

PLANNING REPORT

PROPOSED SEVERANCE OF SURPLUS FARMHOUSE

PAUL SUTHERLAND

**PART LOT 23, CONCESSION 19
GEOGRAPHIC TOWNSHIP OF KEPPEL
TOWNSHIP OF GEORGIAN BLUFFS
COUNTY OF GREY**

Prepared by:



Ron Davidson
Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON. N4K 6X2

SEPTEMBER 1, 2017

TABLE OF CONTENTS

1.	BACKGROUND	1
1.1	The Proposal	1
1.2	Approvals Required	1
1.3	Purpose of this Report.....	2
2.	SUBJECT LANDS AND SURROUNDING LAND USES	3
2.1	Property Location and Description.....	3
2.2	Surrounding Land Uses.....	3
3.	COUNTY OF GREY OFFICIAL PLAN	4
3.1	Land Use Designation	4
3.2	Lot Creation.....	7
3.3	Natural Environment.....	11
3.4	Amendments to the Grey County Official Plan	11
3.5	Grey County Official Plan Review Summary.....	13
4.	THE PROVINCIAL POLICY STATEMENT	14
4.1	Agriculture.....	14
4.2	Natural Heritage	15
4.3	PPS Review Summary	15
5.	ZONING BY-LAW CONFORMITY	16
6.	PLANNING DISCUSSION	17
7.	RECOMMENDATION	18
APPENDIX A:	A
Figure 1:	Locational Map	
Figure 2:	Proposed Severance	
Figure 3:	Aerial Photograph of Severed Parcel	
Figure 4:	County of Grey Official Plan Schedule A (Land Use) - GIS Version	
Figure 5:	Township of Georgian Bluffs Zoning By-law – GIS Version	

1. BACKGROUND

1.1 The Proposal

Paul Sutherland owns and actively farms a 29.7 hectare property in the Township of Georgian Bluffs. Situated on the farm lot are a detached dwelling, barn and storage building.

The detached dwelling is surplus to the residential needs of Mr. Sutherland, and therefore he proposes to sever a 0.74 hectare non-farm lot containing the farmhouse, along with the barn and storage building, under the “surplus farmhouse” consent policies of the County of Grey Official Plan. He will retain the balance of the farm property for cash-cropping purposes.

In addition to owning this property, he also owns, actively farms and resides on another property in the Township, as explained later in this Planning Report.

1.2 Approvals Required

In order to sever the subject property as proposed, approval of the following is required:

- An amendment to the County of Grey Official Plan;
- an amendment to the Township of Georgian Bluffs Zoning By-law; and,
- Consent to Sever.

The purpose of the Amendment to the County of Grey Official Plan is to allow for a severance under the “surplus farmhouse” policies despite the fact that the farm holding does not consist of 40 hectares, as required by the ‘Agricultural’ consent policies of the Official Plan.

The Zoning By-law Amendment is required to reduce the lot area, lot frontage and yard requirements for the severed parcel, and reduce the lot area requirement and place a “no dwelling” clause on the retained parcel, as explained in Section 5 of this Planning Report.

The Consent application would establish a 0.74 hectare non-farm residential lot containing the existing buildings, resulting in a 28.96 hectare retained parcel to be used solely for cash-cropping purposes.

1.3 Purpose of this Report

Ron Davidson, Land Use Planning Consultant Inc. has been retained by Paul Sutherland to submit the above-noted Planning Act applications to the County of Grey and the Township of Georgian Bluffs, and to prepare a Planning Report that evaluates the proposed lot addition within the context of sound land use planning principles.

2. SUBJECT LANDS AND SURROUNDING LAND USES

2.1 Property Location and Description

The subject lands are located along the south side of Grey Road 17, approximately 900 metres west of Wolseley, as shown on Figure 1 to this Planning Report. Along its southerly boundary, the site also fronts along Mountain Lake Drive.

The subject property comprises 29.7 hectares of land, of which approximately 28.7 hectares are cash-cropped. Situated on the property are the aforementioned dwelling, barn and storage building. No farm animals occupy the barn.

The area of the property to be severed contains the three buildings and comprises 0.74 hectares of land. The size and shape of the proposed severed parcel have been carefully designed in order to minimize the amount of cropland that will be taken out of production as a result of the severance. In order to keep the existing septic system with the dwelling, it is necessary to include a three metre wide swath of cropland along the east side of the house. These means approximately 240 square metres of current crop land will be lost.

The proposed severance is illustrated on Figure 2 to this Planning Report. Additional features of the severed parcel are shown in the aerial photograph provided in Figure 3.

2.2 Surrounding Land Uses

The surrounding land uses are described as follow:

Scale Lake and its associated wetland are located to the north, along the opposite side of Grey Road 17. Adjacent to the wetland is a vacant, forested, 7.1 hectare lot, which is also owned by Paul Sutherland.

A 39.2 hectare property abuts the east side of the subject property. The above-noted wetland also covers approximately 60% of that property, with the balance of the site in agricultural production. A dwelling and barn exist on that lot. The barn is located approximately 422 metres from the proposed severed lot. Additional details regarding this barn are provided later in this Planning Report.

Almost the entire 80 hectare property to the immediate south of the Sutherland farm is heavily forested. Approximately three hectares appear to be actively farmed.

A large portion of the 35 hectare farm to the west of the Sutherland property appears to be cash-cropped.

3. COUNTY OF GREY OFFICIAL PLAN

The subject lands fall within the Planning jurisdiction of the County of Grey Official Plan. The Township of Georgian Bluffs Official Plan does not apply to the subject property.

3.1 Land Use Designation

The subject property is designated almost entirely 'Agricultural' on Schedule A (Land Use) to the County of Grey Official Plan, as shown in Figure 4 to this Planning Report. A very small area along the easterly boundary is designated 'Wetland'.

The 'Agricultural' designation is generally intended to promote agricultural activity within these areas of the County. Permitted uses include all types and sizes of agricultural uses, market gardening, nurseries and forestry uses. Small-scale secondary uses and gravel operations within certain identified areas are also allowed.

In addition, a limited amount of non-farm land uses may also be permitted within the 'Agricultural' designation if there is a demonstrated need for additional land to be utilized to accommodate the proposed use and there are no reasonable alternative locations which would avoid agricultural areas. Such permitted non-farm uses may include residential uses located on existing lots or lots created in accordance with Section 2.1.4 of this Plan.

The following 'Agricultural' policies are contained within Section 2.1.3 *Development Criteria Policies* of the County Official Plan:

1. *In the Agricultural designation newly created farm lots should generally be 40 hectares (100 acres) in order to discourage the unwarranted fragmentation of farmland. It is not intended to prevent the creation of smaller farm parcels where they 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 operation. Local Municipalities will be encouraged to establish minimum farm parcel sizes appropriate to the agricultural area in the Local Municipal Official Plan and/or Secondary Plan.*

In order to determine if a proposed farm parcel is sufficiently large enough to maintain flexibility for future changes the applicant shall demonstrate that similar continuously active farm operations exist in the area which are of a comparable size and type. Where the original Township lot is less than 40 hectares, in no case shall the severed or retained lots be smaller than the original Township lot.

Comment: Notwithstanding these policies which are generally intended to maintain large, agricultural parcels, consideration may also be given to the

severance of a small, non-farm residential lot containing a surplus farmhouse as explained in the “Consent Policies” section (see below) of the Grey County Official Plan.

Due to the size of the remnant parcel, the County requested during the preconsultation discussions that that an Agricultural Impact Assessment be carried out to demonstrate that the remnant farm parcel, being 28.96 hectares in size, would be large enough to support farming which is common to the area and can maintain flexibility for future changes in agriculture. In this regard, Mr. Sutherland retained the services of Orion Environmental Solutions to address the County’s concern. Copies of the Assessment have been included with the application packages submitted to the Township and County.

2. *Minimum lot size within the Agricultural designation for non-farm permitted uses, identified in Section 2.1.2(2) shall be restricted to the minimum size required for the active aspects of the operation with as little acreage as possible taken out of productive agricultural land.*

Comment: The proposed severance will result in approximately 240 square metres of cropland being taken out of production. The dwelling’s existing septic system extends into the field, and therefore it is necessary to include this extra small swath of land with the residential lot. The amount of lost farmland should be considered marginal.

3. *The County will monitor the nature and amount of lot creation resulting from the farm parcel creation and non-farm lot creation to ensure that the implementation of the policies is not impacting negatively on the agricultural land base or agricultural operations. This would occur on an annual basis and the policies reviewed to ensure impacts on the agricultural land base or operations are minimized.*

Comment: The author of this Planning Report is not aware of any County monitoring programs of this nature.

4. *On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction, or represent an incompatible land use. It must be demonstrated to the appropriate approval authority that:*

(i) the extraction of the aggregate resource is not feasible due to the quality or

quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-farm development as well as the adjacent lands within 300 metres of the proposed non-farm development; or that

- (ii) the proposed land use or development serves a greater long term interest of the general public than does aggregate extraction; and*
- (iii) issues of public health, public safety and environmental impact are addressed*

Comment: Schedule B (not provided in this Planning Report) does not identify any portion of the subject lands or any property within 300 metres of the Sutherland farm as 'Aggregate Resource Area' or 'Mineral Resource Extraction'.

5. *New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Minimum Distance Separation (MDS) formulae. MDS will not be applied to new non-farm development on existing lots of record. The County considers the continuation of the rural way-of-life to be of primary importance to protect existing livestock farmers who may wish to expand. The municipal comprehensive zoning by-law shall incorporate the Minimum Distance Separation formulae.*

In the case of a catastrophe (e.g. barn or non-farm structure destroyed in a fire), MDS shall not be applied provided that the building is proposed no closer to the livestock facility or non-farm structure than before the catastrophic event. However, should a landowner wish to expand the livestock facility beyond what had existed prior to the catastrophic event which results in higher values for Factor A, B and/or D as part of the MDS calculations, then MDS II shall be used.

For the purposes of MDS, cemeteries should be considered a Type B land use when performing MDS calculations. However, cemeteries may be treated as a Type A land use when the cemetery is closed and receives low levels of visitation. Local municipalities must clearly identify these cemeteries in the municipality's planning documents.

Comment: A barn and manure storage facility exist on the property to the east, as explained previously in this Planning Report. In this regard, an MDS Report has been prepared by Orion Environmental Solutions and is included in that firm's Agricultural Impact Assessment. The actual setbacks of the barn and manure storage facility greatly exceed the minimum setback requirements.

6. *New non-farm development within 500 metres of a Primary Settlement Area boundary or within 300 metres of a Secondary Settlement Area boundary shall be limited to existing lots, where minor infilling and rounding out of existing development may be considered. Prior to development the applicant must demonstrate that the development is compatible with adjacent uses and would not create or contribute to hard servicing problems or would not prejudice future development. Non-farm lot creation within 500 metres of a Primary Settlement Area boundary or within 300 metres of a Secondary Settlement Area boundary shall not be considered.*

Comment: The Sutherland farm is not located within close proximity of a 'Primary Settlement Area' or a 'Secondary Settlement Area' boundary.

3.2 Lot Creation

The policies for evaluating lot creation within the 'Agricultural' designation are provided in Section 2.1.3 *Development Criteria Policies*, as follows:

1. *A consent for one lot may be permitted provided the original farm parcel is a minimum of 40 hectares and no lot creation has been provided for in the past. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot. The options for a consent would be:*

Comment: The subject property comprises 29.7 hectares of land, and not the required 40 hectares. As such, an amendment to this particular policy of the Official Plan is required.

It should be noted no actual severance has ever occurred on the original Crown lot known as Lot 23, Concession 19, and Keppel Township. Grey Road 17 was constructed through the north portion of this original Crown parcel in order to avoid running the road through Scale Lake. This automatically created a lot along the north side of the County Road, which is vacant and owned by Mr. Sutherland.

- a) *One lot severed to create a farm parcel of generally 40 hectares in size, provided the Development Criteria of Section 2.1.3 has been satisfied, or*

Comment: This policy is not relevant.

- b) *Where a residence is deemed surplus to a farm operation as a result of farm consolidation, provided that:*

- (i) *The owner of the lands to be severed is 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' shall be defined as to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms;*

Comment: Mr. Sutherland owns a 63.09 hectare agricultural property at 505721 Grey Road 1. He actively farms and lives on that property. Mr. Sutherland qualifies as a bona fide farmer.

- (ii) *The lot proposed for the residence and buildings surplus to the farming operation shall be limited in area and shall only be of sufficient size to accommodate the residence surplus to the farming operation, accessory buildings (where including accessory buildings does not render the lot excessively large), a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands;*

Comment: The area of the property to be severed contains the three buildings and comprises 0.74 hectares of land. The size and shape of the proposed severed parcel has been carefully designed in order to minimize the amount of cropland that will be taken out of production as a result of the severance. In order to keep the entire existing septic system with the dwelling, it is necessary to include a three metre wide swath of cropland along the east side of the house. These means approximately 240 square metres of current crop land will be lost, which is a marginal amount. The intent of the above-noted policy is clearly maintained.

- (iii) *The remnant parcel shall be rezoned to prohibit the future erection of a residential dwelling of any type on the agricultural lands provided that a residential dwelling does not exist at the time of severance;*

Comment: The farmlands will be rezoned accordingly, as explained in greater detail later in this Planning Report.

- (iv) *The severance of a residence surplus to a farming operation must comply with Provincial MDS Formulae. All livestock facilities within the vicinity of the proposed severance, including any livestock facility situated on the farm parcel from which the surplus farm residence is being severed, shall be used in determining Provincial MDS Formulae compliance;*

Comment: As mentioned above, the proposed severance complies with the MDS

Guidelines.

- (v) *Given that no new residence can be erected as a result of the residence surplus to a farm operation being severed from the land holding, the requirements identified in Section 2.8 or Section 5.4.2(2) do not apply; and,*

Comment: These policies, which are not applicable, deal with natural heritage features and abandoned landfill sites.

- (vi) *The existing residence is habitable at the time of application.*

Comment: The existing residence is habitable, and is being rented at the present time.

In addition to the severance policies involving lands within the 'Agricultural' areas, the Official Plan also provides general consent policies that are applicable for all land use designations. Those policies, contained in Section 6.12, state the following:

1. *Where division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:*
 - a) *The land division is permitted by the appropriate land use policies of Section 2;*

Comment: The 'Agricultural' designation permits the severance of a non-farm residential lot containing a farmhouse that has become surplus to the residential needs of a bona fide farmer.

- b) *The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area;*

Comment: The proposed severance will not result in any development occurring on the subject lands.

- c) *The proposed use is compatible with existing and permitted future land uses on adjacent lands;*

Comment: As stated above, no new development will occur as a result of this severance being approved.

- d) *The servicing requirements of Section 5.3 shall be met;*

Comment: The general intent of Section 5.3, as it pertains to 'Agricultural' areas of Georgian Bluffs, is to ensure that any development serviced with private wells and septic systems are suitable to accommodate such forms of servicing over the long term. On this note, the dwelling located on the proposed severed parcel will continue to be serviced with an existing septic system and well. Should the need ever arise to replace the existing septic system, there will be ample area on this 2.81 hectare lot to accommodate it.

- e) *Direct access from a Provincial Highway or a County Road shall be restricted as outlined in Section 5.2. Where possible, residential lots shall not be approved where access from a road would create a traffic hazard because of limited sight lines, curves or grades;*

Comment: A new residential entrance along Grey Road 17 will not be required. A field entrance for the retained parcel may be necessary, although access to the site could be provided from Mountain Lake Road.

- f) *Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*

Comment: As stated above, the severed parcel will continue to be serviced with the existing septic system and well. Given the size of the property and the known soil type in this area of the Municipality, the conditions are suitable for private services.

- g) *The size of any parcel of land created shall be appropriate for the proposed use, and in no case, shall any parcel be created which does not conform to the minimum provisions of the Zoning By-law.*

Comment: The proposed severed parcel will conform to the minimum lot area requirement for non-farm residential lots, as explained later in this Planning Report.

- h) *That Minimum Distance Separation Formulae is applied to proposed lots.*

Comment: An MDS Report prepared in support of the proposed severance demonstrates that the separation distance between the proposed lot and the barn to the east greatly exceeds the minimum setback requirement.

2. *Any conditions, including zoning if required, shall be fulfilled, prior to final approval of the lot creation.*

Comment: The Official Plan Amendment and Zoning By-law Amendment will be in force and effect before the deed for the new parcel can be stamped. Any other conditions imposed by the Land Division Committee must also be fulfilled.

3.3 Natural Environment

The County of Grey Official Plan serves to protect a variety of natural heritage features including Significant Woodlands, Significant Wetlands, Areas of Natural and Scientific Interest, Fish Habitat, Significant Wildlife Habitat, Significant Valleylands, and Threatened and Endangered Species. Mapping for the Significant Woodlands, Significant Wetlands, and Areas of Natural and Scientific Interest is provided in the County Official Plan schedules and appendences.

On this note, the 'Wetlands' designation applies to a very small amount of land along the easterly boundary of the site, but is approximately 150 metres from the edge of the proposed non-farm residential lot. The 'Wetland' designation also applies to the properties to the east and north, and comes within 50 metres of the proposed lot. The location of the 'Wetland' designation, however, should not be relevant to the severance discussion because the proposed severance will not result in any development or site alteration occurring on either of the severed or retained parcels.

Appendix A to the County Official Plan (not provided in this Planning Report) identifies a small karst area along the south end of the property. That constraint is located approximately 365 metres from the severed parcel. Given its location and the fact that no development will be occurring on the subject lands, there should be no concerns pertaining to karst topography.

3.4 Amendments to the Grey County Official Plan

Section 6.3 *Official Plan Review and Amendment* states:

1. *In considering an amendment to this Plan, the County will be guided by the basic intent of this Plan and by provincial policies along with:*
 - a) *The need for the proposed change; however this criterion does not apply to applications for the creation or expansion of a mineral aggregate operation;*

Comment: The Amendment is necessary because the subject farm property does not meet the minimum lot area requirement of 40 hectares.

As noted above, however, no actual severance has ever occurred on the original Crown lot known as Lot 23, Concession 19, Keppel Township.

Grey Road 17 was constructed through the north portion of this original Crown parcel in order to avoid running the road through Scale Lake. This automatically created a lot along the north side of the County Road, which is vacant and owned by Mr. Sutherland.

b) The effect of the proposed change on the demand for services and facilities;

Comment: The Official Plan Amendment will result in no new development, and therefore the Amendment would not place any greater demand for services and/or facilities.

c) The implications the amendment may have on other policies of the Plan;

Comment: This Planning Report is attempting to demonstrate that the Amendment will have no negative implication on other policies of the County Official Plan.

d) The impact of the proposed change on the County's ability to achieve the principles and policies expressed in this Plan, or on other County policies, programs and interests;

Comment: The requested Amendment will have no negative impact on the County's ability to achieve any policies of the County of Grey.

e) The impact of the proposed change on the local Municipalities' ability to achieve the principles and policies expressed in their Official Plans, or on other local Municipal policies, programs or interests; and

Comment: The Amendment will have no negative impact on Georgian Bluff's ability to achieve any policies of the Township.

f) The information and conclusions provided by the monitoring studies completed under Section 6.4.

Comment: It is my understanding that the County has not conducted the monitoring studies identified in Section 6.4 of the Official Plan.

g) The information requirements listed under Section 6.18

Comment: This Planning Report and the Agricultural Impact Assessment have been prepared to justify the Official Plan Amendment, as requested by the County of Grey Planning and Development Department.

3.5 Grey County Official Plan Review Summary

Despite the need to amend the County's Official Plan, the proposed lot addition is generally consistent with the intent and purpose of the Official Plan policies pertaining to the 'Agricultural' designation, lot creation and the natural environment.

4. PROVINCIAL POLICY STATEMENT

Section 3 of the Planning Act (PPS) requires all decisions made under the Act by an approval authority to “be consistent with” the Provincial Policy Statement (PPS). The PPS provides a number of policies that are designed to protect planning matters of interest to the Ontario Government. The following is an evaluation of the proposed development within the context of the relevant PPS policies:

4.1 Agriculture

According to the ‘Agriculture’ policies of the PPS, prime agricultural areas shall be protected for long-term use for agriculture. Lot creation is generally discouraged and only permitted in a few selected circumstances including:

- 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;*
- 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;*

Comment: The existing farmhouse has become surplus to the needs of Mr. Sutherland as a result of him enlarging his farm holdings. The proposed lot is large enough to accommodate the existing buildings, well and septic system. The balance of the farm will be rezoned to prohibit a future residence.

With regard the retained parcel, as it pertains to policy a) above, an Agricultural Impact Assessment conducted on behalf of Mr. Sutherland has demonstrated that the remnant farm parcel, being 28.96 hectares in size, is large enough to support farming which is common to the area and can maintain flexibility for future changes in agriculture.

4.2 Natural Heritage

Section 2.1 *Natural Heritage* provides a series of policies intended to protect natural heritage features of significance to the Province. No such features are known to exist on the subject property or within 120 metres of the site.

4.3 PPS Review Summary

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

5. ZONING BY-LAW CONFORMITY

The subject property is zoned predominantly 'A2' (Restricted Agriculture) in the Township's Zoning By-law, as shown in Figure 5 to this Planning Report.

A small area near the easterly boundary of the property, including a portion of the severed parcel, is zoned 'EP' (Environmental Protection).

Permitted uses in the 'A2' zone include agriculture, forestry, a detached dwelling, home industry, a home occupation, and a bed and breakfast establishment.

The 'A2' zone provisions require agricultural uses to maintain a minimum lot area of 40 hectares and a minimum lot frontage of 200 metres.

Non-agricultural residential uses require a minimum lot area of 0.8 hectares and a minimum lot frontage of 100 metres. A detached dwelling on a non-agricultural lot is required to maintain front, side and rear yards of at least ten metres, whereas accessory buildings require side and rear yards of at least five metres and at least ten metres of front yard.

Based on the foregoing, a Zoning By-law Amendment is necessary to achieve the following:

Severed Parcel:

- 'minimum lot area' of 0.74 hectares;
- 'minimum lot frontage' of 53.8 metres*;
- 'minimum side yard' for detached dwelling of 9.1 metres;
- 'minimum side yard' for accessory building of 5.79 metres.

* The lot frontage is the actual width of the severed parcel and not the length of its curvy, front lot line.

Retained Parcel:

- 'minimum lot area' of 28.96 hectares;

In addition, a zoning of the retained parcel should also include the prohibition of a detached dwelling on the lands.

Mr. Sutherland has been advised that the Zoning By-law will include a clause prohibiting the barn from being use for accommodating livestock.

6. PLANNING DISCUSSION

The submitted Planning Act applications will uphold the intent and purpose of the “surplus farmhouse” policies that allow for a bona fide farmer to dispose of a dwelling that he/she does not need, thereby ultimately ensuring that the house is maintained over the long term. In situations where a surplus dwelling is not severed from the farmland, the house is typically leased in the short term but sometimes becomes derelict over the long term due to the owner’s frustration with tenants. There are numerous examples of abandoned dwellings within the County, all of which are blights on the rural landscape. This type of abandonment also represents a loss in municipal taxation revenues.

The severance should not impact on any adjacent farming operation. As explained earlier in this Report, the lot creation complies with the Minimum Distance Separation Guidelines.

The proposed severance does not meet the Official Plan policy that requires a farm holding to comprise 40 hectares of land in order to qualify for a severance involving a surplus farmhouse; however, no lot has ever been severed from the original Crown lot. It is important to note that the lot is smaller than 40 hectares because Grey Road 17 was deviated through the original Lot 23, Concession 19, Keppel Township in order to avoid constructed a road through the middle of Scale Lake.

Any concerns regarding the viability of the remnant parcel as a farm have been addressed in the Agricultural Assessment.

The proposal maintains the general intent of the Official Plan and is consistent with the Provincial Policy Statement.

7. RECOMMENDATION

Given the merit of this proposed development and the rationale for the amendment to the County of Grey Official Plan as provided in this Planning Report, the submitted Planning Act applications should be given favourable consideration.

It is recommended that the numerical figures used in the Zoning By-law Amendment with regard to lot area, lot frontage and yard requirements provide for a minor margin of error. It is quite possible that the surveyor's reference plan will be slightly different than the submitted severance sketch due to the odd shaped of the severed parcel. For example, whereas the lot area of the severed parcel has been calculated to be 0.74 hectares, the wording of the Zoning By-law Amendment should require the 'minimum lot area' of the severed parcel to be 0.7 hectares.


Respectfully submitted,

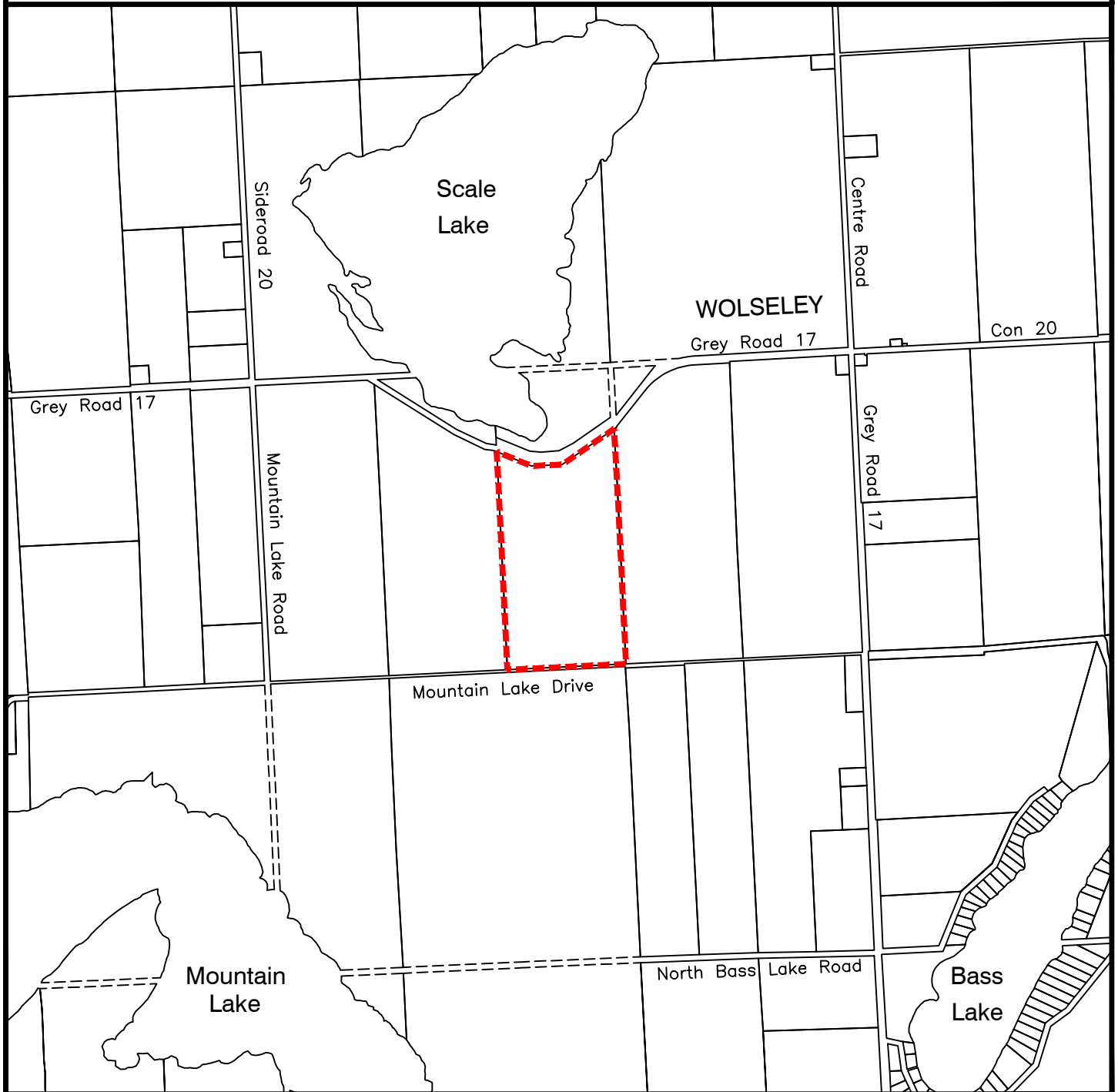
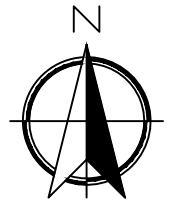
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, MCIP, RPP

APPENDIX A: FIGURES 1 TO 5

Figure 1: Location Map

 Subject Lands




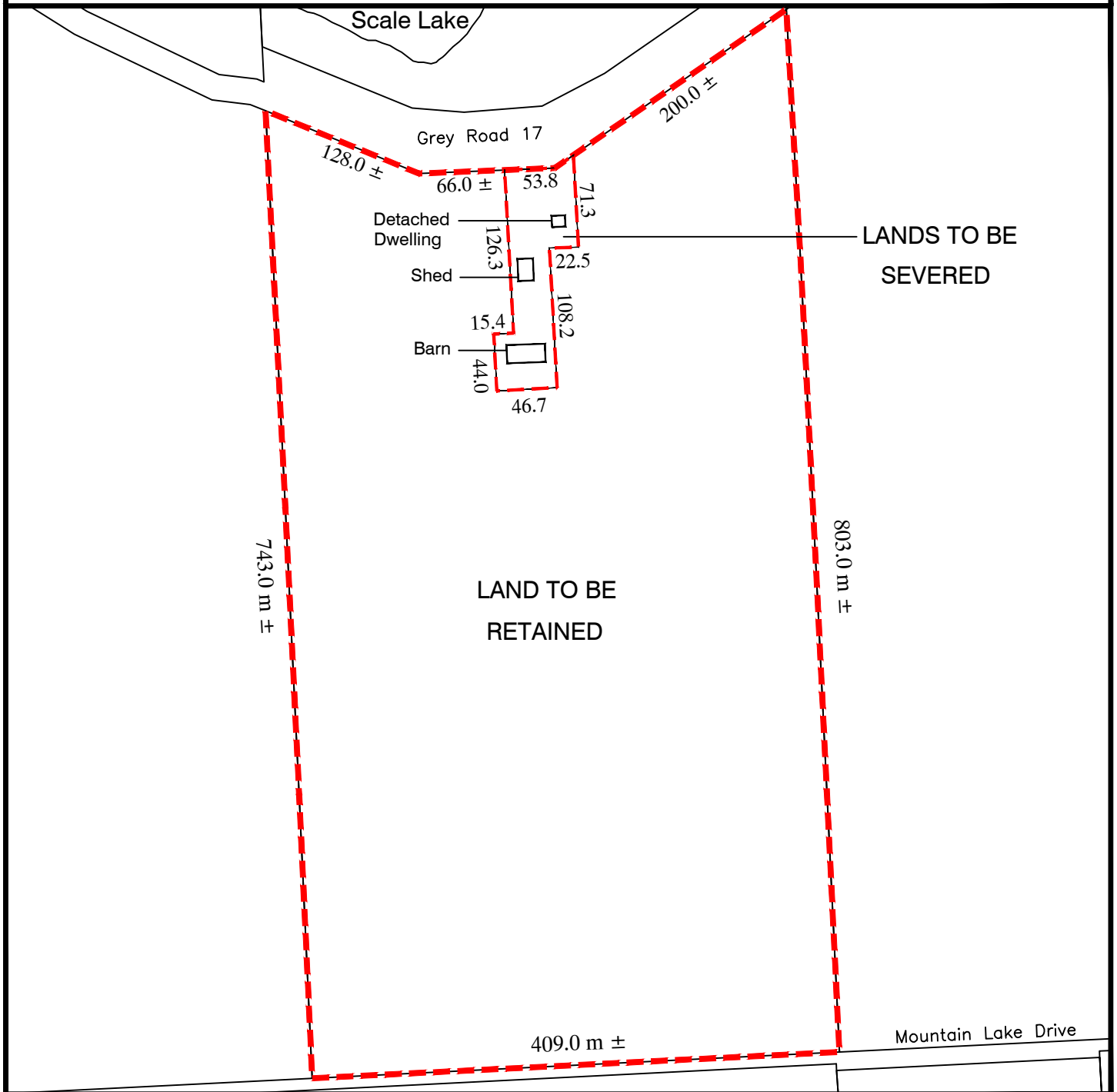
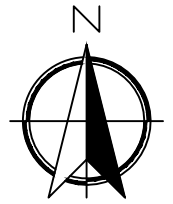
Surplus Farmhouse Severance
402558 Grey Road 17
Part Lot 23, Concession 19
Geographic Township of Keppel
Township of Georgian Bluffs

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

SCALE 1:20 000

Figure 2: Proposed Severance

 Subject Lands




Surplus Farmhouse Severance
402558 Grey Road 17
Part Lot 23, Concession 19
Geographic Township of Keppel
Township of Georgian Bluffs

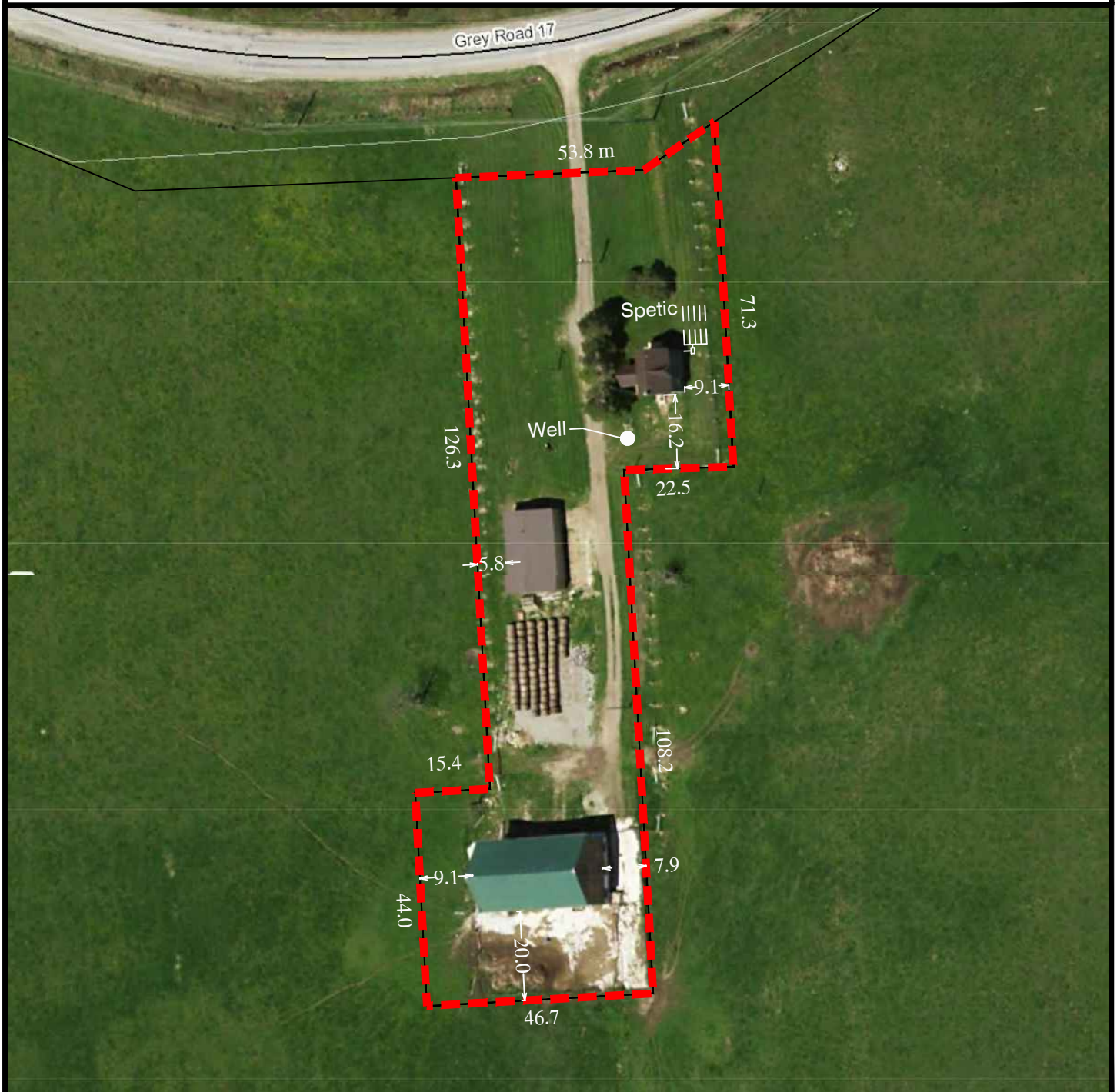


RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:4500

Figure 3: Aerial Photograph of Devered Parcel

 Subject Lands

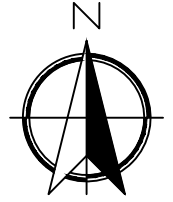
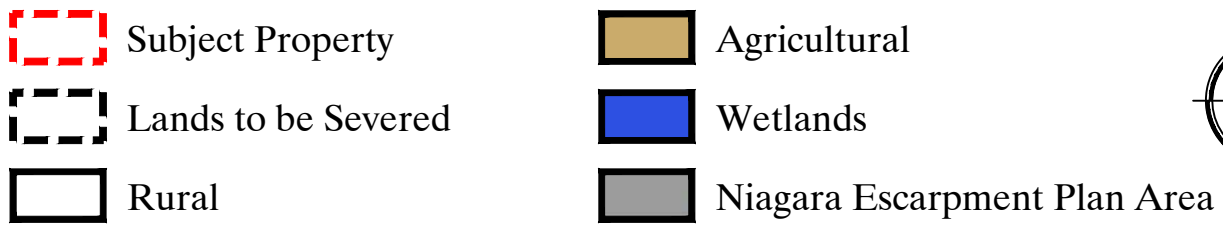


Surplus Farmhouse Severance
402558 Grey Road 17
Part Lot 23, Concession 19
Geographic Township of Keppel
Township of Georgian Bluffs

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

SCALE 1:1200

Figure 4: County of Grey Official Plan Schedule A (Land Use) GIS Version









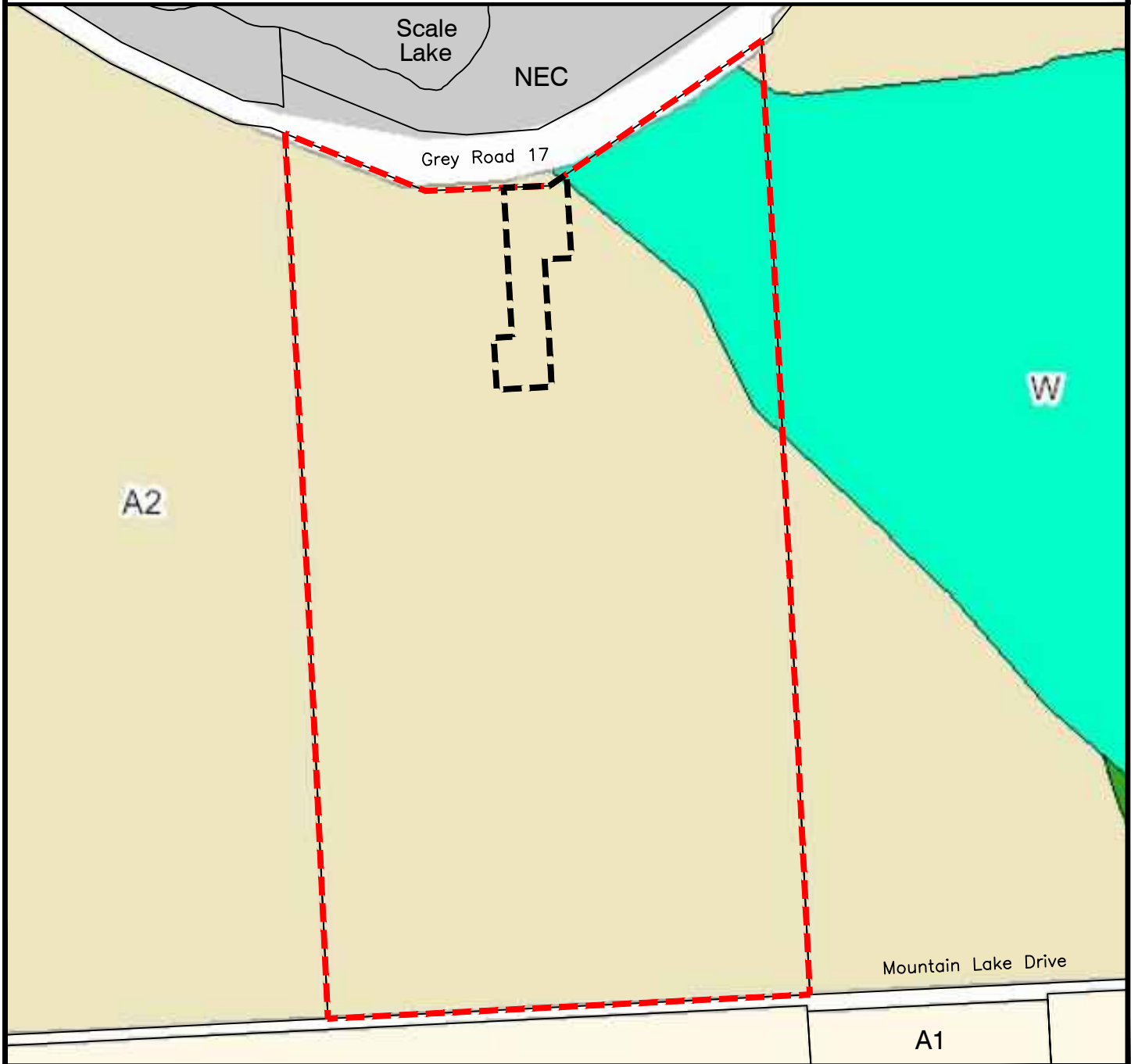
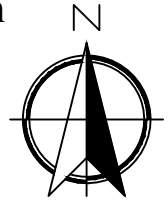
Surplus Farmhouse Severance
402558 Grey Road 17
Part Lot 23, Concession 19
Geographic Township of Keppel
Township of Georgian Bluffs

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

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Figure 5: Township of Georgian Bluffs Zoning By-law - GIS Version

- | | |
|---|--|
|  Subject Property |  A2 Restricted Rural |
|  Lands to be Severed |  W Wetlands |
|  A1 General Rural |  NEC Niagara Escarpment Development Control |



Surplus Farmhouse Severance
 402558 Grey Road 17
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