



Planning Report

To: Secretary-Treasurer, Land Division Committee

From: Luisa Vacondio, Planner & Robyn McIntyre, Planner

Date: November 14, 2022

Re: Consent Application - B-2022-063 Weppler

Recommendation

The Consent Application B-2022-063 submitted by Rob Davidson Land Use Planning Consultants Inc. on behalf of Vernon and Gloria Weppler be approved; Please sign the Decision Sheet.

Summary

The purpose of this application is to facilitate a surplus farm dwelling severance on the property located at 204 Concession 2 Arran, Municipality of Arran-Elderslie. The proposed severed residential lands will be approximately 2.0 hectares in area, and the proposed retained agricultural lands will be approximately 38.47 hectares in area.

A site-specific Zoning By-law Amendment (Z-2022-070) was approved to change the zoning on the retained lands to General Agriculture Special (A1-52-2022) to permit a reduced lot area of 38.47 hectares, and to prohibit future residential uses on the retained farmlands, in accordance with the policies of the PPS and the County Official Plan.

Alignment with Guiding Principles:



GOOD GROWTH
To put growth in the right locations with the right services



AGRICULTURE
To support our key economies, including supporting a thriving agriculture community



CONNECTING
To improve our ability to move people, goods, and information between communities



HOMES
To increase the supply
and mix of homes



BUSINESS
To create opportunities for a
diversity of businesses, jobs,
and employers







COMMUNITIES
To create wellbeing through
access to healthy complete
communities



HERITAGE
To identify and
manage our cultural
heritage resources



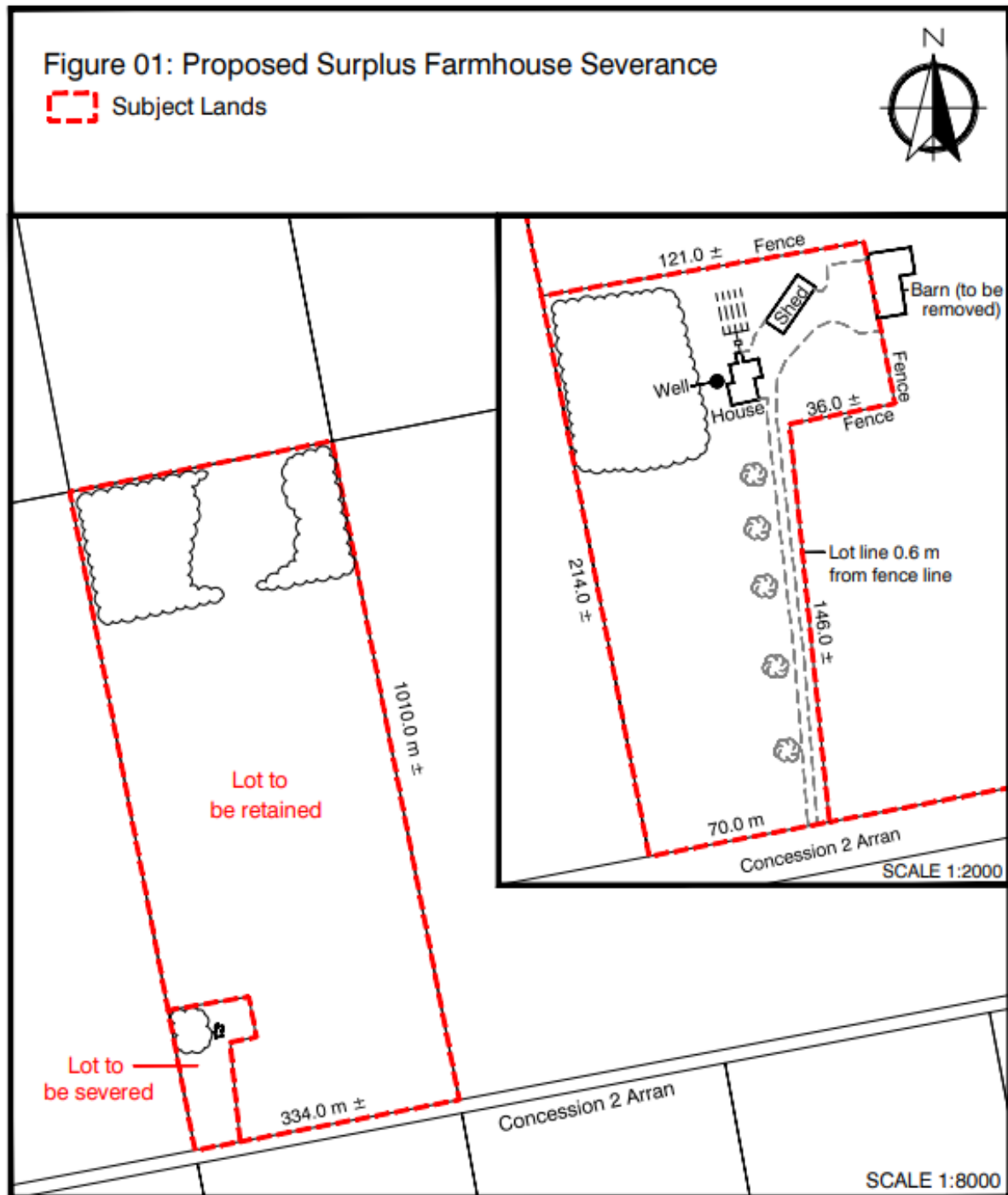
NATURAL LEGACY
To manage natural resources
wisely for future generations

-  Not applicable
-  Not aligned
-  Aligned
-  Strongly aligned

Airphoto



Site Plan (Retained and Severed Parcels)



Vernon and Gloria Wepler
204 Concession 2 Arran
Municipality of Arran-Elderslie

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

Planning Analysis

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached) and planning policy sections.

Agricultural Lot Creation Policies

The Provincial Policy Statement (PPS) restricts lot creation in prime agricultural areas in order to limit negative impacts on agricultural operations. Lot creation in prime agricultural areas is only permitted in the following circumstances:

- For agricultural areas;
- For agricultural related uses;
- For a dwelling surplus to a farming operation; and/or,
- For infrastructure.

Furthermore, the PPS states that the surplus residential lots are to be limited in size to accommodate water and sewage, and that new residential dwellings be prohibited on the larger farm parcel (retained lands).

Zoning Bylaw Amendment Z-2022-070 rezoned the subject lands to reflect the direction of the PPS. The farm parcel has been rezoned to A1-52-2022 to permit a reduced lot agricultural lot area, and to prohibit future residential uses. The severed residential lands are limited in size to accommodate water and sewage.

The County Official Plan establishes criteria for agricultural severances in addition to the PPS. The lands are designated 'Agriculture', which permits the severance of a surplus farm dwelling subject to the additional criteria below:

- The applicant must be a bona fide farmer;
- The farmer must own land and farm the subject lands;
- The farmer must own and farm other lands;
- They must reside elsewhere;
- The dwelling must be habitable; and
- Minimal active farmland should be removed from agricultural production.

The applicants, Gloria and Vernon Weppner, meet the County's requirements for surplus farm dwelling severances as outlined above. In addition to Zoning Bylaw Amendment Z-2022-070 being approved to rezone the lands appropriately, the applicant has submitted documentation to satisfy the above requirements, and the proposal meets all the criteria established in the PPS and County Official Plan for agricultural severances.

Purchase of Farm Lands

The severed, non-farm lot will be kept in the ownership of Vernon and Gloria Wepler, who are retiring from farming. The retained, farm parcel, will be purchased by David and Jennifer Bryson, the owners of Bryt Farms Ltd. who own two other farms in Arran-Elderslie and meet the criteria for a surplus farm dwelling severance.

Currently, the Weplers own the entirety of the subject lands. The Brysons intend to become the sole owners of the retained parcel in spring 2023. As such, this consent application was filed under the name of the current owners, the Weplers, and is conditional on the retained lands being registered in the name of the Bryson's farming operation, Bryt Farms Ltd.

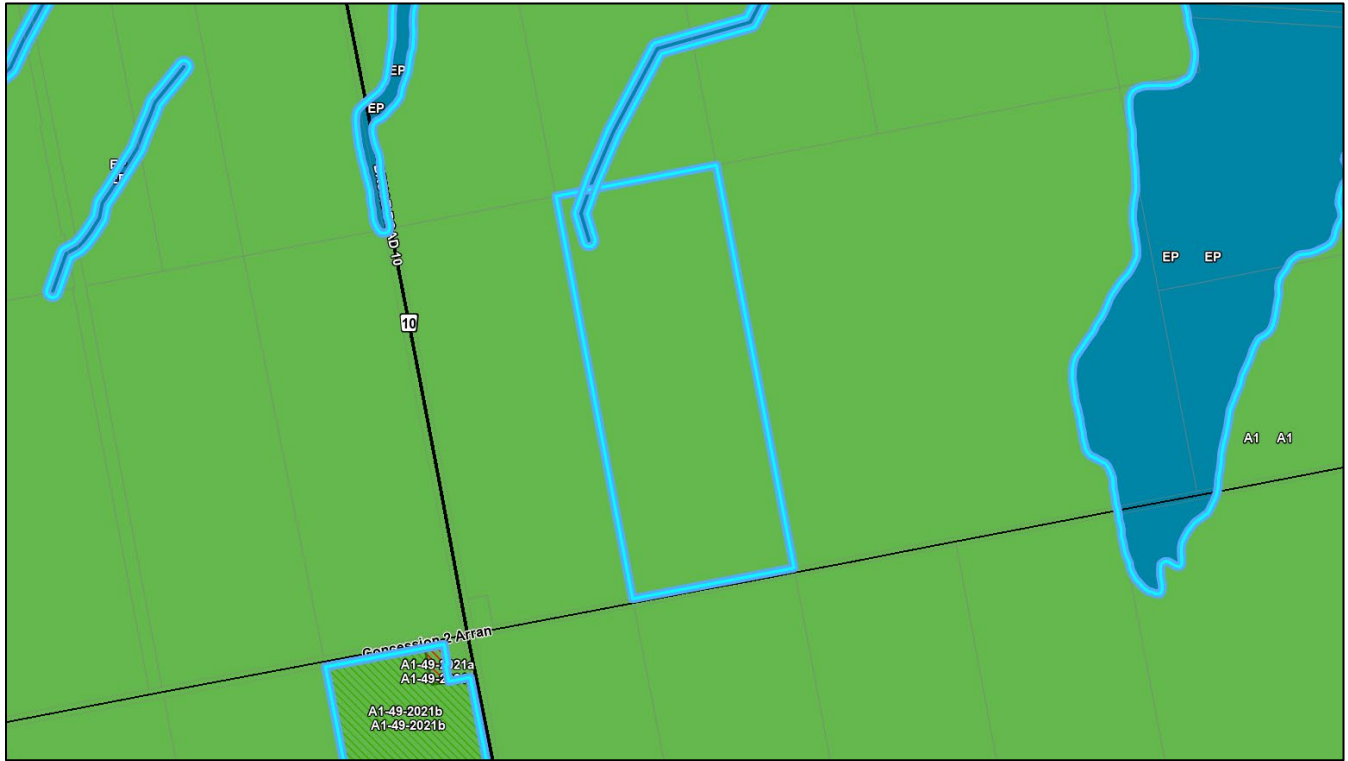
Appendices

- County Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Agency Comments
- Public Notice

County Official Plan Map (Agriculture)



Local Zoning Map (Zoned General Agricultural (“A1”))



List of Supporting Documents and Studies

- Planning Justification Report (Ron Davidson, Land Use Planning Consultant Inc.)

Agency Comments

Municipality of Arran-Elderslie:

The Municipality verified the proposed conditions on November 1, 2022.

Public Works - No comments or concerns at this time.

Grey Sauble Conservation Authority: No objection.

Historic Saugeen Metis: No objection or opposition.

Hydro One: No comments or concerns.

Transportation and Environmental Studies: No comment.

Public Notice



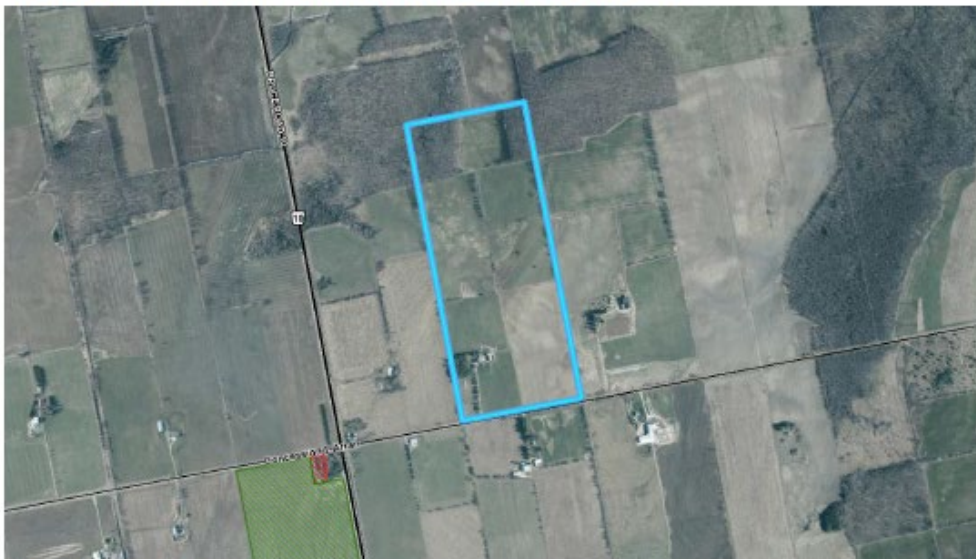
County of Bruce
Planning & Development Department
268 Berford Street, PO Box 129
Warton, ON N0H 2T0
brucecounty.on.ca
226-909-5515

July 29, 2022

File Number(s): B-2022-063

Consent Application Notice

A change is proposed in your neighbourhood: The consent application proposes to sever a 2 hectare lot containing a surplus residential dwelling. The proposed Zoning Bylaw Amendment is to rezone the retained farm lands to prohibit future residential uses and to recognize a lot size of 38.47 hectares. The related zoning file is Z-2022-070.



204 Concession 2
CON 3 LOT 32 (Arran)
Municipality of Arran-Elderslie
Roll Number: 410349000304700

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing bcplwi@brucecounty.on.ca or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Luisa Vacondio

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

Please contact us if you have any questions, concerns or objections about the application. Comments received after October 12, 2022 may not be included in the Planning Report, but will be considered if received prior to a decision being made on the application, and will be included in the official file record.

Stay in the loop

If you wish to be notified of the decision of the County of Bruce Land Division Committee on the proposed consent, you must make a written request to the County of Bruce at the mailing address noted at the top of this Notice or by emailing bcplwi@brucecounty.on.ca.

Know your rights

Section 53(19) of the [Planning Act](#) outlines rights of appeal for Consent applications.

If a person or public body that files an appeal of a decision of the County of Bruce in respect of the proposed consent does not make written submissions to the County of Bruce before it gives, or refuses to give, a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

