



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 6, 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 Zoning By-law Amendment
Part Lot 1, Concession 9 NDR and Part of Lots 1 and 2, Concession 10 NDR
Geographic Township of Bentinck
Municipality of West Grey
501064 Concession 10 NDR
Owner: Schuknecht Farms Ltd.**

Further to recent pre-consultation discussions regarding the above-noted property, enclosed please find completed Consent and Zoning By-law Amendment applications.

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

Purpose of Applications:

Schuknecht Farms Ltd. owns a 106.49-hectare farm holding, of which approximately 13.72 hectares are located within the settlement area of Elmwood.

The landowner proposes to sever these 13.66 hectares of land from the balance of the property. The severed lands would be listed for sale and sold to a party for future development purposes. The area to be severed is not a contiguous parcel of land and would therefore be sold as two separate lots, with lot areas of 11.29 hectares and 2.37 hectares respectively.

Schuknecht Farms Ltd. will retain 92.83 hectares of land, which will include the existing house and two farm buildings.

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

Please note that whereas the intent is to have the two proposed lots follow the exact boundary of the 'Secondary Settlement Area' designation, the easterly lot line of Lot No. 2 will have a slight jog so that the exist line of trees can remain with the severed parcel and give the house some privacy.

Also note that the reference plan to be prepared by the Ontario Land Surveyor following conditional approval of the two severances might show Lot No. 2 as being smaller than depicted in Figure 1 of this Report. The westerly boundary of this proposed parcel, which is already a property boundary for the entire existing lot, appears on the County GIS mapping to run through a small portion of the neighbour's driveway and shed. As such, the frontage of Lot No. 2, which is shown on Figure 1 as 67 metres, might appear on the reference plan as being several metres smaller. This should have no impact on the intent of the severance.

An amendment to the West Grey Zoning By-law is necessary to facilitate the severances, as explained later in this Report.

Subject Property:

The subject lands are located both partially within and adjacent to the southeast quadrant of Elmwood. This holding has frontages along Concession 10, Bruce Road 10, Mill Street and Concession 8.

This existing property appears as three separate lots on the County GIS mapping, and West Grey issues three tax notices. The three parcels, however, have merged into one lot.

A house and two farm buildings are clustered near the northeast corner of the site. Approximately 73 hectares of this 106.49-hectare holding are cash-cropped. A few forested areas also exist on the property.

Adjacent Land Uses:

The neighbouring lands to the northeast and east are primarily used for agricultural purposes. Most of the lands to the northwest, west and south west are occupied by residential dwellings, with a few commercial and industrial land uses existing along Bruce Road 10.

Grey County Official Plan:

The lands to be severed from the farm holding are designated 'Secondly Settlement Area' on Schedule A of the County of Grey Official Plan, as shown on Figure 2 of this Planning Justification Report. The balance of the subject lands is designated 'Agricultural' and 'Rural'.

The 'Secondary Settlement Area' designation applies to partially-serviced and privately-serviced urban areas, and it is intended to provide a limited opportunity for growth and promote a range of living styles and employment opportunities. Permitted uses in the 'Secondary Settlement Area' designation include residential, commercial, dry industrial, public, recreational, and institutional uses. The current owner of the subject property has no development plans for the two severed parcels. As stated above, the lands will be listed for sale and presumably purchased by a developer(s).

Future development of these two severed parcels will proceed via the Plan of Subdivision process and will require a series of supporting documents including a Hydrogeological Investigation, Nitrate Study, Stormwater Management Report, Archaeological Assessment, and Planning Justification Report. The approval process will involve input from various public agencies and the general public.

Based on the foregoing, the creation of two proposed lots for future development consideration conforms to the Grey County Official Plan.

Municipality of West Grey Zoning By-law:

The subject lands are zoned 'FD' (Future Development), 'A3' (Restricted Rural), 'A2' (Rural) and 'A1' (Agricultural), as illustrated on Figure 3.

The 'FD' zone generally applies to large tracts of land that are situated within a designated settlement area and serves as an interim zoning until the future use of the property has been determined and the lands have been appropriately planned. At that point, the lands will be placed within a new zone(s). New uses permitted in the 'FD' zone are limited to a detached dwelling, home occupation, and accessory buildings and structures.

The 'FD' zone has been placed on Lot No. 1, which is appropriate since these lands are located within the boundaries of the settlement area.

Lot No. 2, however, is zoned 'A3', despite also being located within the urban boundaries of Elmwood. The 'A3' zone generally applies to lands located immediately adjacent to a settlement area because it restricts new or expanding livestock facilities in an attempt to

alleviate potential land use conflicts in the future with regard to odour. Permitted uses in the 'A3' zone include a detached dwelling, additional dwelling unit, bed and breakfast establishment, home occupation, home industry, and accessory buildings and structures.

During preconsultation discussions with West Grey Planning staff, it was determined that the Lot No. 2 should be rezoned to 'FD', which would match the zoning of Lot No. 1, and that a holding (h) symbol should be applied to the 'FD' zoning of both new lots such that no new buildings or structures (i.e. detached dwelling and/or accessory buildings) would be permitted. The erection of a new building on either of these parcels could jeopardize the proper layout of a Plan of Subdivision on these lands in the future.

The retained parcel will remain within the 'A3', 'A2', and 'A1' zones. This farm lot will comply with the 'minimum lot area' and 'minimum lot frontage' requirements of 40 hectares and 122 metres, respectively.

The proposed zoning of the subject lands is shown on Figure 4 of this Planning Justification Report.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) encourages urban type development to occur within the designated settlement area. The creation of two large blocks that will facilitate future urban growth, as proposed, is supported by this policy.

The PPS also encourages a variety of housing types and densities and requires development to be serviced appropriately. Future development on the two severed parcels will most likely be limited to low density housing, given that municipal services are not available. Any development proposal for these lands will require a Hydrogeological Assessment to assess the suitability of the site for private wells and septic systems. A Stormwater Management Report will also be needed to address surface water runoff.

The PPS will also require other studies to be completed in the future to address such matters as potential impact on natural heritage features, the archaeological significance of the site, etc.

In summary, the concept of severing two parcels in order to facilitate future growth within the settlement area of Elmwood is supported by the PPS. When development is being contemplated on these lands in the future, a more fulsome review will be undertaken.

Conclusion:

The proposed lot creation will facilitate future development within the settlement area of Elmwood, which will carry out the policies of the Grey County Official Plan with regard to accommodating future growth.

The Consent and Zoning By-law Amendment applications conform to the County Official Plan and are consistent with the Provincial Planning Statement. The submitted applications should therefore be approved.

Final Comments:

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,

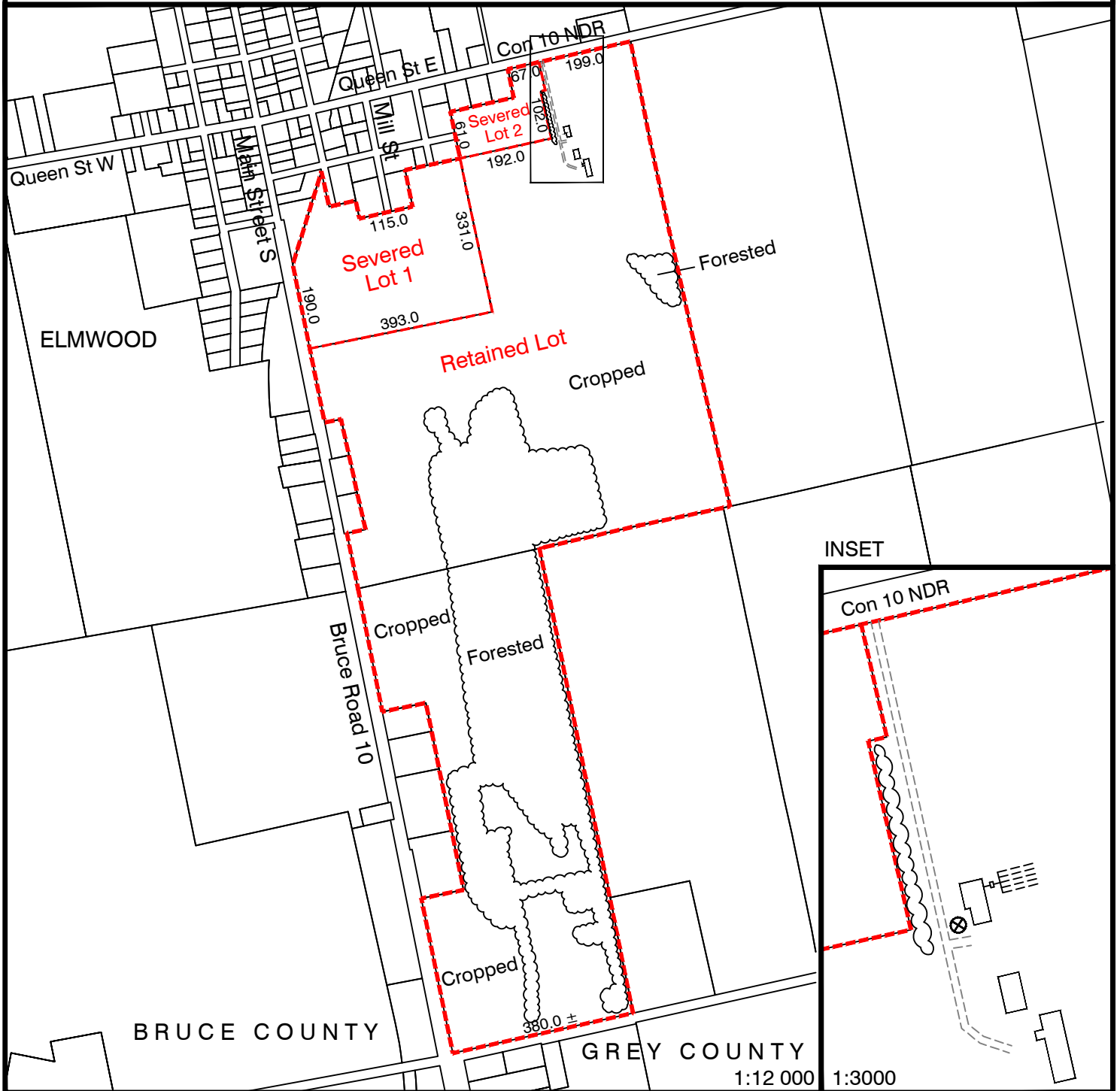
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive style.

Ron Davidson, BES, RPP, MCIP

c.c. Kevin Schuknecht

Figure 1: Severance Sketch

 Subject Lands



501064 Concession 10 NDR
Elmwood, ON

Figure 2: Grey County Official Plan Schedule A



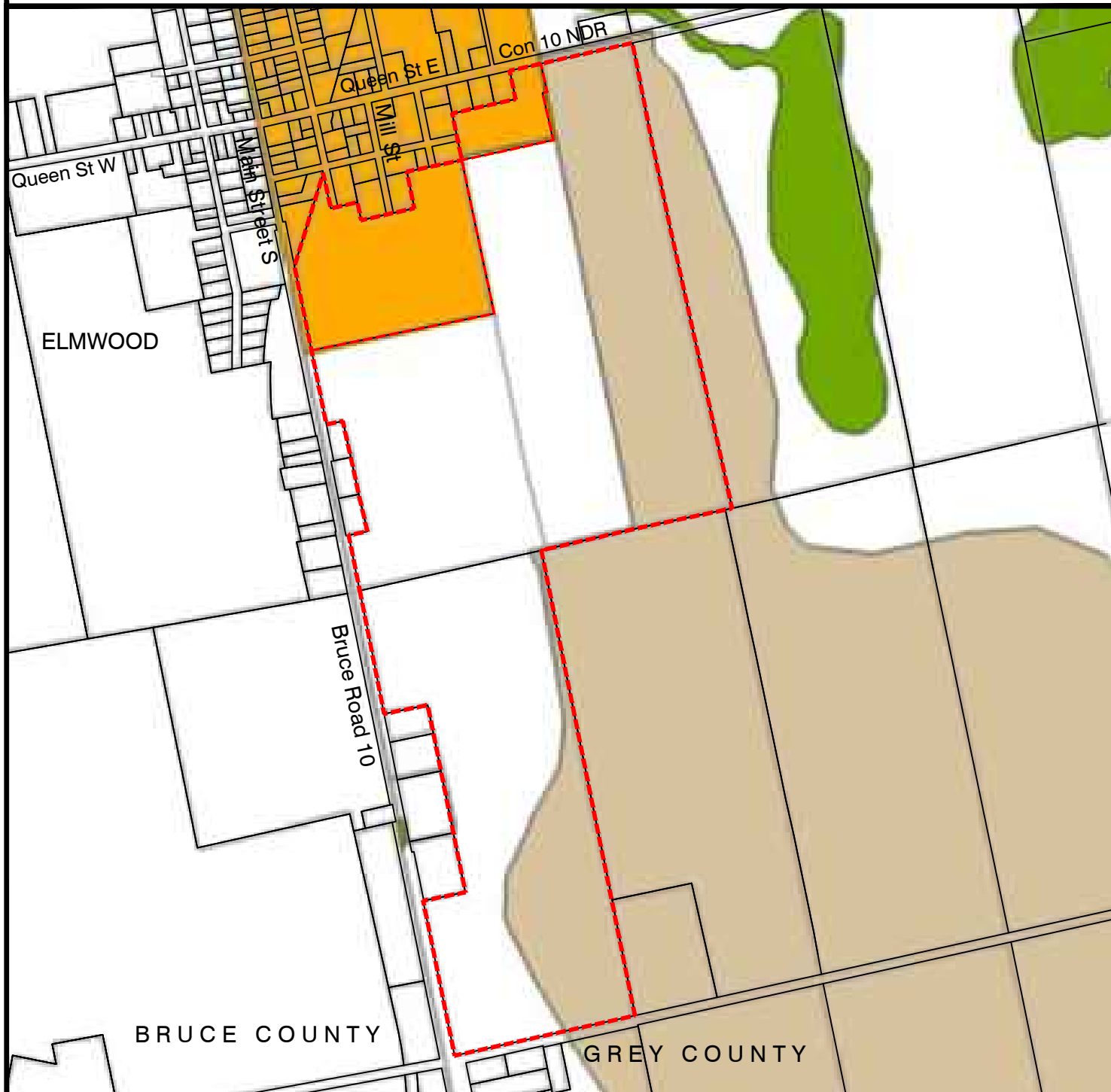
 Subject Lands

 Rural

 Agricultural

 Secondary Settlement Area

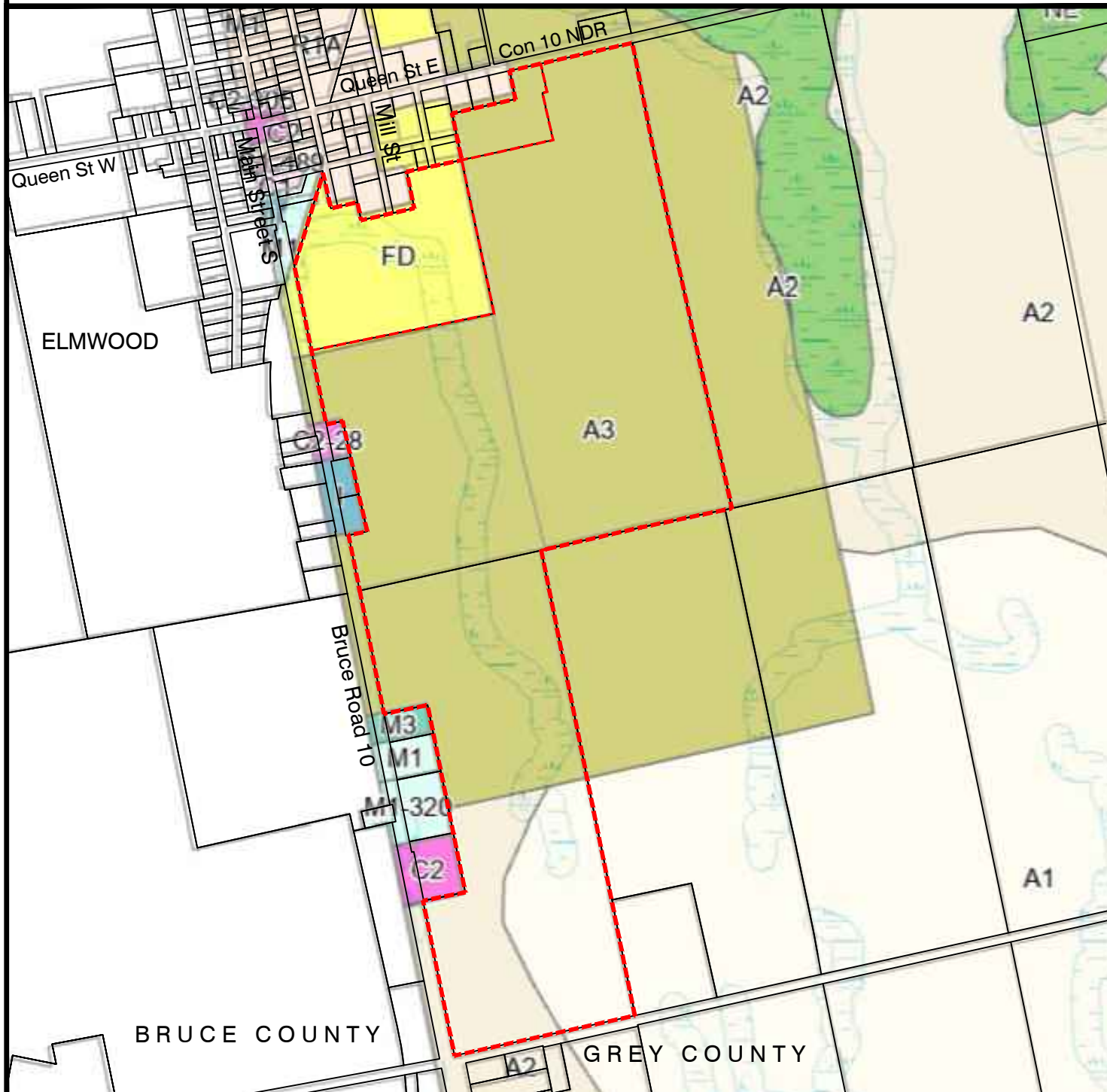
 Hazard Lands



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Figure 3: West Grey Zoning By-law Schedule A

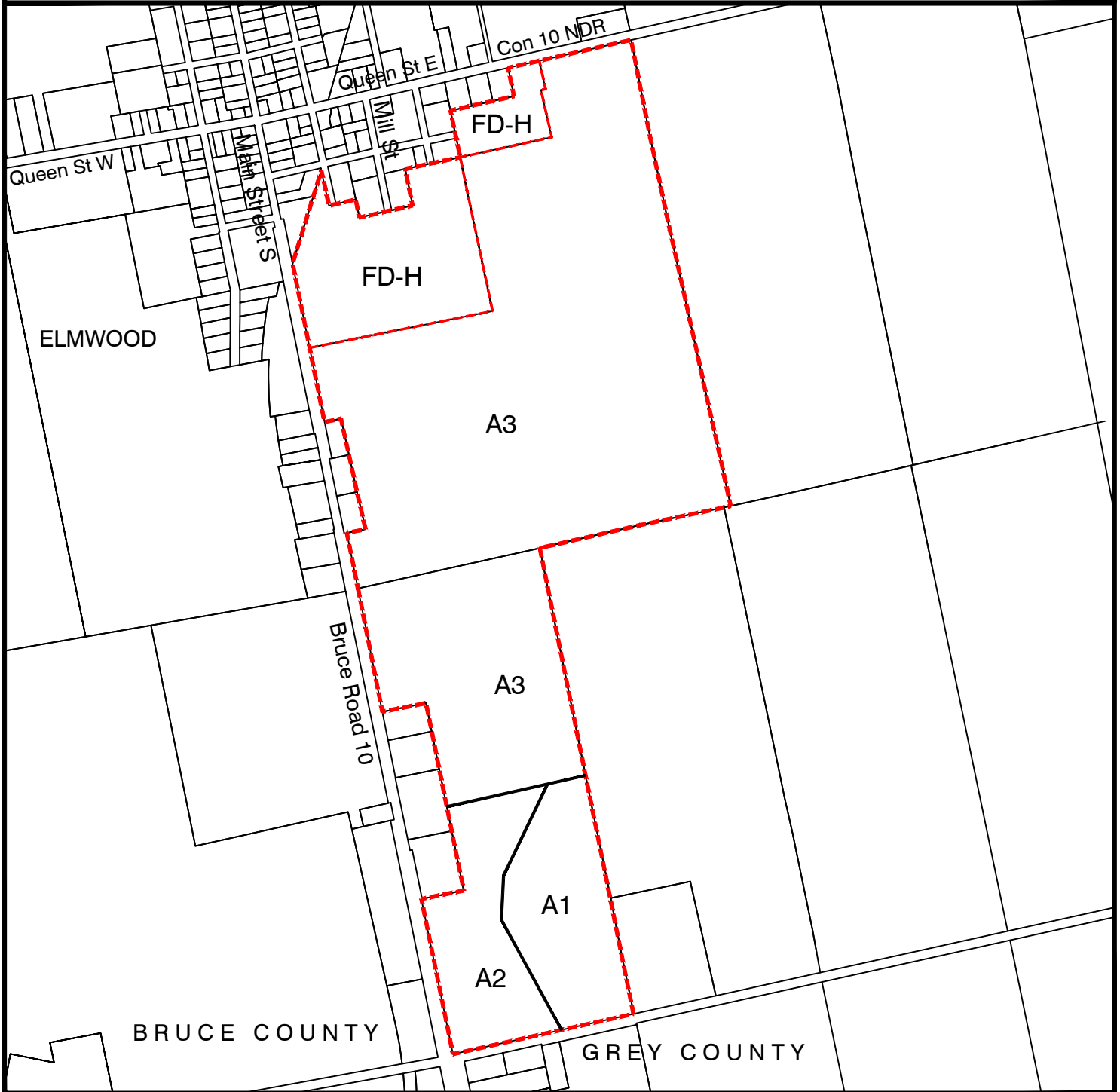
 Subject Lands



501064 Concession 10 NDR
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Figure 4: Proposed Zoning

 Subject Lands



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