



March 12, 2026

BY EMAIL ONLY

Matt Rapke, Senior Planner
Municipality of West Grey
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**Subject: Proposed Zoning Application
421505 Concession 6 NDR,
Durham, Municipality of West Grey**

Dear Mr. Rapke:

Please accept this letter to accompany an application for a Zoning By-law Amendment for the parcel with the address 421505 Concession 6 NDR, in the Municipality of West Grey. The lands have the Roll Number 420528000609800 and hereinafter will be referred to as the subject lands.

The subject lands are 40 ha. in size and host an active dairy farming operation. The lands contain an established building cluster that includes a dairy barn, associated manure storage facilities, two accessory sheds, and a single-detached dwelling. The balance of the subject lands are in active agricultural production or forested. The subject lands are surrounded by similar agricultural uses.

The development concept includes the addition of a commercial business in a new accessory building, to be located in the established farm cluster. The farm-based retail store plans to sell maple syrup, frozen meat, and other maple-related products, including maple creamies (soft-serve ice cream).

The proposed development will be accommodated within a new accessory building to be constructed and accessed via the existing driveway. 15 on-site parking spots will be provided. The proposed building will have a total gross floor area of 284 m², of which 167.1 m² will be devoted to the proposed production and retail uses, and 116.13 m² will be devoted to agricultural uses.

Planning Context:

The subject lands are designated Rural and Hazard in the Grey County Official Plan and are zoned A2- Rural Zone and NE- Natural Environment. A portion of the subject lands are forested and has been identified as a Constraint- Significant Woodlands in Appendix B of the Grey County Official Plan.

Environmental Features:

The proposed development, consisting of an accessory farm building to accommodate the retail use, is located approximately 300 m from the significant woodland. This separation ensures the development is entirely outside both the significant woodland and its adjacent lands, as defined by the Provincial Policy Statement (policy 4.1.8) and the Grey County Official Plan (policy 7.4.1). As such, the proposal complies with these policies, and no adverse impacts are anticipated.

Rural Policies:

Permitted Uses

The subject lands are designated as Rural in the Grey County Official Plan. The PPS permits on-farm diversified uses (OFDU) on Rural Lands (policy 2.6.1 d) as well as directing planning authorities to support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses (policy 2.6.4).

The PPS defines on farm diversified uses as *“uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.”*

The Grey County Official Plan permits on farm diversified uses in the Rural designation and notes in Table 7, that the following could be included in an on farm diversified use:

- Café/small restaurant, cooking classes, food store (e.g. cheese, ice cream)
- Value-added uses (e.g. processor, packager, cheese factory, bakery)
- Retail uses (e.g. farm market, antique business, tack shop)

Collectively these uses align with the development concept to produce and sell maple syrup and maple-based products (including maple creamies), together with meat products produced on the farm. The proposed activities are secondary to, and supportive of, the ongoing agricultural use of the property and represent value-added and farm-related retail uses consistent with the intent of on farm diversified uses.

The Municipality of West Grey Comprehensive Zoning By-law A2 Rural Zone does not permit on-farm diversified uses as an as-of-right use. However, the By-law permits similar and related activities, including agricultural-related uses, home industries, and accessory uses, buildings and structures. The proposed use is similar to and compatible with these uses and further, with the general intent and purpose of the A2 Zone, which is to support and accommodate agricultural operations and related rural economic activity.

Size

The Grey County Official Plan (GCOP), through policy 5.2.2.16 and Table 8, caps the size of a new OFDU to the lesser of 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres. It is noted that 2% of the subject lands is 8000 square metres.

The proposed size of the use is 7965 m². This calculation includes the driveway, the parking area and the building. The proposed size is consistent with the maximum permitted size of the OFDU in the GCOP.

Required Amendments

A Zoning By-law Amendment is requested to permit an on farm diversified use on the subject lands. It is noted that this approach is consistent with both Provincial and County guidance.

This proposal is not anticipated to result in adverse impacts on surrounding agricultural uses. The use is clearly secondary to the existing farm operation, is limited in area, and is directly related to value-added agricultural production and on-farm retail. The scale and intensity of the proposed development are appropriate for a Rural context and are designed to both prioritize and maintain the long-term viability of the agricultural operation on the property.

The proposed on-farm diversified use will contribute to a diversified rural economy, support local food production and agri-based entrepreneurship. Accordingly, the proposed development is consistent with the PPS and conforms to the Grey County Official Plan.

Zoning Bylaw Matrix

A Zoning By-law Amendment is requested to add *on farm diversified use* as a permitted use to the subject lands. It is noted that this use is not currently defined in the Comprehensive Zoning By-law and part of this amendment should include adding a definition for an on farm diversified use consistent with the PPS and GCOP to the Definitions Section of the West Grey Comprehensive Zoning By-law. All other provisions of the Zoning By-law are met.

Zoning Matrix based on new concept plan, **required amendments shown in red**

Regulations	Required	Provided
Permitted uses	On Farm Diversified Use	Need to permit
Lot Area, Minimum	20 ha	40 ha
Lot Frontage, Minimum	122 m	399 m
Front Yard, Minimum c)	20 m	138 m
Interior Side Yard, Minimum b)	6 m	77 m
Rear Yard Minimum b)	6 m	855 m
Lot Coverage, Maximum	15 %	<15%
9.10 Gross Floor Area Maximum	230 m ²	167.1 m ²

Proposed Wording: On Farm Diversified Use:

means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

Conclusions

In conclusion, the addition of an on-farm diversified use is appropriate for the subject lands and is consistent with the policy framework established by the Provincial Planning Statement and Grey County Official Plan. The development concept represents a value-added, farm-related activity that is clearly secondary to the principal agricultural use of the property and is limited in scale, area and intensity.

The requested Zoning By-law Amendment will permit the site-specific addition of an on-farm diversified use to the subject lands and should include the addition of a definition consistent with the Provincial and County policy framework.

The proposed development will support the long-term viability of the existing farm operation, contribute to a diversified rural economy, and is not anticipated to create land use conflicts or negatively impact surrounding agricultural uses.

As such, the proposal is consistent with Provincial policy, conforms to the Grey County Official Plan, is compatible with the surrounding rural and agricultural context, and represents good planning.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959, extension 106.

Sincerely,

Cobide Engineering Inc.



Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

Encl.

cc: Mr. Wade & Ms. Antonia Deaken, Appinbrook Farms
Ms. Jamie Kuhl, Arch Lines Developments

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