RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 23, 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
Lots 13 and 14, Concession 11
Geographic Township of Bentinck
Municipality of West Grey
501511 Concession 10 NDR
Owner: John and Dennis Becker

Further to recent discussions regarding a farm split involving the above-noted property, enclosed please find a completed Consent Application. Also attached is a Minimum Distance Separation Report.

To assist your office in its evaluation of the proposed severance, I am providing the following planning information:

Purpose of Application:

John and Dennis Becker own an 80.96 hectare property in the former Township of Bentinck. The owners wish to split this parcel into two 40.48 hectare lots, with John keeping ownership of the west (severed) parcel and Dennis maintaining ownership of the east (retained) parcel.

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

265 BEATTIE STREET OWEN SOUND ONTARIO N4K 6X2
TEL: 519-371-6829 ronalddavidson@rogers.com www.rondavidson.ca

Subject Property:

The subject property is located along the north side of Concession 10 NDR, approximately 7.5 kilometres northeast of Hanover.

Situated on the property are a detached dwelling and barn, both of which are dilapidated and will be removed. Several pieces of farm machinery also exist on the property, adjacent to the barn.

Approximately 33 hectares of the 80.96 hectare property are cash-cropped.

An aggregate license was approved for 5.7 hectares of the property about 20 years ago to allow for a maximum of 20,000 tonnes of sand and gravel to be removed from the site on an annual basis. The disturbed area is small and it would appear that very little extraction has occurred to date. This licensed pit will be located entirely on the retained lot.

A pond is located near the front of the site. The balance of the property is heavily forested. The features of the site are illustrated on Figure 1.

Adjacent Land Uses:

The lands located within the immediate vicinity of the subject property are represented by a mix of farming activities, residential uses, and forested lands.

Municipality of West Grey Zoning By-law:

The subject lands are zoned ‘A2’ (Rural), ‘M4’ (Extractive Industrial), and ‘NE’ (Natural Environment) on Schedule A of the Municipality of West Grey Zoning By-law, as shown 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

Provisions	***A2 Zone Requirement***	***Severed Lot***	***Retained Lot***
Minimum Lot Area	20 ha	40.98 ha	40.98 ha
Minimum Lot Frontage	122 m	402 m+/-	402 m+/-

The severed and retained parcels will comply with the lot area and frontage standards.

The westerly limit of the area zoned 'M4' will follow the new property boundary. The zoning provisions prohibit extraction within 15 metres of the zone boundary; however, the approved license – which presumably was issued before the West Grey Zoning By-law came into effect – places the extraction boundary at the edge of the 'M4' zone. The site plan, which forms part of the license, specifies that a 0 metre extraction area setback along the westerly boundary of the licensed area is permitted provided the pit operator owns the lands adjacent to the license. Since the lands west of the licensed pit will be owned by a different party, the license will need to be amended to show a 15 metre setback on the site plan. This requirement was raised by West Grey staff during the pre-consultation discussions. The site plan amendment must be approved by the Ministry of Natural Resources before the severance is finalized.

As also discussed during the pre-consultation exercise, the 'M4' zoned area does not accurately reflect the location of the lands that are licensed by the Ministry. It would appear that the 'M4' zone has been shown 20 metres too far south. West Grey staff advised that this mapping error of the Municipality will be corrected during the next update of the Comprehensive Zoning By-law.

Grey County Official Plan:

The subject lands are designated primarily 'Rural' on Schedule A of the Grey County Official Plan, as illustrated on Figure 3. Two small areas fall within the 'Hazard Lands' designation.

Permitted uses on lands designated 'Rural' include agriculture, forestry, agricultural-related uses, and on-farm diversified uses. The following policies are relevant for severances involving farm splits:

The 'Rural' policies stated in Section 5.4.3 of the Official Plan give consideration to limited lot creation. The number of lots allowed to be severed is based on the size of the original Crown-surveyed parcel, as follows:

Table 2: 'Rural' Designation Lot Density

Original Size of Crown Lot	Number of Lots Allowed (including retained lot)
20 hectares	2
40 hectares	4
60 hectares	5
80 hectares	6

The subject lands comprise the entire Lots 13 and 14, Concession 11 NDR, Bentinck Township, and therefore re-creating the original crown parcels will clearly conform with the density table above.

The County Official Plan requires lot creation to comply with the Minimum Distance Separation (MDS) formulae. An MDS Report has demonstrated that ample area exists on the severed and retained parcels to erect a house outside of the required setback from the livestock facilities situated on the property to the south. There are no other livestock facilities located within 750 metres of the proposed severed lot.

Schedule B has (accurately) applied the 'Mineral Resource Extraction Area' constraint to the area licensed for sand and gravel extraction, as shown on Figure 4. Also, approximately 50% of the subject property is labelled as 'Aggregate Resource Area' on Schedule B. The creation of non-farm sized lots (i.e. lots under 20 hectares) is generally prohibited on lands having this constraint. The severed and retained parcels are not considered non-farm lots, and therefore this policy does not apply.

A portion of the wooded area is identified as 'Natural Heritage System: Core' on Schedule C. New non-farm sized lot creation is prohibited on such lands. A farm split, however, as proposed, is allowed. Also worth noting is the fact that any future development on the currently vacant severed parcel would likely be approximately 500 to 600 metres from this environmentally sensitive area.

Appendix B of the Grey County Official Plan identifies the forested lands as 'Significant Woodlands'. Development and site alteration is generally only allowed within 120 metres of a 'Significant Woodlands' area unless it can be demonstrated that no negative impact would result. Given the location of these features, any future development that occurs on the severed and retained parcels would likely provide a setback of about 250 to 350 metres, and therefore no impact should occur.

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) is protective of prime agricultural lands in terms of minimum lot size for farms, lot creation in general, and permitted uses. In areas not involving prime agricultural lands, however, the PPS is more permissive and allows for smaller farm parcels. The Grey County Official Plan does not classify the subject property as prime

agricultural lands, as the site is designated 'Rural' (with some 'Hazard Land') on Schedule A. A farm split resulting in two 40.48 hectare lots is consistent with the PPS.

The PPS also protects areas of known sand and gravel deposits as well as natural heritage features including significant woodlands. These policies have also been implemented through the Grey County Official Plan and have been addressed previously in this Planning Justification Report.

Based on the foregoing, the proposed farm split is consistent with the Provincial Planning Statement.

Concluding Comments:

The proposed lot creation conforms to the County Official Plan, is consistent with the Provincial Planning Statement, and conforms to the provisions of the West Grey Zoning By-law. The Consent application has merit and should be given favourable consideration.

Sincerely,

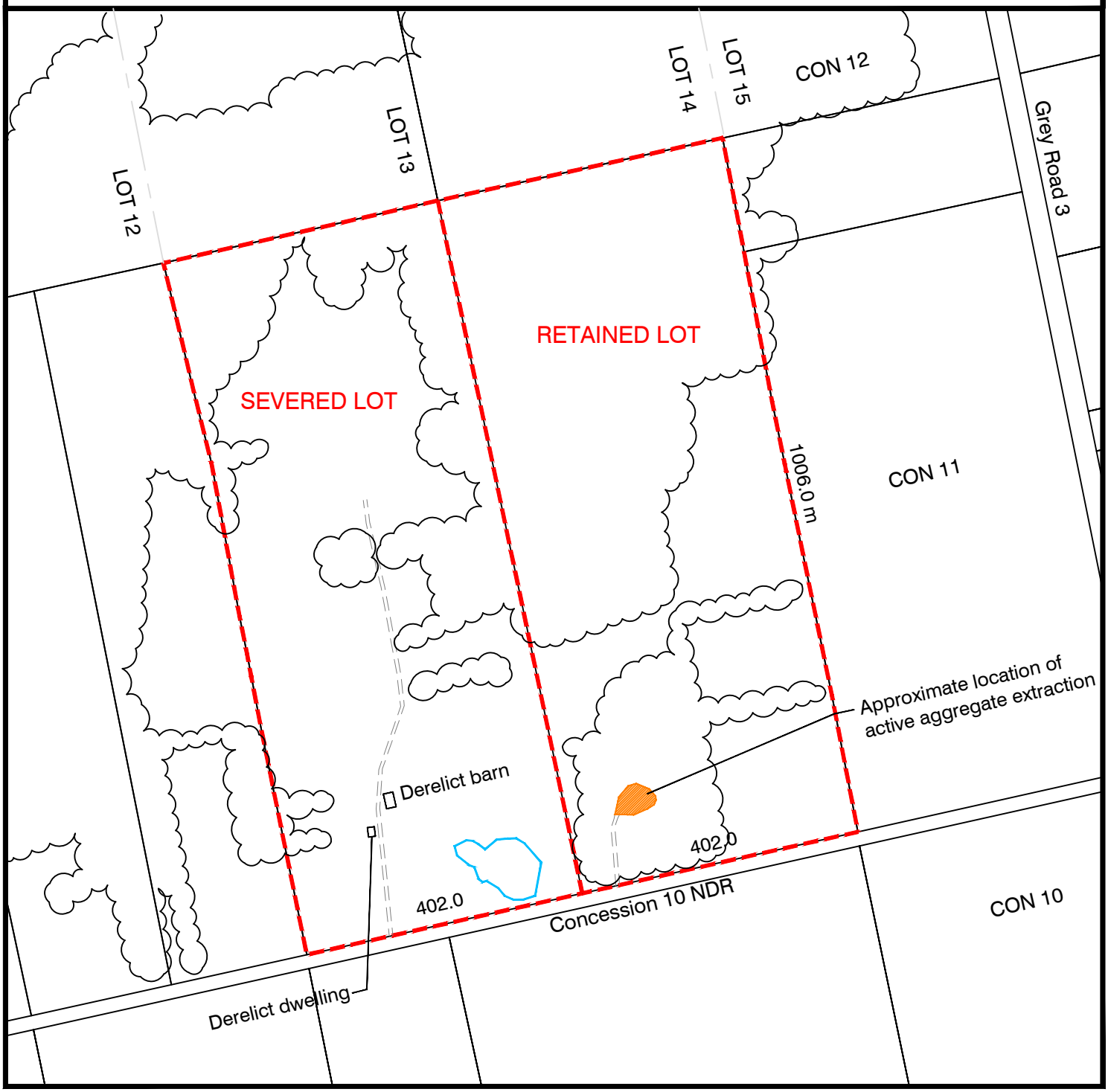


Ron Davidson, BES, RPP, MCIP

c.c. John Becker

Figure 1: Proposed Lot Creation

Subject Lands



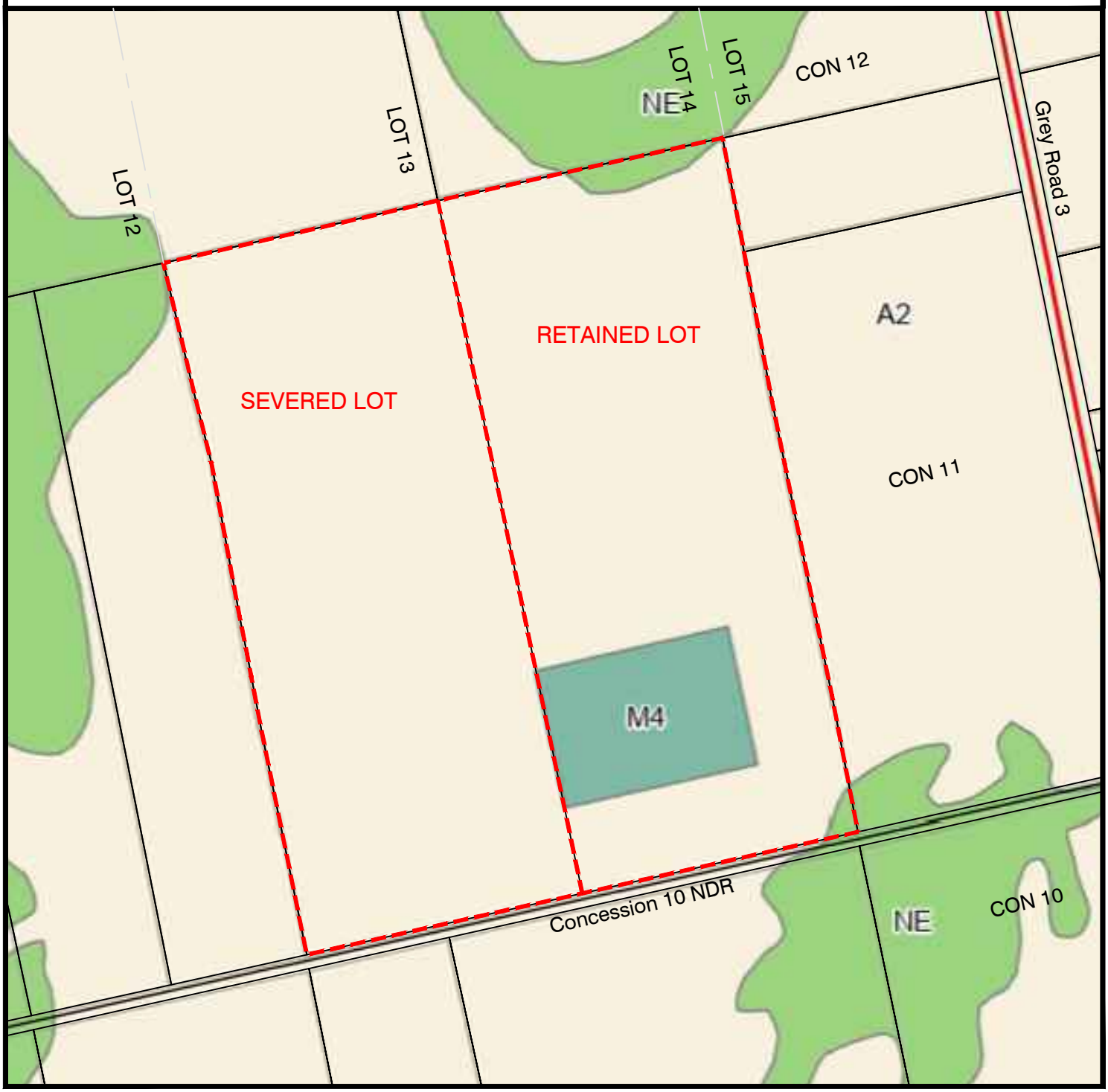
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Figure 2: Municipality of West Grey Zoning By-law Schedule A

Subject Lands



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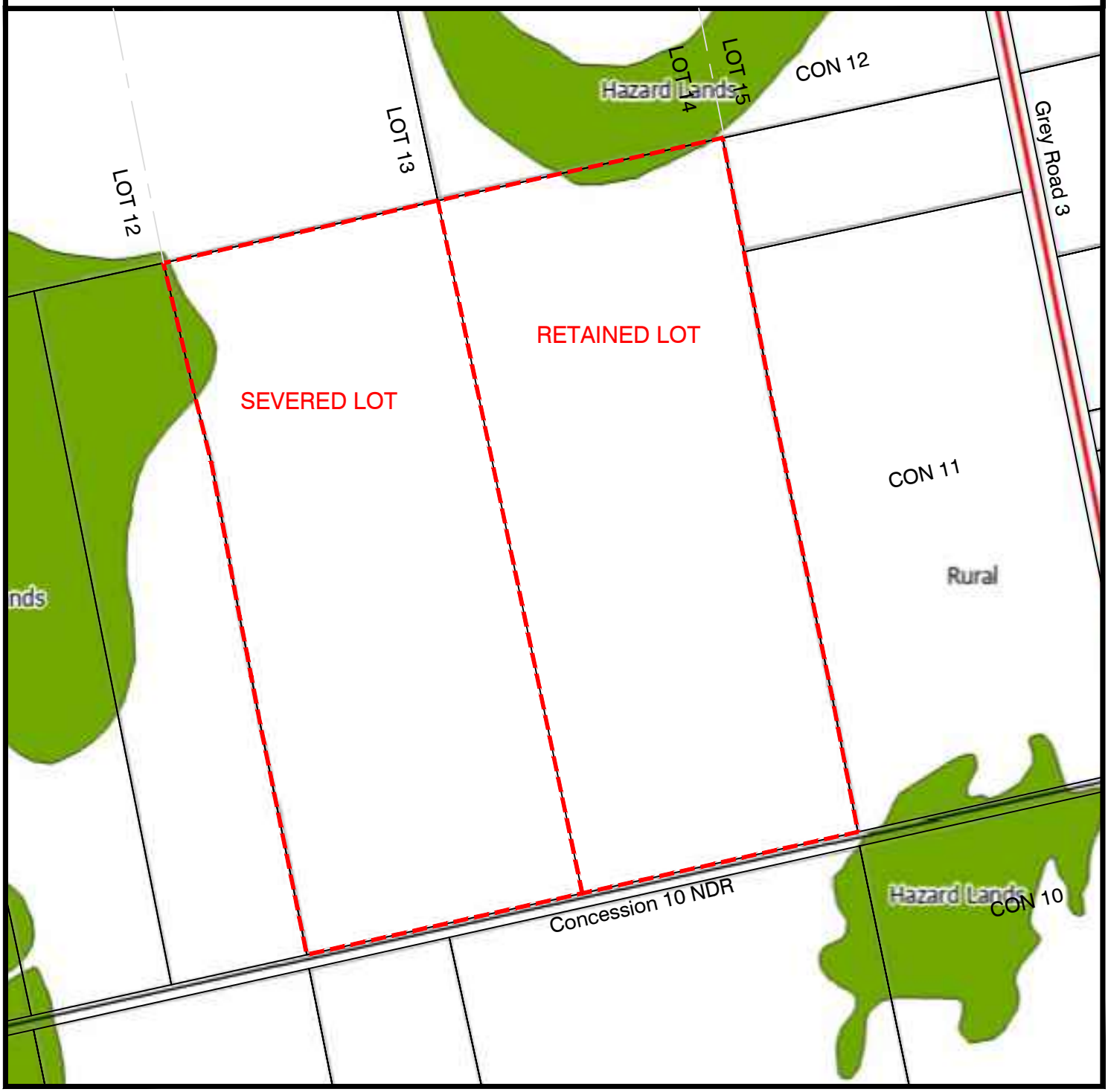
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Figure 3: County of Grey Official Plan Schedule A

Subject Lands

Rural

Hazard Lands



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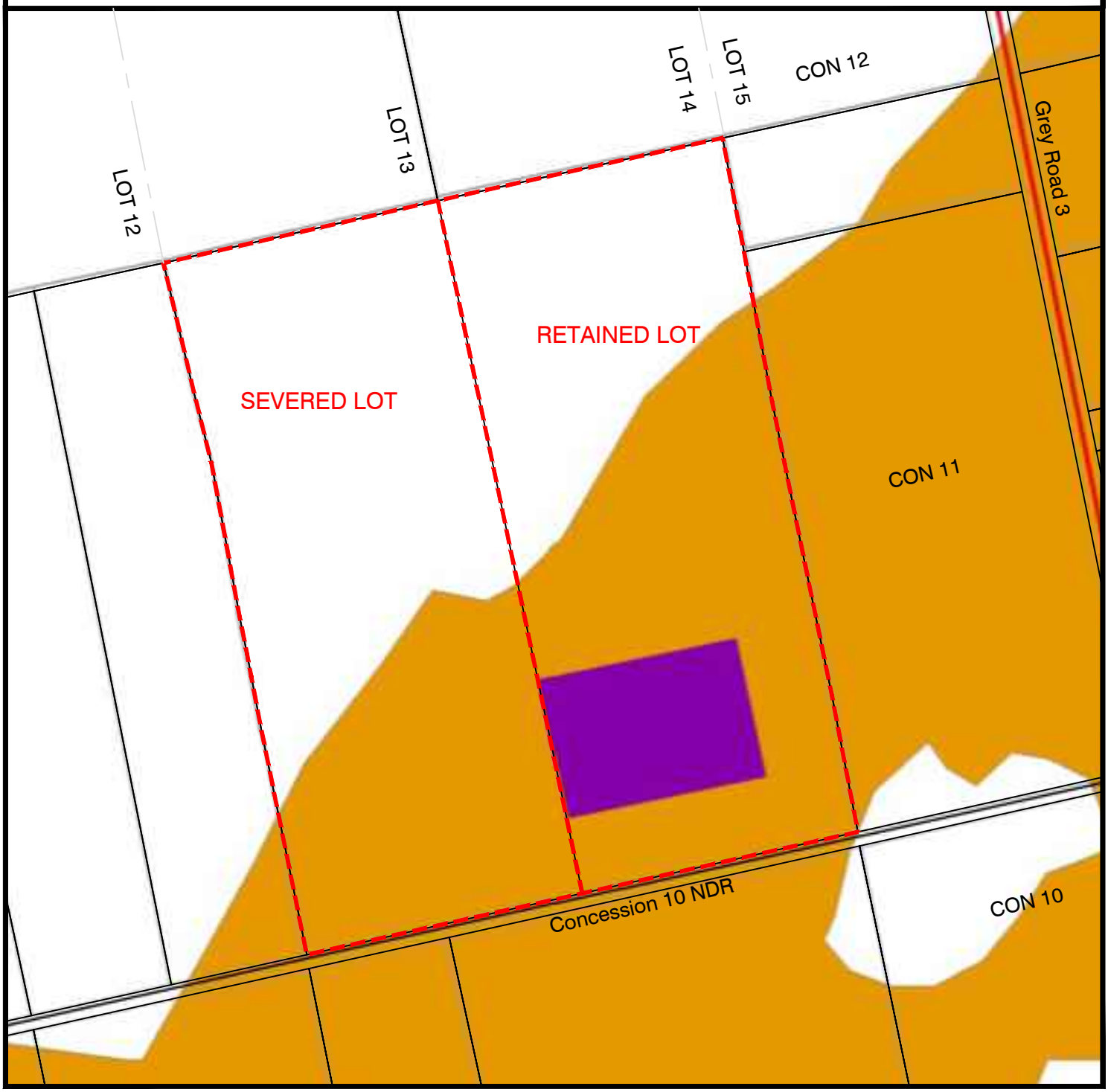
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Figure 4: County of Grey Official Plan Schedule B

Subject Lands

Mineral Resource Extraction Area

Aggregate Resource Area



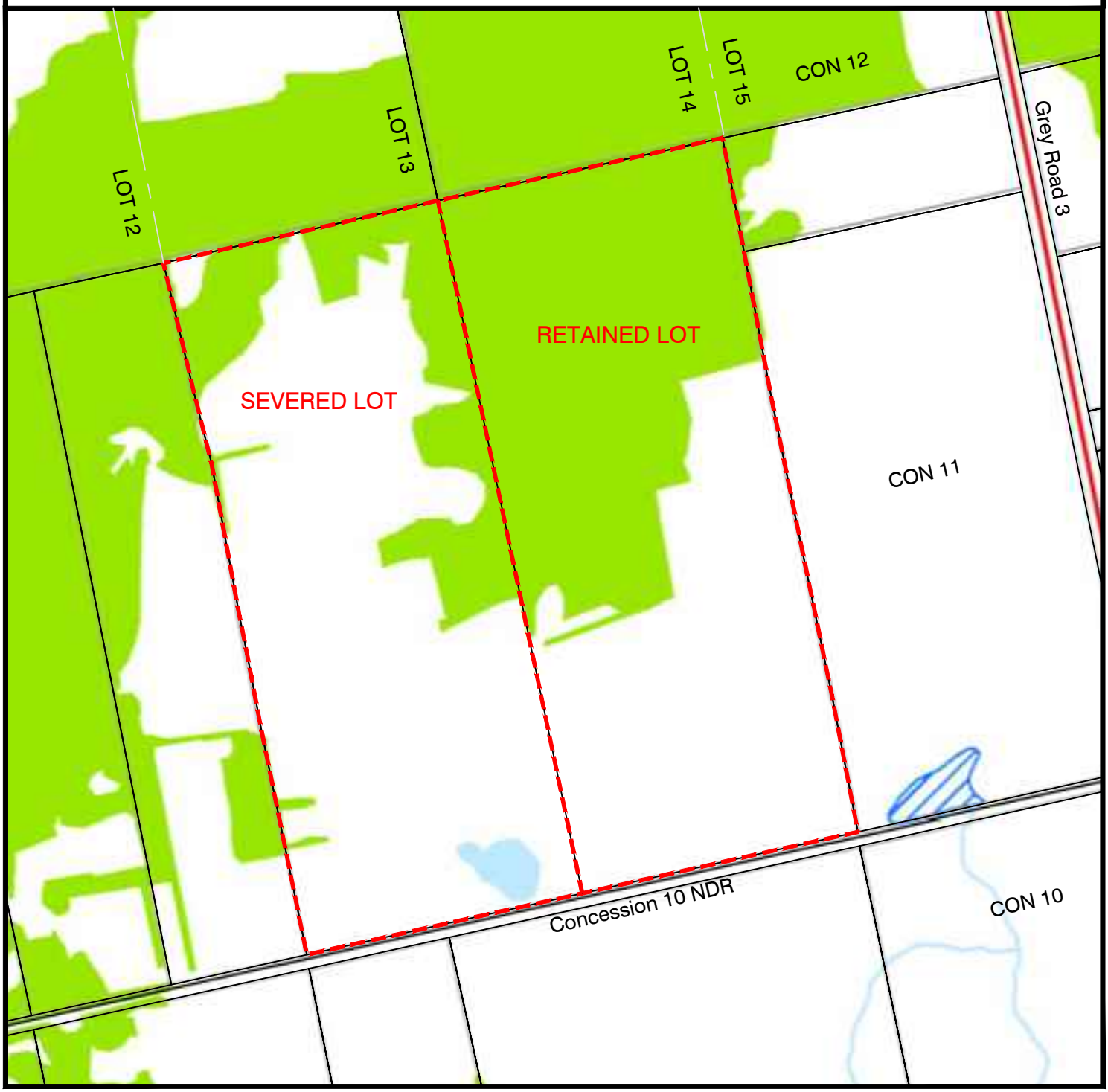
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Figure 5: County of Grey Official Plan Appendix B

Subject Lands
Streams
Lakes and Rivers
Other Wetlands
Significant Woodlands



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