



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 13, 2026

Municipality of West Grey
402813 Grey Road 4
RR 2
Durham, ON
N0G 1R0

Attention: Matt Rapke
Senior Planner

Dear Mr. Rapke

**Re: Planning Justification Report
Application for Consent and Minor Variance
Part Lot 12, Concession 14 NDR
Geographic Township of Bentinck
Municipality of West Grey
A.R.N.: 42052800071100
Owner: Gerald Bolender**

Further to recent pre-consultation discussions regarding the above-noted property, enclosed please find completed Consent and Minor Variance applications.

To assist your office in evaluating the proposal, I offer the following information:

Purpose of Application:

Gerald Bolender owns a 39.96-hectare vacant property and wishes to sever a non-farm residential lot comprising 0.8 hectares of land. A 39.16-hectare parcel will be retained.

The proposed lot creation is illustrated on Figure 1 of this Planning Justification Report.

Subject Property:

The subject lands are located along the south side of Concession 14 NDR, in the former Township of Bentinck.

Most of the property is forested, including the area to be severed. Approximately 6.6 hectares are cash-cropped by a local farmer, and this farm field is accessed by a driveway. A hydro transmission corridor traverses the northwest corner of the site. This power line has been decommissioned, although the infrastructure remains.

The features of the property are illustrated on Figure 1 of this Planning Justification Report.

Adjacent Land Uses:

The abutting lands are represented by a mix of agriculture and forestry, with a few non-farm residential lots existing in the general area. A small lot was previously severed from the subject property but has remained vacant/forested. The aforementioned hydro corridor traverses the lands to the north and west.

Municipality of West Grey Zoning By-law:

The subject lands are zoned ‘A2’ (Rural) and ‘NE’ (Natural Environment) in the Municipality of West Grey Zoning By-law, as illustrated on Figure 2.

The ‘A2’ zone requires a minimum lot area of 20 hectares and a minimum lot frontage of 122 metres. The table below evaluates the size of the proposed severed and retained parcels within the context of the ‘A2’ zone provisions.

Table 1: Zoning Compliance

<i>Provisions</i>	<i>A2 Zone Requirement</i>	<i>Severed Lot</i>	<i>Retained Lot</i>
<i>Minimum Lot Area</i>	20 ha	0.8 ha*	39.16 ha
<i>Minimum Lot Frontage</i>	122 m	80 m*	104 m*

* Relief from Zoning By-law is required

The Minor Variance application is requesting the required relief noted above.

Grey County Official Plan:

According to Schedule A of the County of Grey Official Plan, the subject lands are designated predominantly 'Rural', as shown on Figure 3 of this Planning Justification Report. The 'Hazard Lands' designation applies to approximately 8.0 hectares in the southeast corner of the site.

The 'Rural' policies give consideration to limited lot creation provided the total number of parcels from the original 40-hectare Crown-surveyed Township lot does not exceed four, including the retained parcel. In this regard, the subject property comprises part of the original Lot 12, Concession 14 NDR, Bentinck Township, which today exists as two lots. As such, the proposed severance complies with the 'Rural' density policies.

The Official Plan requires new lots created in the 'Rural' designated areas to comprise at least 0.8 hectares of land, and the proposed lot will meet this minimum requirement.

The County Official Plan also requires new lot creation to comply with the Minimum Distance Separation (MDS) formulae. There are no livestock facilities within 750 metres of the parcel to be severed.

Appendix B of the Grey County Official Plan identifies portions of the subject property as 'Significant Woodland', as illustrated on Figure 4. This constraint does not apply to the severed parcel but is located within approximately 30 metres. The policies of the Official Plan are designed to protect the woodland features from development and site alteration by not allowing for development or site alteration in a 'Significant Woodland' constraint area or within 120 metres unless it can be demonstrated that the woodland would not be negatively impacted. In this regard, Grey County's Ecologist visited the site during the preconsultation discussions and subsequently advised that an Environmental Impact Study would not be necessary provided a tree replacement program is implemented. The landowner has agreed to the Ecologist's recommendation to plant trees on 0.4 hectares of land within the currently cropped portion of the retained parcel. This tree planting requirement will be identified as a condition of approval, and therefore the planting will occur before the severance is finalized. The details regarding the size and spacing of the trees will be determined by the Ecologist.

Based on the foregoing, it is evident that the proposed severance conforms to the County of Grey Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) allows for limited lot creation in the rural areas where prime agricultural lands are not involved. Accordingly, the County Official Plan provides

policies that reflect the Province's position on this matter by allowing for a certain number of lots to be created within the 'Rural' designated areas, as explained above.

The PPS also protects natural heritage features including significant woodlands. The proposed lot creation would not undermine any such policies of the PPS.

It is evident that the proposed severance is consistent with the PPS.

Minor Variance Tests of The Planning Act:

Relief from three provisions of the 'A2' zone is necessary to facilitate the requested severance, as follows:

1. a reduction in the 'minimum lot area' requirement for the severed parcel from 20 hectares to 0.8 hectares;
2. a reduction in the 'minimum lot frontage' requirement for the severed parcel from 122 metres to 80 metres; and,
3. a reduction in the 'minimum lot frontage' requirement for the retained parcel from 122 metres to 104 metres. The Minor Variance Decision Sheet should further reduce this requirement to 100 metres in order to provide for a minor degree of flexibility in the event that the reference plan determines that this parcel has a slightly smaller frontage than shown on the severance sketch. (The severance sketch was prepared based on measurements taken from the County GIS mapping, which is not always 100% accurate.)

Section 45 of The Planning Act gives the Committee of Adjustment the authority to grant relief from a provision(s) of the Comprehensive Zoning By-law provided such relief passes the following four tests:

1. Does the Minor Variance maintain the intent and purpose of the Official Plan?

Comment: The proposed lot creation conforms with all of the relevant Grey County Official Plan policies, including the minimum lot area standard, as explained above. The Official Plan does not contain policies pertinent to lot frontage.

2. Does the Minor Variance maintain the intent and purpose of the Zoning By-law?

Comment: The Comprehensive Zoning By-law has chosen 20 hectares as the lot area standard for the 'A2' zone. A lower number could have been chosen when the

By-law was adopted, since the Grey County Official Plan only requires a new lot to comprise 0.8 hectares.

The Zoning By-law also requires a minimum lot frontage of 122 metres, a figure that may also be considered arbitrary. The intent of this provision is to ensure that every parcel of land maintains a reasonable amount of frontage along a public road. In this particular instance, frontages of 80 metres and 104 metres for the severed and retained parcels, respectively, seem reasonable.

It is worth noting that almost every severance that is granted in the 'Rural' designated areas of West Grey requires relief from the lot area and frontage provisions. In order to remove redundancy in the planning approval process, some municipalities in Grey County have eliminated the 'minimum lot area' and 'minimum lot frontage' provisions from their Zoning By-law, which is something that West Grey may wish to consider when drafting their new Comprehensive Zoning By-law.

3. Is the Minor Variance minor in nature?

Comment: This question is generally re-phrased as "what impact will the variance have on the adjacent lands?" A reduction in the lot area and frontage requirements of the 'A2' zone should not create any negative impact on the abutting properties. It is worth noting that the adjacent residential lot has the same dimensions as the proposed lot.

4. Would the Minor Variance represent an appropriate or desirable use of the land and buildings?

Comment: The proposed relief from the 'A2' zone provisions will facilitate the severance of a non-farm lot. This is desirable from the landowner's perspective. The variance represents an appropriate and desirable use of the lands.

Concluding Comments:

The proposed lot creation conforms to the County Official Plan and is consistent with the Provincial Planning Statement. The Consent application should be approved.

The Minor Variance passes the four tests listed in the Planning Act and should also be given favourable consideration.

I trust you will deem this application package to be complete. Should you require anything further, please contact the undersigned.

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

Sincerely,

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

Ron Davidson, BES, RPP, MCIP

c.c. Gerald Bolender

Figure 1: Proposed Severance

 Subject Lands

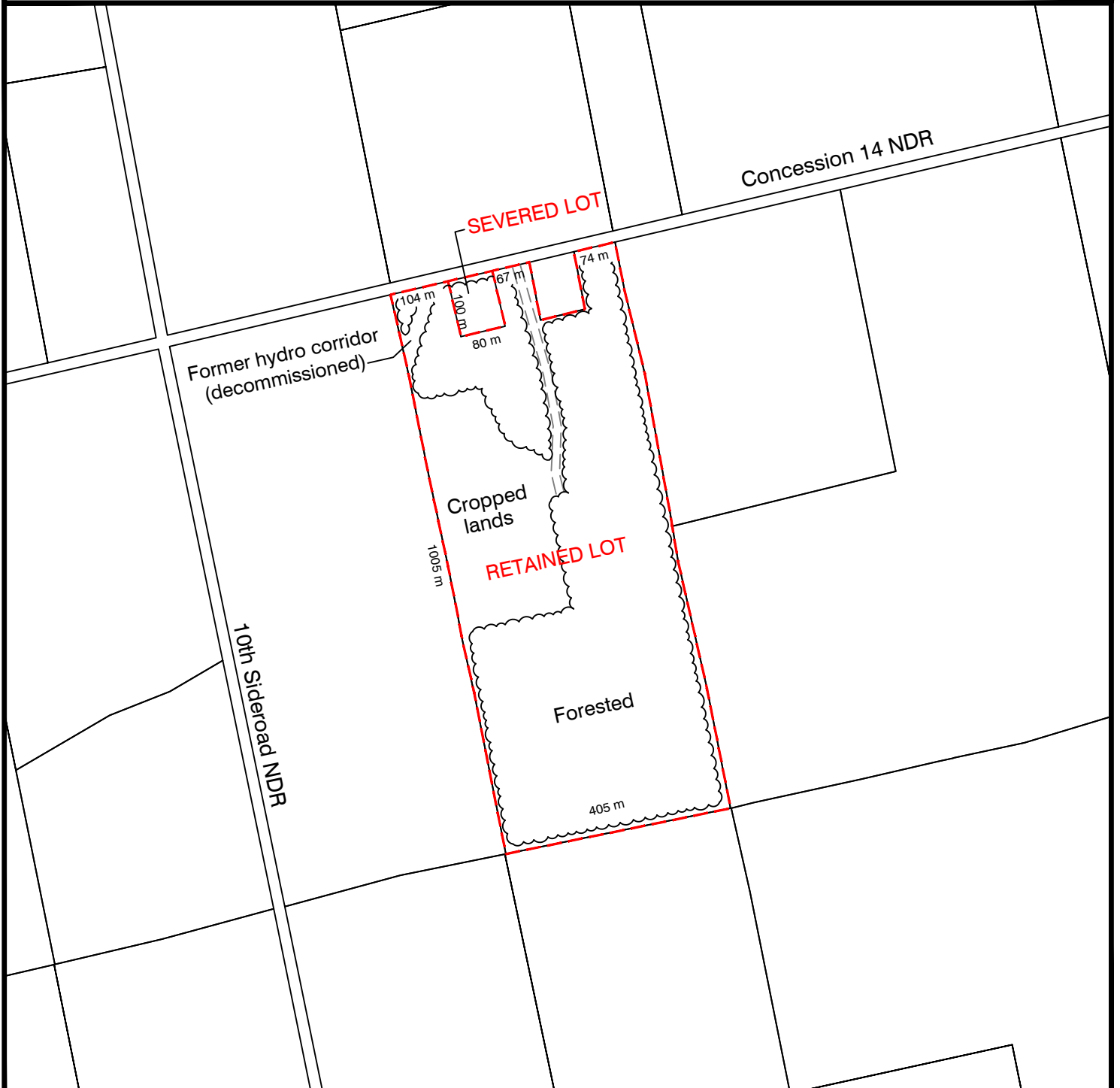
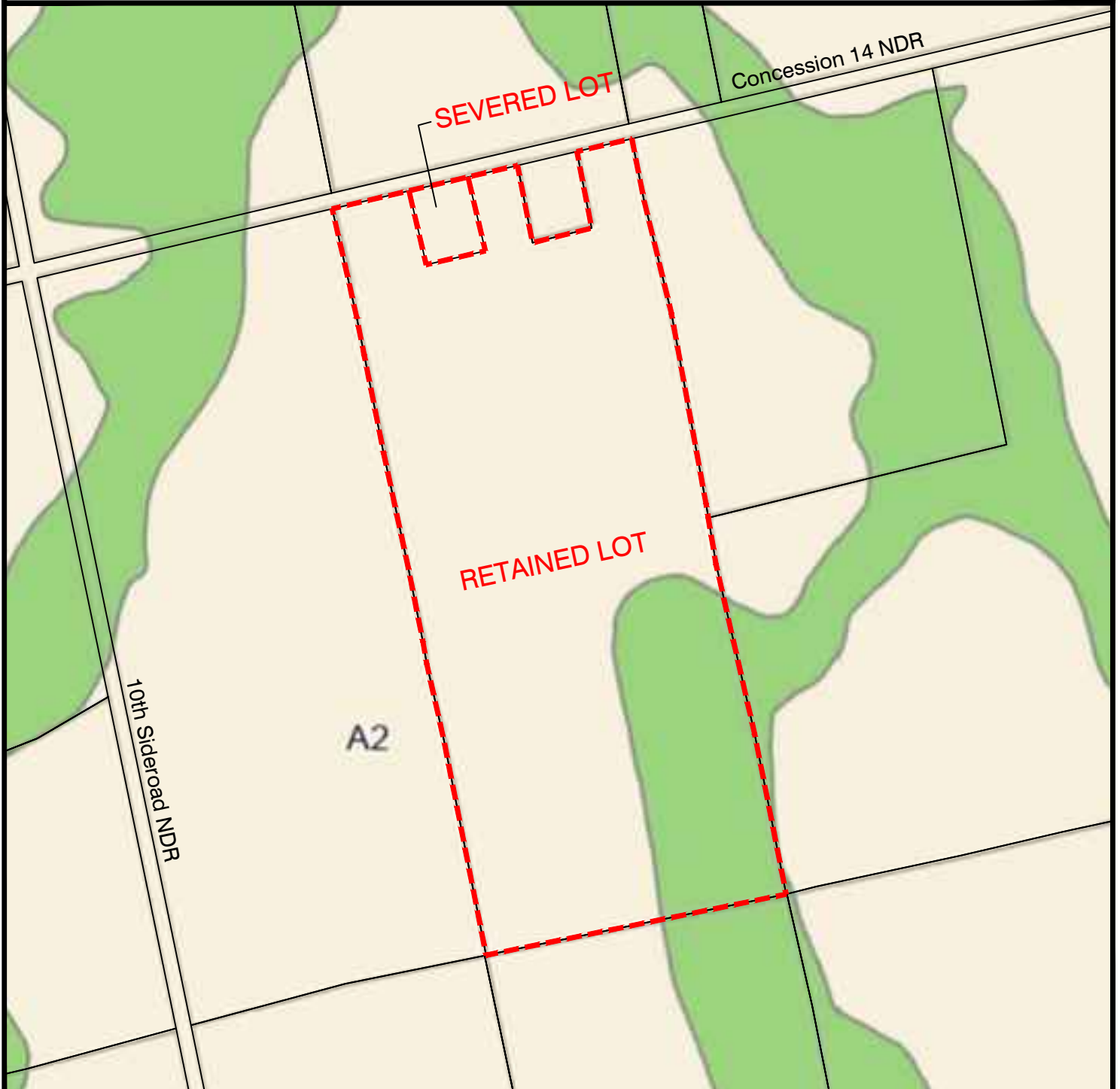
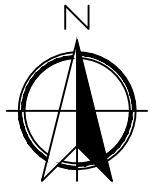


Figure 2: West Grey Zoning By-law Schedule A




 Subject Lands

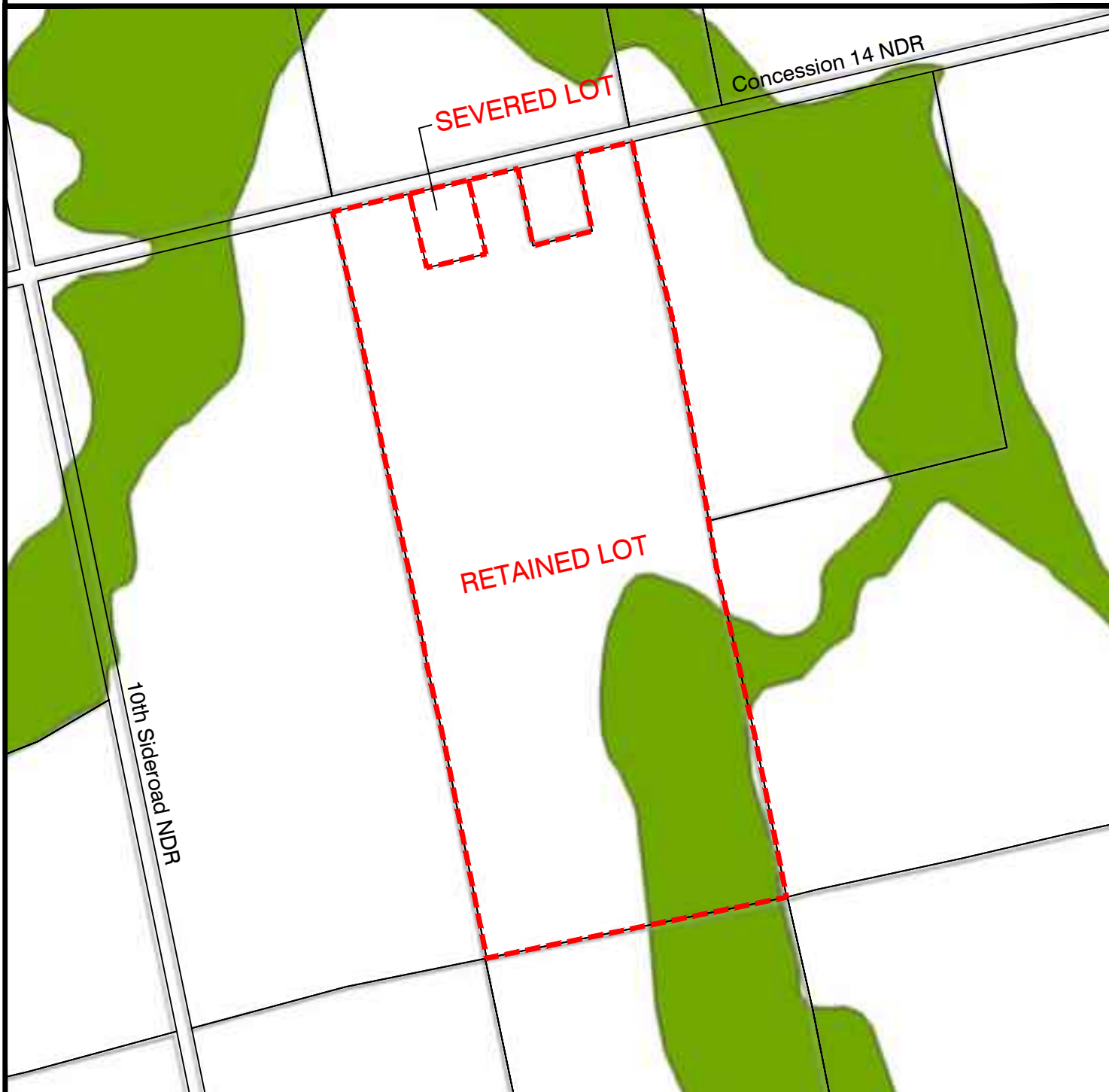


Lot Creation
541478 Concession 14 NDR

Figure 3: Grey County Official Plan Schedule A






-  Subject Lands
-  Rural
-  Hazard Lands



Lot Creation
541478 Concession 14 NDR

Figure 4: Grey County Official Plan Appendix B



-  Subject Lands
-  Streams
-  Significant Woodlands



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