall be 10% and for all buildings shall be 14%.*

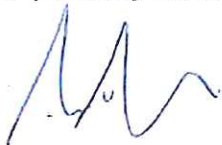
Conclusion:

The proposed lot creation conforms with the Grey County Official Plan and is consistent with the Provincial Planning Statement. The Consent and Zoning By-law Amendment should therefore be approved.

Final Remarks:

Before scheduling the public meetings for the two applications, please advise of the potential meeting dates to ensure my availability.

Respectfully submitted,

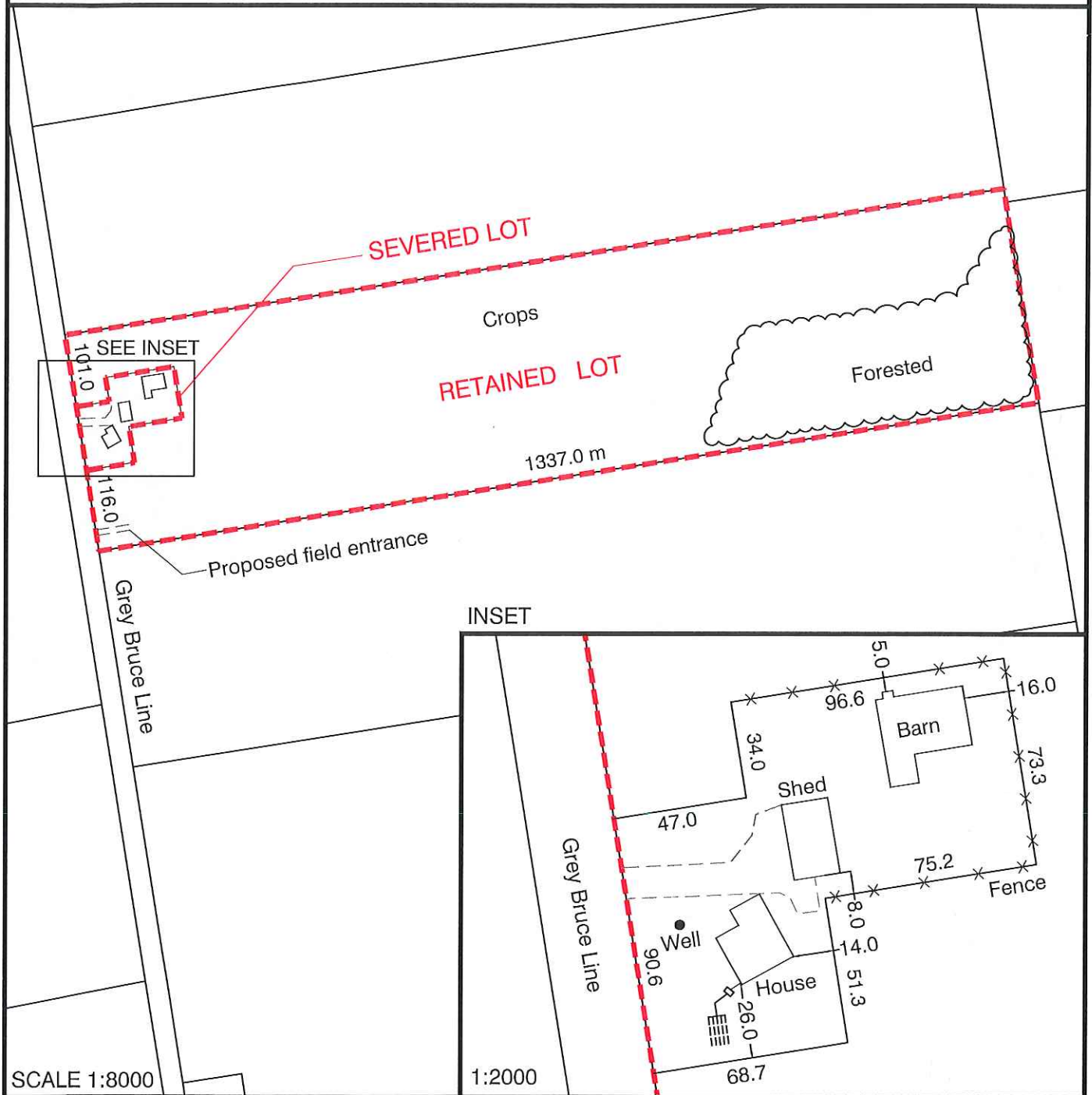
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, RPP, MCIP, BES

c.c. Elizabeth Van Loo

Figure 1: Proposed Lot Creation

 Subject Property



Surplus Farmhouse Severance
017111 Grey-Bruce Line
Township of Georgian Bluffs

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OWEN SOUND, ONTARIO

Figure 2: Proposed Zoning

 Subject Property



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SCALE 1:8000