

PLANNING JUSTIFICATION BRIEF

PREPARED BY: B.A. NICOLSON PLANNING SERVICES

PREPARED FOR: T AND B POTTER



DATED: April 7th, 2026



The Potters' are proposing a lot addition of acreage from their parcel to the abutting lands owned by Sharedon Farms. The Potters' wish to retain their home, garden, a small amount of pasture and the farm building. Sharedon currently farms (cash crop) land north and south of this parcel and lease a portion of the subject lands. Sharedon would incorporate the subject lands, access to and drainage of, to their property to the south.

The lands are currently designated 'Agricultural', 'Hazard' and 'Wetland' in the County of Grey Official Plan. The Township of Georgian Bluffs Official Plan defers to the County Plan for lands within the rural area. The Township Comprehensive Zoning Bylaw, being Bylaw 2020-020, zones the property AG – Agricultural and EP – Environmental Protection. The EP covers a wetland overlay at the rear of the subject lands. The proposal would ensure continued use of the land for agricultural purposes. The proposal would not affect the EP area.



1.2.2 Proposal

The Existing Parcel comprises:

Lot Area: 20.1 ha (49.71 ac) Lot Frontage: ± 142 m
(based upon municipal assessment information)



The Proposed *Retained* would comprise:

Lot Area: ± 2.0 ha (approximately 5.0 ac) Lot Frontage: ± 150 m
Lot Depth: ± 135 m

The Proposed *Lot Addition* would comprise:

Lot Area: ± 18 ha (44 ac) Lot Frontage: 0

The 'lot addition' would be added to the property to the south.



1.3 The Potter' have retained B. A. Nicolson Planning Services to assist them in preparing the applications and submitting the above proposal. This report has been prepared with the information provided by the Potters, as well as research on pertinent provincial, county and municipal documents. A draft site plan was prepared for inclusion with the application, it is not to be considered a survey (attached).

The Township of Georgian Bluffs staff were pre-consulted on the proposal and advised that a zoning amendment would not be required.

1.4 This report is being submitted as part of the complete application. Our research leads to the opinion that:

1. The proposal is consistent with the Provincial Planning Statement.
2. The proposal is in conformity with the County Official Plan.
3. The proposal will support the continued use of the lands and surrounding lands for agricultural purposes.
4. The proposal will support the use of the retained lands for residential and hobby farm purposes in the long term.
5. The proposal complies with the Township zoning bylaw.

2.0 PROVINCIAL POLICY

2.1 Provincial Planning Statement 2024¹

The Province of Ontario issued the Provincial Planning Statement which became effective on October 20, 2024, referred to as the PPS. The PPS is the provincial guiding document to which all development is assessed. Various amendments or bills have been passed however essential to this proposal is the protection and support of agriculture and preservation of agricultural lands.

In summary: *"The **Provincial Planning Statement (PPS), 2024**, which remains the governing land use policy framework in 2025, sets clear rules for agriculture in Ontario. The PPS directs municipalities under the **Planning Act** to protect **prime agricultural areas** and support sustainable rural economies while permitting a range of agricultural and compatible uses."*

¹ Provincial Planning Statement (PPS) 2024, Ministry of Municipal Affairs and Housing, Province of Ontario Approved by the Lieutenant Governor in Council, Order in Council No. 1099/2024 The Provincial Planning Statement was issued under section 3 of the *Planning Act* and came into effect October 20, 2024.



The PPS states “Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests.

“In *prime agricultural areas*, permitted uses and activities are: *agricultural uses, agriculture-related uses and on-farm diversified uses* based on provincial guidance.”

Agricultural uses are defined as: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

Generally provincial policy and the Provincial Planning Statement (PPS) support the protection of lands suitable for agriculture for the long term. To that end random severances of residential lots is not encouraged. In this case the proposed retained parcel will contain sufficient area to allow for environmentally responsible servicing, the existing house and workshop/barn, and continuation of a small hobby farm type use. The remaining lands would become part of an existing farming business.

The policies of the PPS also include matters which impact upon the building of strong healthy communities (Part 5 Section 1) and include healthy barometers which sustain financial well-being, encouraging a mix of housing, avoiding sensitive environmental or hazard areas, utilizing existing infrastructure and investment and ensuring sufficient land to accommodate a range and mix of land uses.

The PPS provides for the protection of various resources, including sensitive environmental lands and features. The area shown as EP on the lot addition will not be changed.

The rural character should be built upon with existing amenities and assets utilized, including the conservation and redevelopment of existing rural housing stock on rural lands and existing infrastructure. The Province has identified the need for additional housing, in a variety of forms, and indicated the provision of housing as a priority, passing new legislation to secure progress on this objective. The home is in very good condition.



Utilizing the existing dwelling and ensuring the lands can accommodate the continued use in an environmentally responsible manner would further this objective. As with many farmers wishing to acquire land, they often do not want to be landlords, and the farmhouse is then not utilize.

2.1.2 Minimum Distance Separation

Minimum Distance Separation (MDS) must be assessed where a separate lot for a residence is proposed in the rural area, this review considers the potential impact upon existing livestock operations. The Ministry of Agriculture and Food has developed a program and formulae to aid in this objective, including an MDS calculation.

The only livestock in proximity to these lands are the sheep kept on the lands to be retained. The agricultural activity in proximity is primarily cash crop. There will no change in the capacity of the existing barn or livestock, the dwelling is existing no building permits are required and no change to the size or type of livestock is proposed (Implementation Guidelines #8 & 14). Surrounding residential uses would not appear to be affected as no change in capacity or livestock type is proposed.

MDS does not apply.

2.1.3 Mineral Resources

The County identified that while the Official Plan has identified an aggregate resource area (Schedule B) in the vicinity, the proposed retained portion of the lot is located outside of the area. Staff indicated that they have no concern.

A bedrock resource was identified in the County OP and discussion of this policy is provided in Section 2.2 of this report. Through this discussion the proposal is shown to not increase the impact upon any potential resource and provides further support for the proposed retained lot boundary.

2.1.4 Environmental Features

Schedule A to the County Official Plan shows a hazard area and a wetland in the rear of the lands. The wetland is a Provincially Significant Wetland associated with the environmental area to the north and east I believe known as the Long Swamp. The soils in this area are organic in nature. This same area is on the edge of a Natural Heritage System. All of these features tie together however are well separated from the proposed retained



lands and buffered by the existing agricultural activity. No negative impact is anticipated as a result of this proposal.

2.2 County of Grey Official Plan²

The subject lands are currently designated 'Agricultural', 'Hazard Lands and 'Provincially Significant Wetlands' in the County of Grey Official Plan (CGOP). The proposed lot addition is located within the Agricultural designation. In addition to Agriculture residential uses are permitted within this designation.

The County Plan states:

"Grey County supports *normal farm practices* and this Plan must meet the *Farming and Food Production Protection Act* (or any successor thereto). The County recognizes that *normal farm practices* create noise, dust, light, vibration, smoke, flies, and odours; from *livestock*, heavy machinery, and/or harvesting. Grey County also supports stone, aggregates, and forestry uses across our *countryside*. Grey County will place a priority on farm and resource uses, over non-agricultural uses in the *countryside*, while still maintain these areas as a place to work, play, and live. This Plan will attempt to balance farm and resource uses with other competing land uses and encourage all uses to be undertaken in a sustainable fashion."

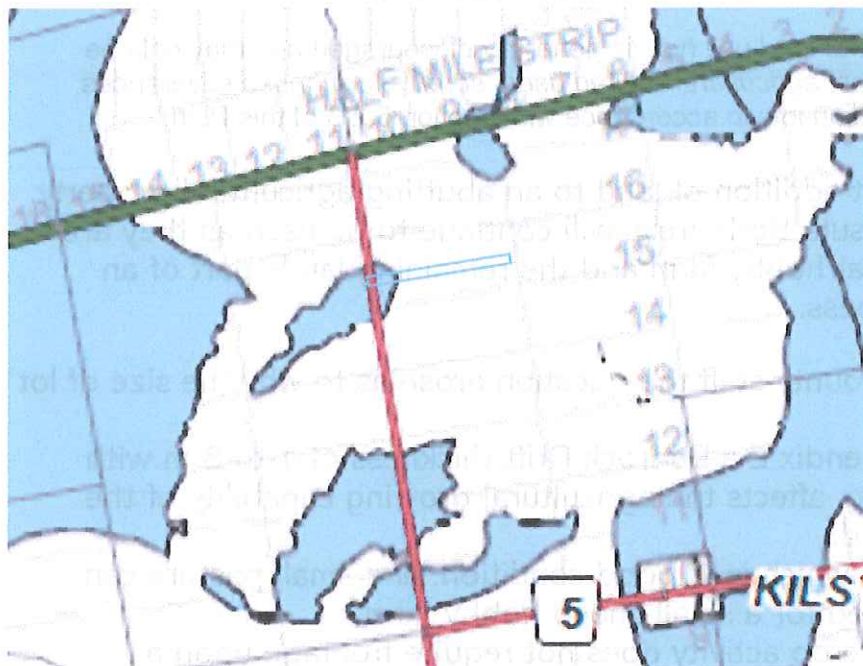


The majority of the subject lands are identified as Class 1 soils within the broad brush mapping. However, as noted earlier the bedrock drift may extend under this property. The Owner advises that there has historically been a clay layer in proximity to the residence which precluded natural drainage suitable on which to grow crops but worked for the limited livestock activity they had undertaken. In addition the installation of drains has improved the overall drainage. It is possible that this bedrock layer contributes to this retention of

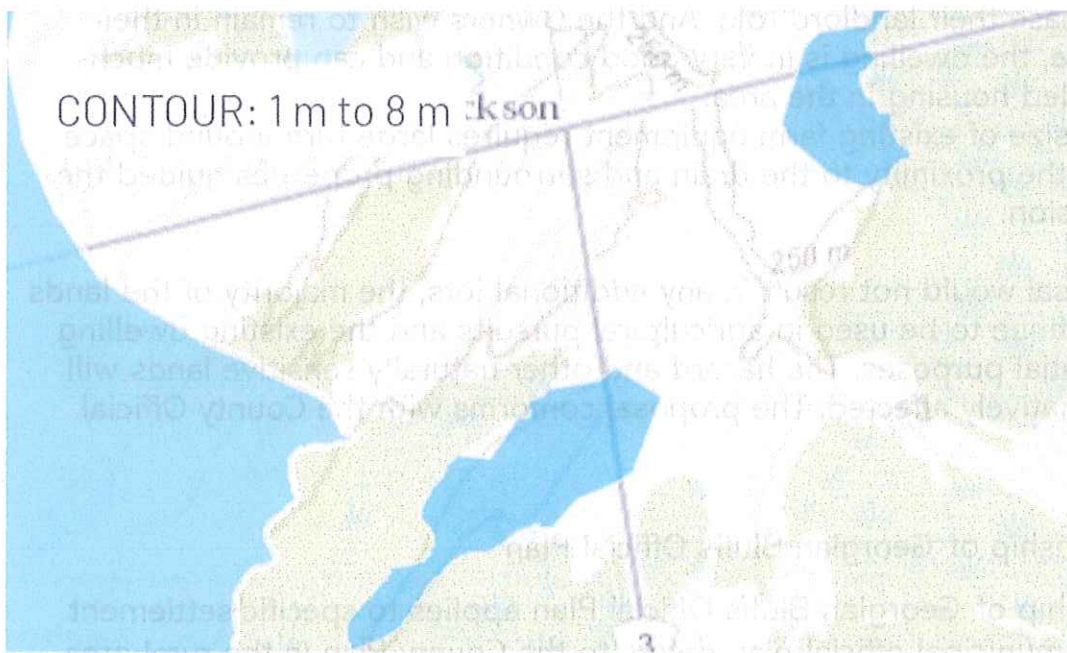
² Recolour Grey, County of Grey Official Plan, June 7, 2019, Amended by OPA 23 effective April 11th, 2025, County of Grey



water and with clay soils makes the lands less suitable for planting. Pasture is a good use of the lands.



Bedrock Outcrop shown in blue



Consent policies for the agricultural area of Grey County allow new lot severances only for very specific reasons, a maximum of 2 separate transferable lots is allowed under these specific conditions.

“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.”

This proposal is for a lot addition of land to an abutting agricultural property. No additional lot will result. Both areas will continue to be used as they are now. One as a residential/hobby farm and the remaining lands part of an existing cash crop business.

In discussion with the County staff the question arose as to why the size of lot proposed. In response:

1. As shown on Appendix E a Bedrock Drift thickness of 1 to 8 m with outcrops occurring, affects the agricultural growing capability of the area to be retained.
2. The existing barn, which is in good condition, and small pasture can continue to be used for a small sheep hobby farm.
3. The existing cash crop activity does not require frontage upon a municipal road as this is already provided elsewhere on the parcel.
4. The cash crop farmer does not wish to acquire the dwelling, etc and increase their landlord role. And the Owners wish to remain in their home, the dwelling is in very good condition and can provide much needed housing in the area.
5. The size of existing farm equipment requires large turn around space and the proximity to the drain and surrounding properties guided the decision.

The proposal would not result in any additional lots, the majority of the lands would continue to be used in agricultural pursuits and the existing dwelling for residential purposes. The hazard and other naturally sensitive lands will not be negatively affected. The proposal conforms with the County Official Plan.

2.3 Township of Georgian Bluffs Official Plan

The Township of Georgian Bluffs Official Plan applies to specific settlement areas. The municipal official plan defers to the County Plan in the rural area, such as these lands.



2.4 Township of Georgian Bluffs³Zoning Bylaw

The Township of Georgian Bluffs Comprehensive Zoning Bylaw Number 2020-020 currently zones the lands ‘Ag’ – Agricultural and ‘EP’ – Environmental Protection (green). The hatched green area is considered provincially significant wetland, part of what is known as the Long Swamp. The proposal will not impact upon this environmental area.

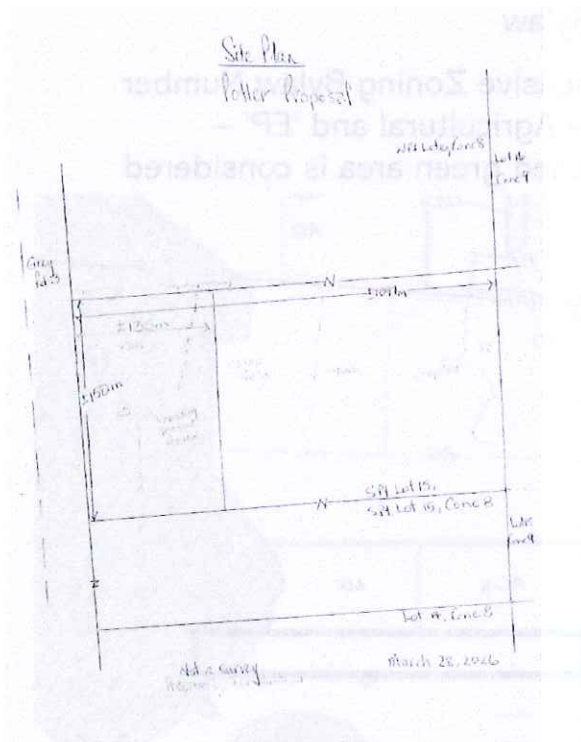
A single detached dwelling and agricultural uses are two of the uses permitted within the AG zone.



Zone Requirements	AG - Agricultural uses	AG - Residential Uses	Proposed Agricultural	Residential/Hobby Farm
Lot Area (Min)	40	-	±18 ha lot addition	±2.0 ha
Lot Frontage (Min)	200 m	-	0 m	±150m
Lot Coverage (Max)	5%	5%		± 5%
Required Yards (Min)			n/a	n/a - Existing
Front Yard	20 m	10 m		
Side Yard	15 m	10 m		
Rear Yard	15 m	10 m		
Building Height (Max)	n/a	10 m	n/a	

³ Township of Georgian Bluffs Comprehensive Zoning Bylaw, Number 2020-020, Township of Georgian Bluffs





The proposal is in compliance with the Township zoning bylaw.

2.5 Grey Sauble Conservation Authority

The Grey Sauble Conservation Authority (GSCA) Regulation 151/06 is in effect in the area. The proposed lot addition is not within the regulated area and will not affect any environmental features. The agricultural area will continue to be farmed as it has in the past.

No concerns are anticipated from the GSCA.

3.0 Summary and Conclusions

The proposal is for a lot addition of approximately ± 18.1 ha (± 44.7 ac) to existing agricultural lands to the south (420354000400600, 52.6 ha (129 ac)) and the retention of approximately ± 2.0 ha (± 5.0 ac), containing the existing dwelling and workshop/barn. No additional lot will be created.

The proposal will add to an existing agricultural business to enable sustainable agricultural use of the lands in the long term. The farmer has no desire to be a landlord, the current owners wish to remain in their home. The parcel will support the residential use in the long term and there will be no negative impact upon the environment.

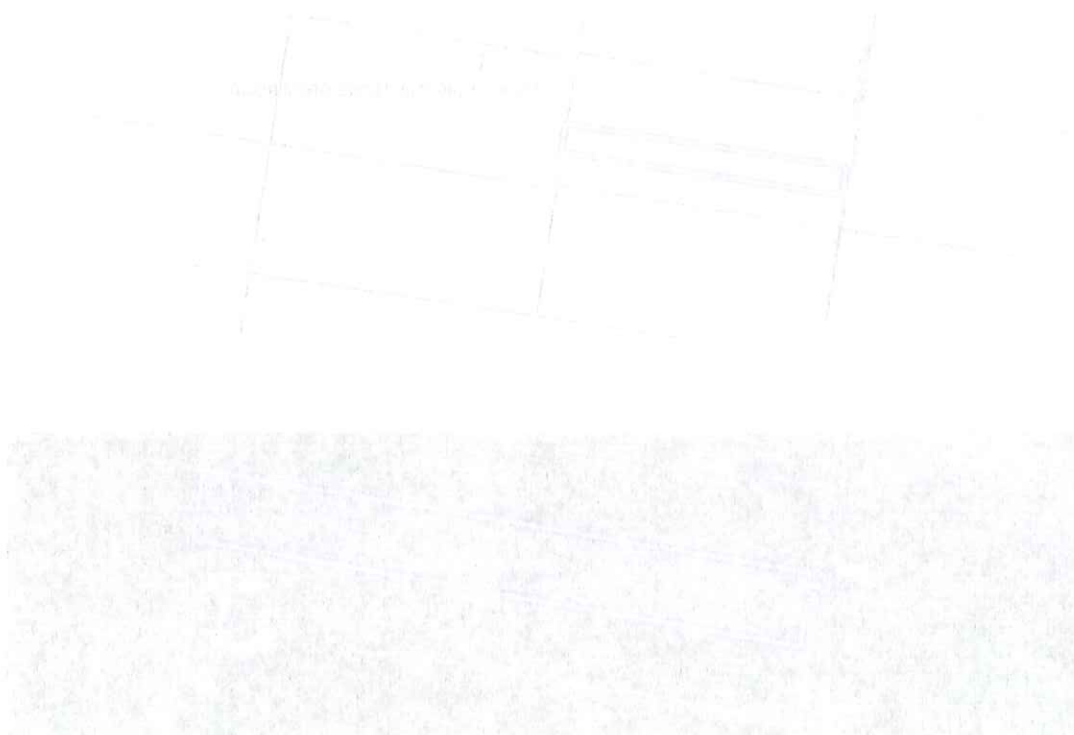


The size and configuration proposed is appropriate to ensure environmental sustainability and orderly development.

The proposal satisfies the provincial policy, County Official Plan and the Twp zoning bylaw.

Respectfully submitted,

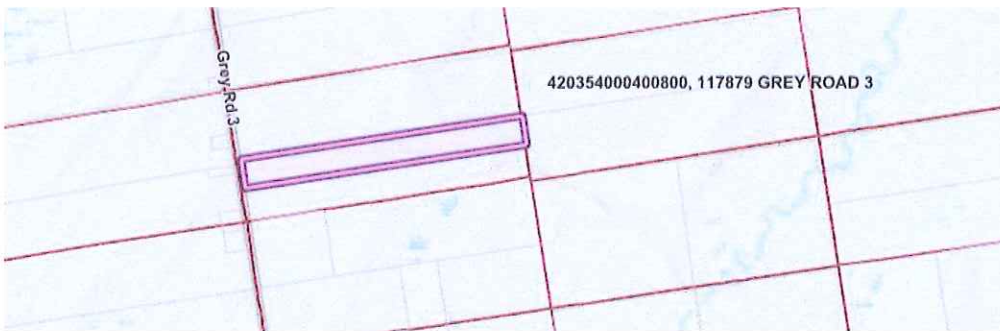
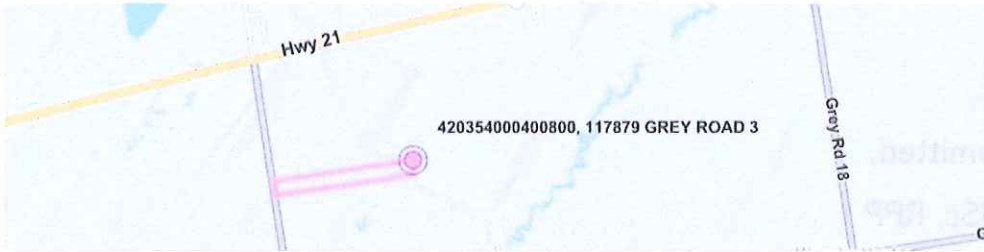
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SCHEDULE A Location Plan



SCHEDULE B

Site Plan



Not a survey

Prepared by B. Nicolson



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