

ZBA and Consent Applications

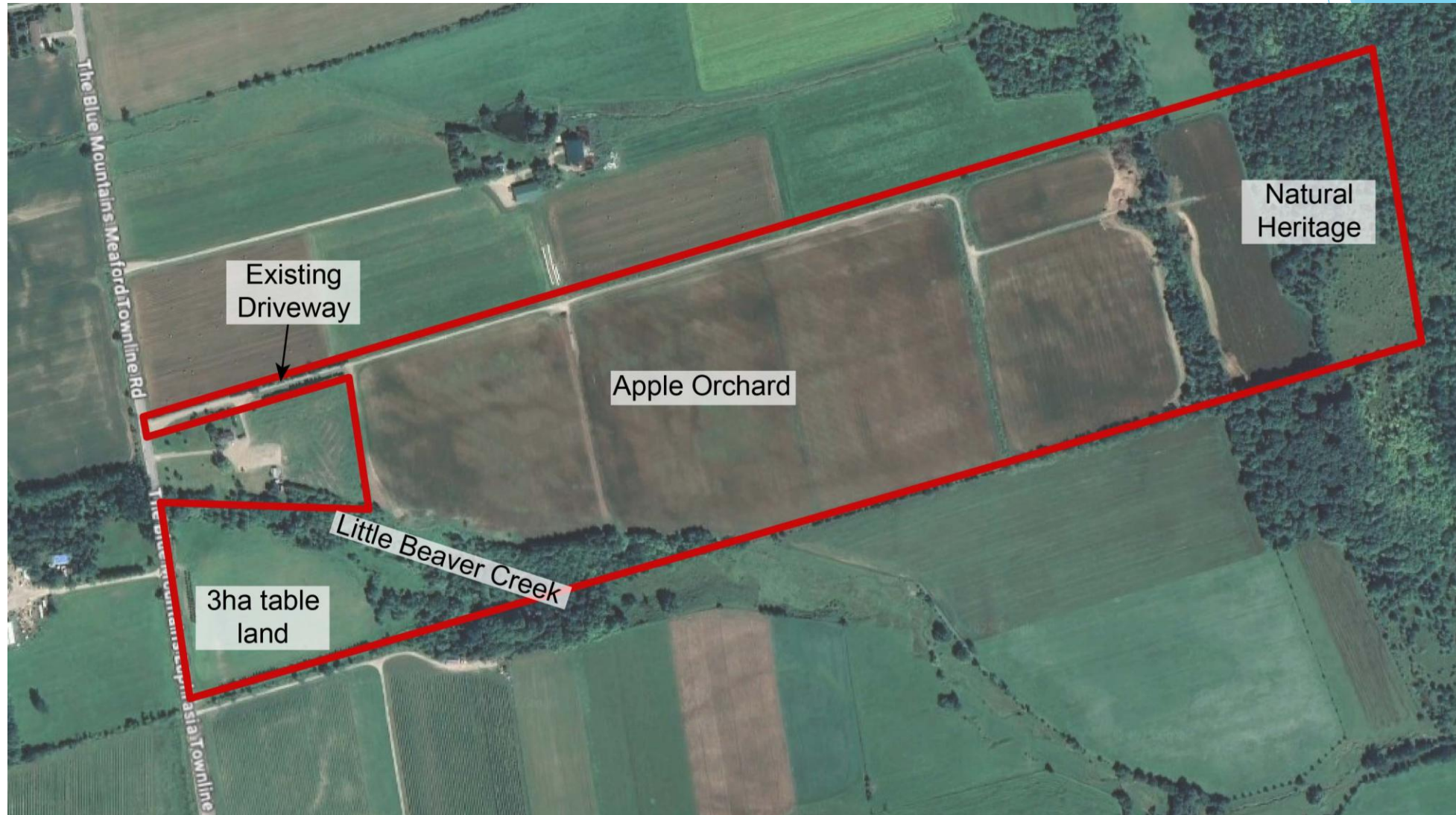
357069 The Blue Mountains

Meaford Townline Rd

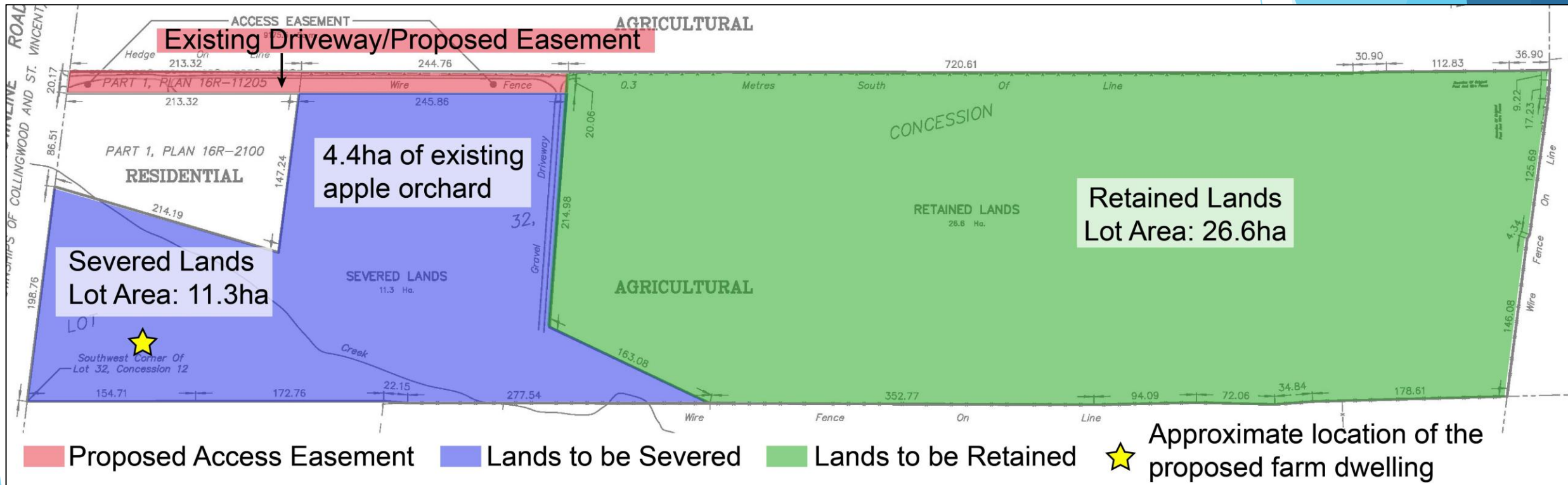
Thornbury, ON

Public Meeting | Tuesday, September 9, 2025

Subject Lands

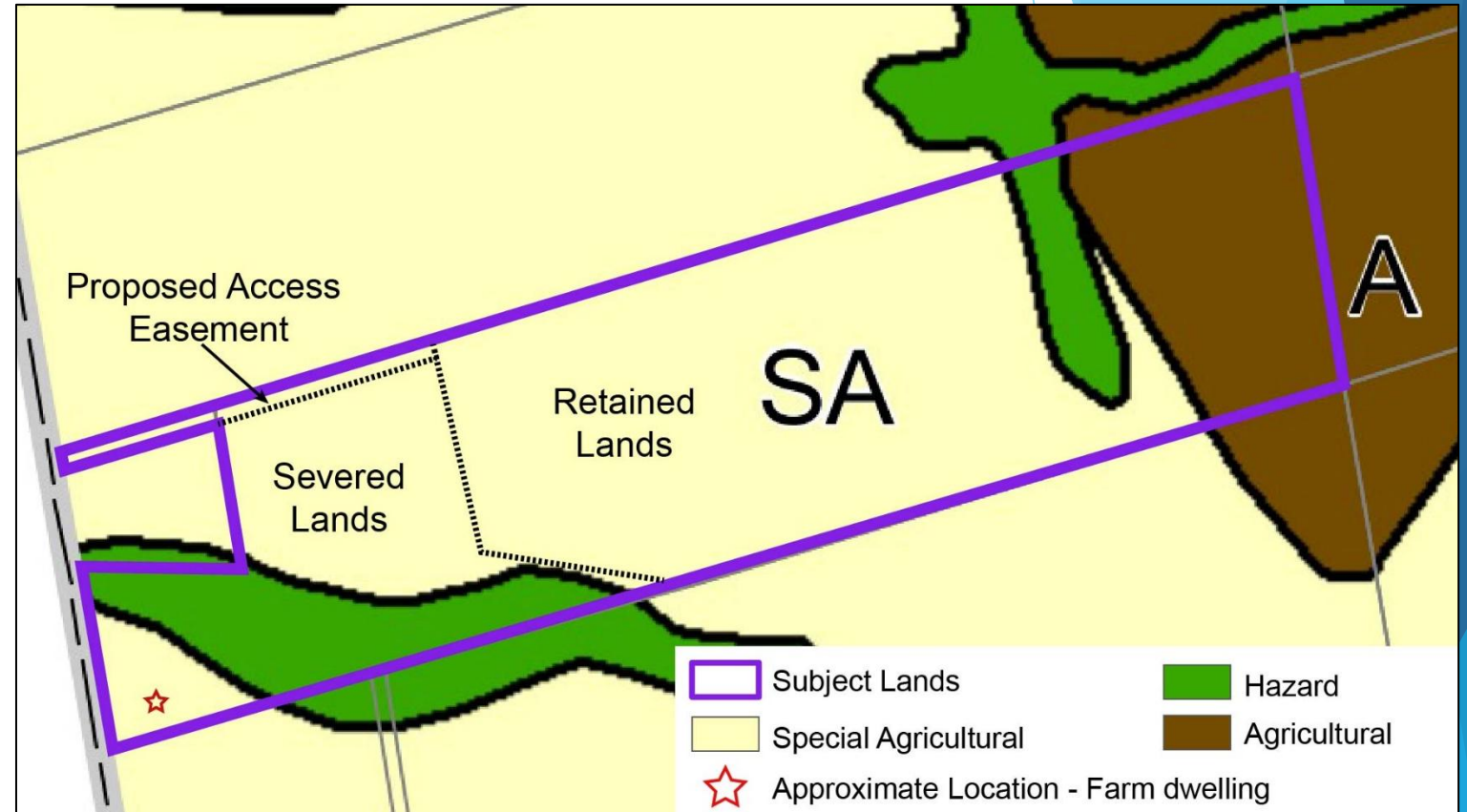


Proposed Severance and Development



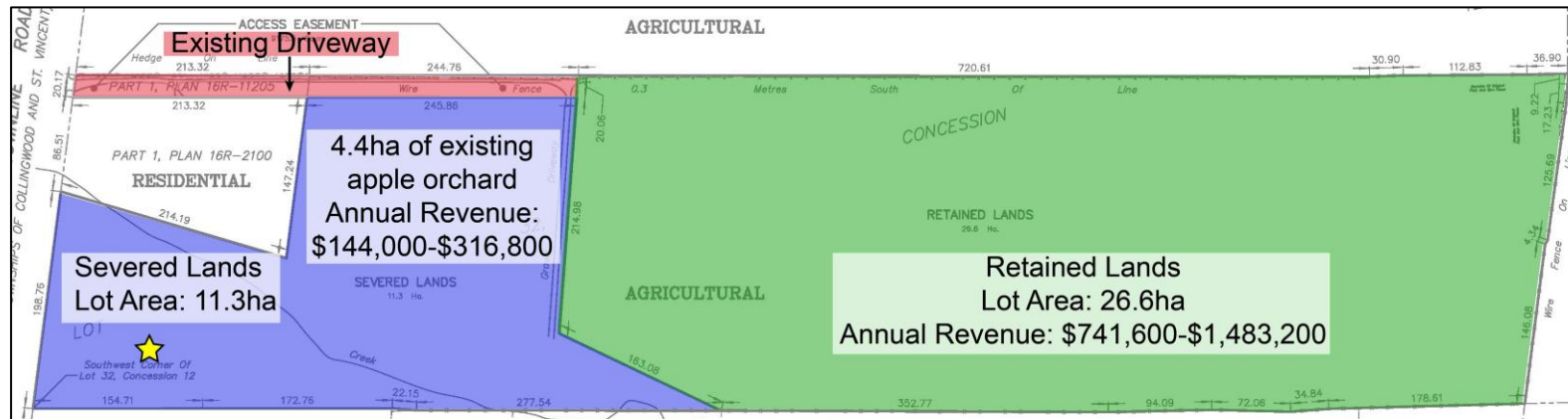
Proposed ZBA

- ▶ The lands are already zoned for Special Agricultural operation;
- ▶ A ZBA application is required to implement the Consent applications;



Supporting Materials

- ▶ **Farm Business Plan and Agricultural Impact Assessment:**
 - ▶ Both the severed and retained lands are consistent with the character of productive lands in the area;
 - ▶ Significant investments were made in the apple orchard to maximize yield potential;
 - ▶ The existing 4.4ha of apple orchard on the severed lands is profitable, with opportunity for additional cultivation around the proposed dwelling;



- ▶ MDS Calculations: the proposal complies with the MDS I formulae based on building separation.

Agriculturally Productive Area

- ▶ A minimum requirement for agriculturally productive areas is to ensure the viability of a variety of agricultural uses;
- ▶ Across Ontario, agricultural operations are profitable on lots with less than 10 ha of productive land;
- ▶ The retained lands are meet the lot area requirement of 10ha for lands zoned “Special Agricultural (SA) Zone”;
- ▶ It has been demonstrated that both the severed and retained lands are profitable, which aligns with the purpose and intent of Special Agricultural Areas.

Conclusions

- ▶ The proposed farm dwelling is a permitted use on the severed lot;
- ▶ The proposed farm dwelling is crucial for effective management of the existing apple orchard;
- ▶ The proposal complies with the MDS I formulae based on building separation;
- ▶ The severed lot provides a lot area of 11.3ha, which is greater than the 10ha required in the Zoning By-law;
- ▶ Both the severed and retained lots are profitable and conform to the intent and purpose of special agricultural lands;
- ▶ The severed lot presents opportunities for planting more apple orchards, increasing expected annual revenue;
- ▶ The proposed applications are considered appropriate and represent good land use planning.

Thank you!

Questions?