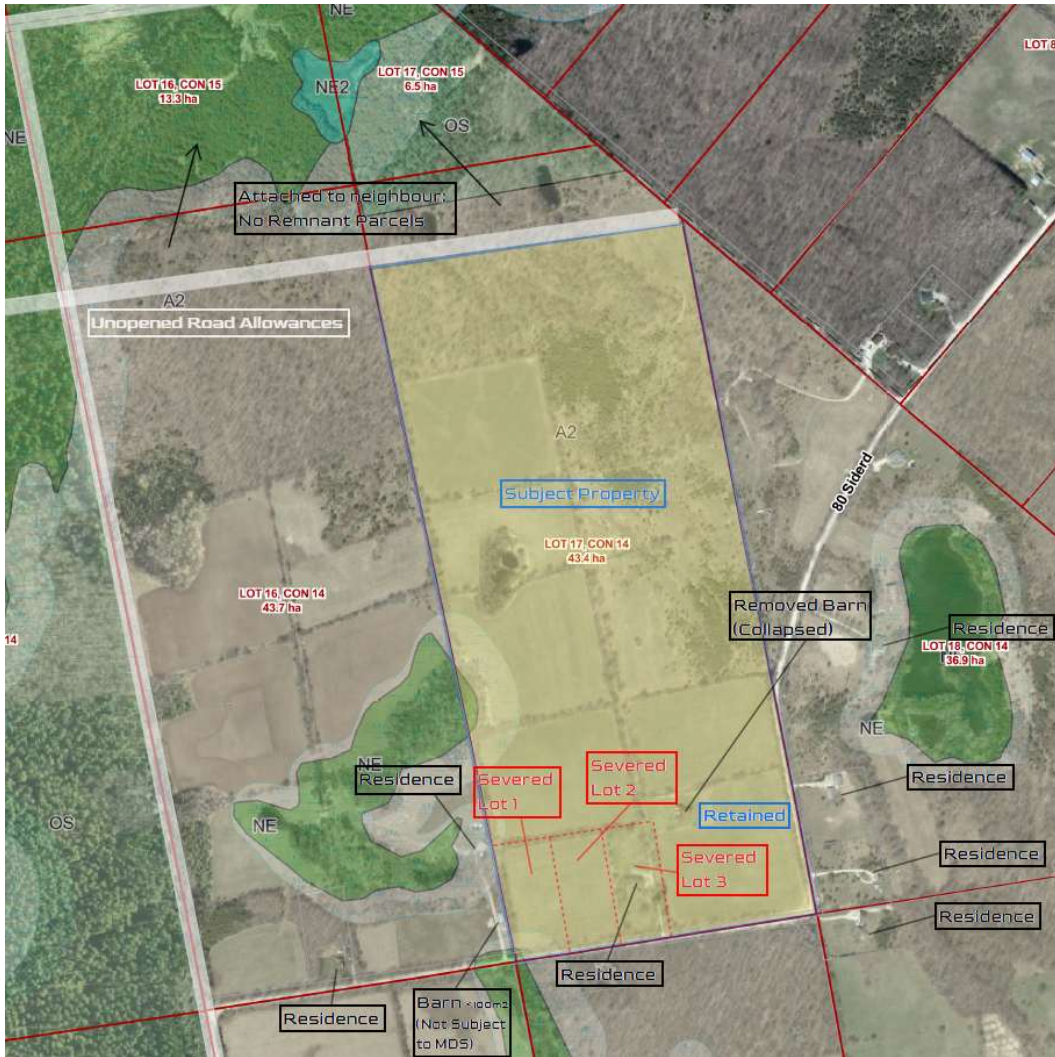


544267 Bell's Lake Rd Planning Justification Report

In support of Severance Application and Minor Variance



General Area Plan identifying subject lands and surrounding uses.

Attn: Matt Rapke, Planner

<p>Prepared by:</p> <p>Blake Tonic, President & Head of Development 289-772-6988 blake@planforge.ca</p>	<p>PLAN FORGE FORGING DREAMS INTO REALITY</p>
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1. PURPOSE

- 1.1. This Planning Memo is being prepared for the purpose of providing information and justifying through a planning lens the proposed creation of three new lots via the municipal Consent process under Section 53 of the Act. **[Appendix A]**
- 1.2. The retained lot is intended to be farmed by the owner.
- 1.3. The First severed parcel is intended to be sold as a vacant building lot.
- 1.4. The Second severed parcel is intended to be sold as a vacant building lot.
- 1.5. The Third severed parcel contains an existing house and detached garage/workshop, intended to be sold.
- 1.6. The lands are legally described as Concession 14, Lot 16, Township of GLENELG
- 1.7. The lands have not been subject to a severance which resulted in the creation of additional standalone lots.
 - 1.7.1. The original 43Ha concession lot appears to have been subject to an historic expropriation or severance to support an unopened road allowance, with the balance of the lands attached to the northerly neighbour (Lot 17, Con 15). As the lands North of the unopened road allowance were consolidated with (Lot 17, Con 15), there have been no new standalone lots created by severance when reviewing in the context of Table 9 of the Grey County Official Plan.
- 1.8. A minor variance application is being submitted concurrently to address the requirements of the reduced lot regulations described in section 9.3 of the Zoning Bylaw.

2. SITE DESCRIPTION

- 2.1. The subject property is a fairly regular, 38.5Ha parcel of land, approximately 930m deep with 405m of frontage onto Bell's Lake Road.
- 2.2. The property is primarily agricultural in nature, with some sparse windrows separating farm plots on the property. There are a house and garage located near to the front of the property with a driveway access from Bell's Lake Road. A driveway permit has been applied for by the owner to reinstate what appears to have been an established but unimproved access to the east of the existing driveway. In the Northeast section of the property, a treed area which sits higher than the rest of the site shows evidence of previous farming activity (including a fenceline); however, it is not currently being farmed. There is also a depressed area in the Midwest of the property which is holding some water in the spring and contains limited vegetation.
- 2.3. The neighbour to the west contains both a residence and a storage building.
- 2.4. There are residential dwellings present on the south side of Bell's Lake Road, across from the subject property. See General Area Plan in **[Appendix B]**.

3. CURRENT & PROPOSED USES

- 3.1. The property is located Northwest of Markdale, in an area with predominantly rural residential uses and smaller farm sized parcels. The site is surrounded by the following uses:
 - 3.1.1. Open Space to the North;
 - 3.1.2. Open Space and limited Agriculture to the East;
 - 3.1.3. Residential across Bell's Lake Road to the South;
 - 3.1.4. Residential and agricultural uses to the West
 - 3.1.4.1. The property immediately to the West contains a vacant storage building which was previously used to stable horses. No evidence was noted that would indicate active use as a barn for stabling, livestock housing or manure storage on either of the site visits previously conducted in February and March 2026. Planning staff previously spoke to the neighbour who noted a historic use as a horse stable.
- 3.2. The subject lands are currently being farmed and the house and garage on the property are vacant. The property is both currently and planned to be serviced by private well and septic.
 - 3.2.1.1. The existing septic which services the house is contained entirely on the Lot identified as Severed Lot 3. New Septic systems will need to be installed for Lots 1 and 2.
 - 3.2.1.2. New wells would be required to service Lots 1, 2 and 3 as the existing well on the property is located east of the house in what would become part of the Retained lands.

4. PLANNING POLICY REVIEW & RATIONALE

4.1. Planning Act and PPS

- 4.1.1. The proposal has been reviewed for consistency with the Act and the provisions of Section 51 (24).
- 4.1.2. The proposal has been reviewed for consistency with the Provincial Policy Statement 2024, which promotes:
 - 4.1.2.1. Efficient land use and development patterns, in an effort increase the housing supply;
 - 4.1.2.2. Appropriate development in rural lands, including appropriate servicing; and
 - 4.1.2.3. Protection of natural and agricultural resources

It is our opinion that the application conforms to both of the above noted policy frameworks and that the proposed infill is small, fits the existing development pattern and does not create any land use conflicts.

4.2. County Official Plan

- 4.2.1. The lands are designated Rural and Hazard in Recolour Grey, Grey County Official Plan (Consolidated 2025).
- 4.2.2. Agricultural Uses including single family residential, are allowed on Rural lands subject to Section 5.2.1 and Table 7. Lot creation can occur subject to the development policies and minimum lot sizes included in 5.4.2.
- 4.2.3. Agriculture is a permitted use within the Hazard lands.
- 4.2.4. Section 5.4.3 lays out the provisions for development of non-farm sized parcels created through consent. This includes criteria for both size and overall number of developable parcels. When read in tandem with Table 9, the result is that an original concession lot of 34-51Ha (rounded up from 85% of 40ha and down from 85% of 60ha) may be permitted a maximum of 3 lots to be severed from the original parcel.
- 4.2.5. Additionally, the lands are subject to Schedule B of the Official Plan, identifying the location of potential Aggregate Resources. The policies of Schedule B would prevent severance of those lands until further resource investigations could occur. The lands can however continue to be used for farming purposes.

Based on our review of the policy and figures stated above, it is our opinion that the application conforms to the County Official Plan policies.

4.3. Local Official Plan

- 4.3.1. The Official Plan of the Municipality of West Grey applies to the settlement areas of Durham and Neustadt as shown on Schedules 'A' and 'B' to the Plan.

As the subject lands sit outside of the areas identified on Schedules 'A' and 'B' of the plan, the LOP does not apply.

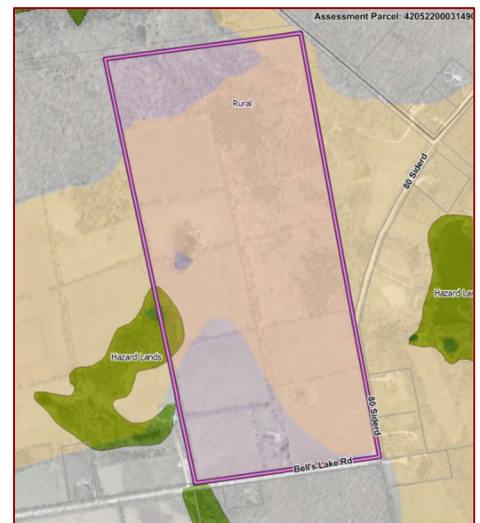
5.4.3 Consent Policies

1) All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation. In considering whether to pro-rate up or down, the land area must be within 15% of the required maximum to be pro-rated up, otherwise it will be pro-rated down e.g. an original township lot size of 50 hectares would be pro-rated down to 40 hectares; however an original township lot of 58 hectares would be pro-rated up to 60 hectares.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

[Figure 1] – Consent Policy Excerpt



[Figure 2] – Official Plan Schedules A and B; Aggregate areas shown in Orange

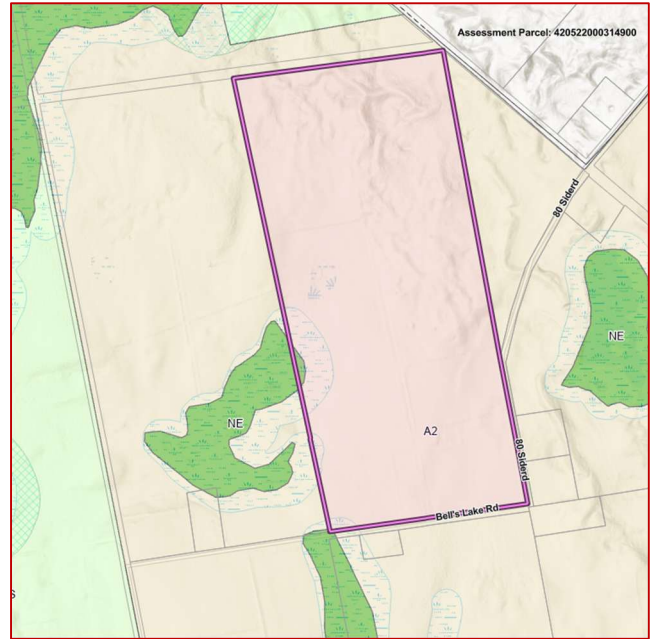
4.4. Conservation Authorities

4.4.1. The subject lands are captured in the *Saugeen Valley Conservation Authority* overlay. Although the proposed *Severed Lot 1* includes a small area of land within the SVCA regulated limit, none of the existing structures or proposed building envelopes are located anywhere near any features regulated by SVCA.

The application will need to be circulated to SVCA for review and a development permit may be needed; however, no concerns are anticipated that would interfere with this application.

4.5. Zoning Bylaw

- 4.5.1. According to *By-law Number 37-2006 (Consolidated April 1, 2017)*, the property is zoned A2 (Rural) and NE (Natural Environment).
- 4.5.2. The Rural Zone allows for agricultural uses and detached residential dwellings. Section 9.3 of the bylaw speaks to the specific provisions for Reduced Lot regulations for non-farm sized lots of 2ha or less.
 - 4.5.2.1. As the proposed lots are under the minimum 20Ha for the Rural zone, reduced-lot regulations (Section 9.3) apply. A **Minor Variance** will be required to support this.
- 4.5.3. The NE zone allows for agricultural uses.
- 4.5.4. The areas proposed for the *Severed Lots 1, 2 & 3* are entirely within the A2 zone; however, parts of *Lot 1* are within the SVCA regulatory limit.
- 4.5.5. The provisions of the Rural zone, (and Rural Reduced Lot Regulations), can be respected by the Retained and Severed lots. The proposed metrics are included below in **[Figure 4]** for reference; variances are identified in red text:



[Figure 3] - Zoning overlay with SVCA Regulated areas in blue; subject lands highlighted

Parcel	Farm Policy (S.9.2)	Retained Lot	Reduced-Lot Policy (S.9.3)	Severed Lot 1	Severed Lot 1	Severed Lot 3
Min Lot Area (m ²)	20Ha	35.6Ha	0.8Ha	1.16Ha	1.07Ha	0.92Ha
Min Frontage(m)	122m	195m	30.5m	72.8m	71m	62.2m
Front Yard(m)	20m	N/A	18.3m	18.3m		
Rear Yard (m)	7.5m	N/A	7.5m	7.5m		
Int Yard (m)	6m/18.3m	N/A	3m	3m		
Min GFA (m ²)	83.6m ²	N/A	83.6m ²	Proposed to be met		~170m ²
Max Coverage (%)	15%	N/A	20%	Proposed to be met		2.8%
Accessory Structures	Permitted by Section 6	N/A	Permitted by Section 6	Permitted		Existing Detached Garage

[Figure 4] - Compliance with Provisions of Section 9.3

4.5.6. Relief from several provisions of the A2 zone are necessary to facilitate the requested severances; it should be noted that the requested variances all respect the provisions of the reduced lot regulations:

4.5.6.1.1. a reduction in **minimum lot area** from 20 hectares to 0.92 hectares.

4.5.6.1.2. a reduction in the **minimum lot frontage** requirement for the severed parcels from 122m to 62m;

4.5.6.1.3. a reduction in the **minimum front yard setback from 20m to 18.3m;**

4.5.6.1.4. a reduction in the **minimum interior side yard setback to 3m**

4.5.7. In Ontario, a minor variance must satisfy four specific tests under Section 45(1) of the Planning Act to be approved by a Committee of Adjustment:

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

The proposed lot creation conforms with all of the relevant Official Plan policies, including lot area and appropriate intensification.

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

The reduced area, frontage and setbacks requested respect the Reduced Lot Provisions and support the broader intent of the policies in the Zoning Bylaw, including appropriate sizing and orientation of non-farm parcels.

III. Is the Minor Variance minor in nature?

As noted above, the reduced area, frontage and setbacks requested respect the Reduced Lot Provisions and are in line with similar severances in the surrounding area and broader region. The variance is only required due to the vague wording of Section 9.3 and would otherwise be permitted as of right through the Reduced Lot Regulations.

It is suggested that this wording be amended in a future housekeeping amendment to eliminate duplication of process and reduce burden on Municipal Planning staff by allowing severances without the need for a Minor Variance where Reduced Lot Regulations can be respected.

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

The proposed relief from the provisions of the farm sized Rural (A2) policies to the Reduced Lot Regulations laid out in the Bylaw represent appropriate intensification in the rural area and will facilitate the creation of 3 non-farm sized lots. The requested variances and severance represent an appropriate and desirable use for the lands.

The proposed severed lots and retained parcel continue to respect the provisions of the A2 zone, subject to a Minor Variance to recognize the adoption of Reduced Lot Regulations on the severed parcels.

4.6. MDS Criteria

- 4.6.1. According to the PPS and as per Section 9.7 & 6.17 of the Zoning bylaw, any new non-farm uses must comply with the criteria laid out by the province under MDS I.
- 4.6.2. The neighbouring property to the west of the Subject Lands contains a structure approximately 3m away from the shared property line. The structure is currently being used for storage; however, planning staff have met with the neighbour and confirmed it was previously used to stable horses. Photos of the structure are attached as **[Appendix C]**.
- 4.6.3. No evidence of active use was present in prior site visits and no outdoor features were noted which would be associated with an active livestock facility (such as paddocks, manure storage, or equipment). Given the age, state, size and general location of the structure, the existing structure is unlikely to see future use as a livestock facility.
- 4.6.4. The structure is approximately 7m Wide by 9.5m deep. As per MDS Guideline 20 – *Setbacks for Unoccupied Livestock Barns [Appendix D]*, the structure can therefore be viewed as an unoccupied livestock barn <100m² and no MDS I Setbacks shall apply.

Based on site observation of the neighbouring properties and review of the MDS Guidelines, no MDS I setbacks are required for the proposed severances. In its current use as storage rather than livestock housing, the structure currently produces no negative externality concerns.

5. ACCESS AND ENTRANCES

- 5.1.1. The property is currently access by the existing residential driveway.
- 5.1.2. An entrance permit was previously applied for by the owner to instate an existing farm entrance from Bell's Lake Road. This location is identified as the driveway for the Retained parcel on the Severance Sketch included with this application.
- 5.1.3. Additional entrance permits will be required to be applied for to service Severed Lot 1 & 2.

The proposed lots including the retained parcel can be accessed from Bell's Lake Road however additional entrance permit applications will be required following the anticipated Consent.

6. PLANNING OPINION

- 6.1. The proposal meets the goals of the PPS and contributes to the creation of new opportunities for housing in the Rural area, on lands suitable for the purpose.
- 6.2. The proposal demonstrates conformity with the Official Plan and goals of the Rural area while demonstrating compatibility with the adjacent land uses.
- 6.3. The proposal addresses and satisfies the concerns of the MDS I criteria laid out in the PPS, County OP and Zoning Bylaw.
- 6.4. Overall, the parcels are sized for private well and septic facilities, and frontages are sufficient to support separate dedicated accesses to each parcel without concern.
- 6.5. Overall, the proposal demonstrates suitability of the land for the proposed purpose; namely the size, shape and orientation of the three proposed severed lots and the continued use of the retained parcel for farming practices. The proposed lots represent orderly and appropriate development and will be in keeping with the character of the area,

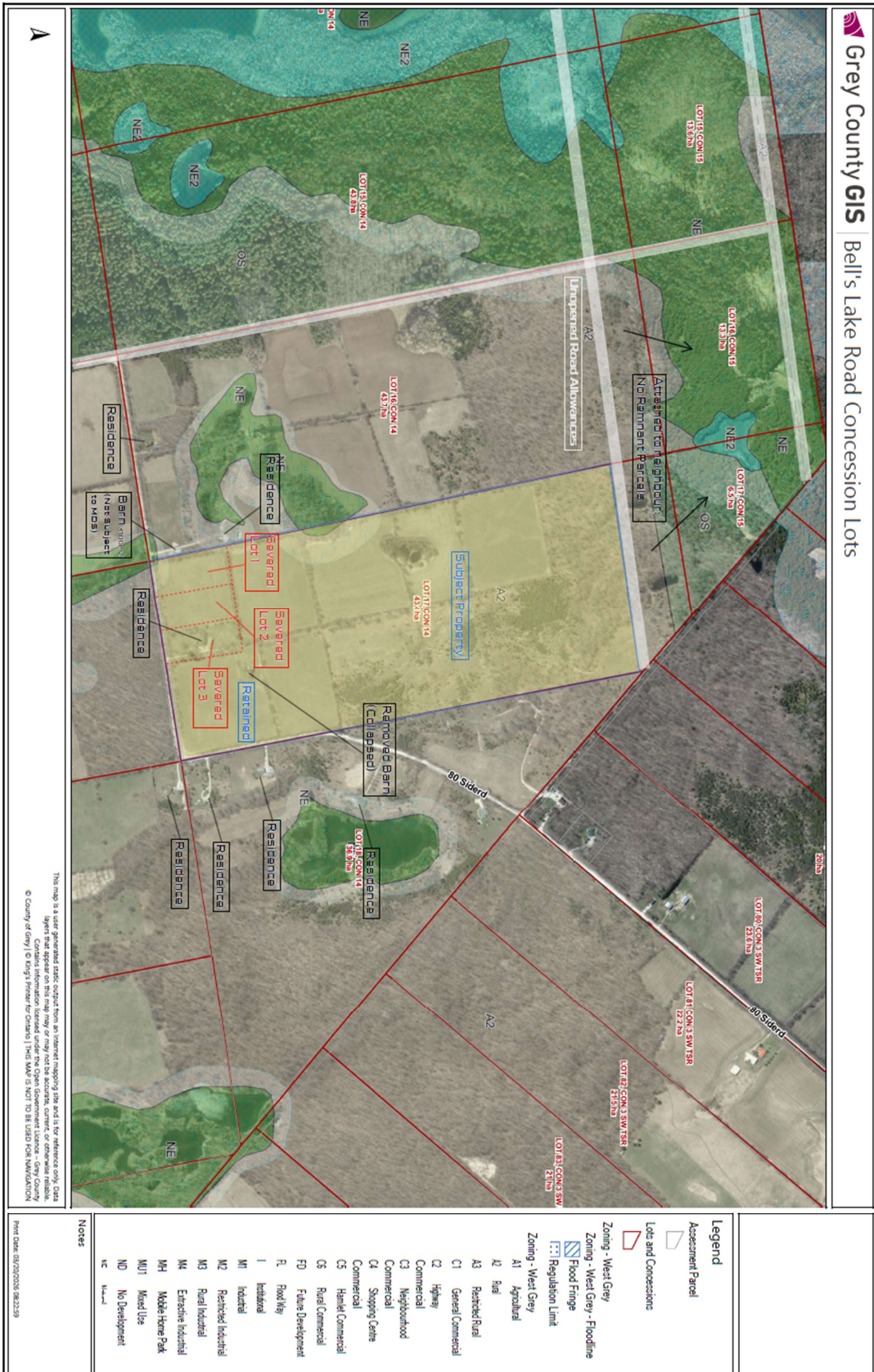
The proposal represents a logical location for rural lot creation while mitigating impacts to agriculture and natural resources and minimizing offsite impacts. It is our opinion that the application represents good land use planning and should receive Consent via Committee of Adjustment.

Sincerely,



S. Blake Toncic
President & Head of Development
PlanForge Project Solutions

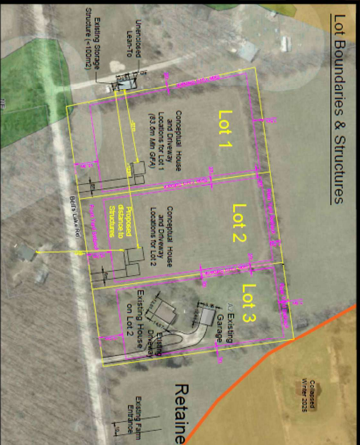
Appendix A - General Area Plan (Identifying Concession Lots)



Appendix B - Severance Sketch Plan (for Committee)

PROPOSED SEVERANCE SKETCH 544267 BELL'S LAKE ROAD For Submission to Committee of Adjustment

LEGAL DESCRIPTION
County of Grey
Township of West Grey
S1E1EUG
Compassion 14, Lot 16



SITE STATS	METRIC	IMPERIAL
Gross Area (Approx.)	38.68 Ha	95.6 Ac
Retained	35.53 Ha	87.8 Ac
Severed Lot 1	1.16 Ha	2.9 Ac
Severed Lot 2	1.07 Ha	2.6 Ac
Severed Lot 3	0.92 Ha	2.3 Ac
Maximum Lots Permitted	4	
Lots Proposed	4	

Table 1 - Summary Rural Severance based on Original Township Lot Size (Original Township Number, Farm Name, and Total Lots Permitted)

Original Township Lot Size (Original Township Number)	Number of Lots Permitted	Total Lots Permitted
20	1	1
40	2	2
60	3	3
80	4	4
100	5	5
120	6	6

The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered a severance proceeding that does not result in an increase in the number of lots permitted. The number of lots permitted shall be determined by residential or commercial purposes, shall be contained in the lot survey calculation.

Appendix A - COUNTY OF GREY DEVELOPMENT ACT 2025

2025 Rules Relating to Development Processes

Change controls for an MCR1 subdivision shall include all associated technical items on file. The number of lots permitted by a subdivision shall be determined by the number of lots in the original township lot size. The number of lots permitted shall be determined by the number of lots in the original township lot size. The number of lots permitted shall be determined by the number of lots in the original township lot size.

Prepared by: Blake Tonic
PlanForge
Updated on: April 28, 2026



Appendix C - Neighbouring Structure



Front view of Structure from Bell's Lake Road



Eastern façade from Bell's Lake Road



View of West façade and open lean to from Bell's Lake Road

Appendix D – MDS Guideline # 20

#20. MDS Setbacks for Unoccupied Livestock Barns

Design capacity for an MDS I calculation shall include all *unoccupied livestock barns* on a *lot* in accordance with this Implementation Guideline.

First and foremost, the number of *livestock* or the area of *livestock* housing of *unoccupied livestock barns* should be based on information supplied by the farm operator(s) and/or owner(s). Only after concerted, documented effort has been made to obtain information from the farm operator(s) and/or owner(s), but obtaining information was not possible, then the following default Factors apply for *unoccupied livestock barns*:

- Factor A = 1.0
- Factor B is based on 1 *Nutrient Unit*/ 20 m² of area of *livestock* housing (NOTE: Assume the barn is only one-story high if using aerial photography.)
- Factor D = 0.7

However, an MDS I setback is not required when:

- the building has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about *livestock facilities* where appropriate, as no longer being structurally sound or reasonably capable of housing *livestock*; or
- the portion of the *lot* on which the *unoccupied livestock barn* is located is zoned such that the building shall not be used for housing *livestock*; or
- the floor area of the *unoccupied livestock barn* is <100 m².

Design capacity for an MDS II calculation shall include all *unoccupied livestock barns* on a *lot*.

However, buildings deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about *livestock facilities* where appropriate, as no longer being structurally sound, or reasonably capable of housing *livestock* shall not be included in an MDS II calculation.