



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 2, 2025

Municipality of West Grey
402813 Grey Road 4
RR 2
Durham, ON
N0G 1R0

Attention: David Smith
Manager of Planning

Dear David:

**Re: Application for Zoning By-law Amendment
Part Lot 15, Concession 3 WGR
Geographic Township of Bentinck
Municipality of West Grey
County of Grey
Address: 522522 Welbeck Road
Owner: Laura Cross**

Further to recent pre-consultation discussions regarding the above-noted property, attached please find a Zoning By-law Amendment application.

To assist your office in evaluating this proposal, I offer the following:

Purpose of Application:

The purpose of this Zoning By-law Amendment application is to amend the current 'A2' zoning of the subject lands to permit a secondary building with an accessory building.

The owner of the property, Laura Cross, will be erecting a riding arena on her property and wishes to include a residential dwelling within the structure. The unit will provide approximately 93 square metres of habitable floor space on the main level of the new building.

Subject Property:

The subject lands are located at the southeast corner of the Welbeck Road / Baseline intersection. The site comprises 11.42 hectares of land and is occupied by a house, barn, and two accessory buildings. The lands located to the west of the buildings, comprising approximately 4.0 hectares, are used primarily as paddocks for Ms. Cross' horses. The balance of the property is forested and scrublands, with riding trails meandering throughout this area.

The new building will be constructed approximately 15 metres directly south of the barn.

A new septic system will be installed for the new residential dwelling unit. The owner has not decided yet if a new well will be drilled or if the two residences will share the existing well.

The property's existing features and the proposed building are illustrated on the attached Site Plan.

Adjacent Land Uses:

The Welbeck sawmill and retail store are located to the immediate east of the subject lands. Several non-farm residences exist nearby. Most of the lands within the general vicinity are heavily forested, with very little agricultural activity in the area. A portion of the property to the west appears to be cash-cropped. No livestock facilities exist in the area, except for the barn located on the subject property.

Grey County Official Plan:

Schedule A of the Grey County Official Plan designates the subject property as 'Rural'. Permitted uses within this land use designation include agriculture, agriculture-related uses, on-farm diversified uses, limited non-farm lot creation, certain institutional uses, a detached dwelling, etc. Also permitted is an additional residential unit within the main house and/or an additional dwelling unit within a separate non-agricultural building.

The proposed dwelling unit is technically an agricultural building since some of it will be used as a riding arena, although no animals will be kept in the building. The reason for not allowing a dwelling within a barn is to avoid health and safety issues. The new residence will be constructed in compliance with the Ontario Building Code regulations for residential units, and therefore its location within the riding arena should cause no concern. It is worth mentioning that a similar proposal involving a dwelling unit within a riding arena was approved in Meaford

in 2023, and no concerns were raised by the County on this issue.

The Official Plan also requires additional residential units to comply with the Minimum Distance Separation formulae. In this regard, there appears to be no livestock facilities on any neighbouring lands within at least 750 metres.

Furthermore, an accessory residential unit within a separate structure shall be located within the cluster of existing farm buildings, according to the Official Plan. The term “cluster” is not defined by the Official Plan. The new building will be located 15 meters from the existing barn and about 55 metres from the existing house. This should qualify as clustering.

It is worth noting that the general housing policies of the Official Plan also encourage additional residential units in the rural and urban areas as a means of creating more rental housing with the community.

Based on the foregoing, the proposed Zoning By-law Amendment conforms with the Grey County Official Plan.

West Grey Zoning By-law:

The subject lands are zoned ‘A2’ (Rural) on Schedule A of the West Grey Zoning By-law.

Permitted uses in the ‘A2’ zone include agriculture, forestry, conservation, a detached dwelling, home occupations, home industries, and an accessory residential unit within the detached dwelling. The West Grey Zoning By-law, however, does not permit an accessory residential unit within an accessory structure.

The Zoning By-law was approved in 2006 and is clearly outdated with regard to the housing policies of the Provincial Planning Statement and Grey County Official Plan. The Municipality’s Zoning By-law needs to be updated to permit an accessory residential unit within an accessory structure as of right. It is my understanding that other residents within West Grey have amended the Zoning By-law for the same purpose.

Provincial Planning Statement Conformity:

The Provincial Planning Statement (PPS) promotes accessory residential units, and this has been implemented through the Grey County Official Plan and most Zoning By-laws in Grey County.

The requested Zoning By-law Amendment is clearly consistent with the Provincial Planning Statement.

Planning Rationale:

This Report has explained that the Provincial Planning Statement and the Grey County Official Plan strongly endorse the form of rental housing proposed by this Zoning By-law Amendment.

In terms of land use compatibility, including a small residence within the new riding arena should have no impact on the neighbours' use and enjoyment of their own properties.

Based on the foregoing, the proposal is desirable for the appropriate and orderly development and use of the lands and buildings.

Concluding Comments:

The proposal has considerable merit and should be approved.

I trust you will deem this application package to be complete. Should you require anything further, please contact the undersigned.

Lastly, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Sincerely,



Ron Davidson, BES, RPP, MCIP

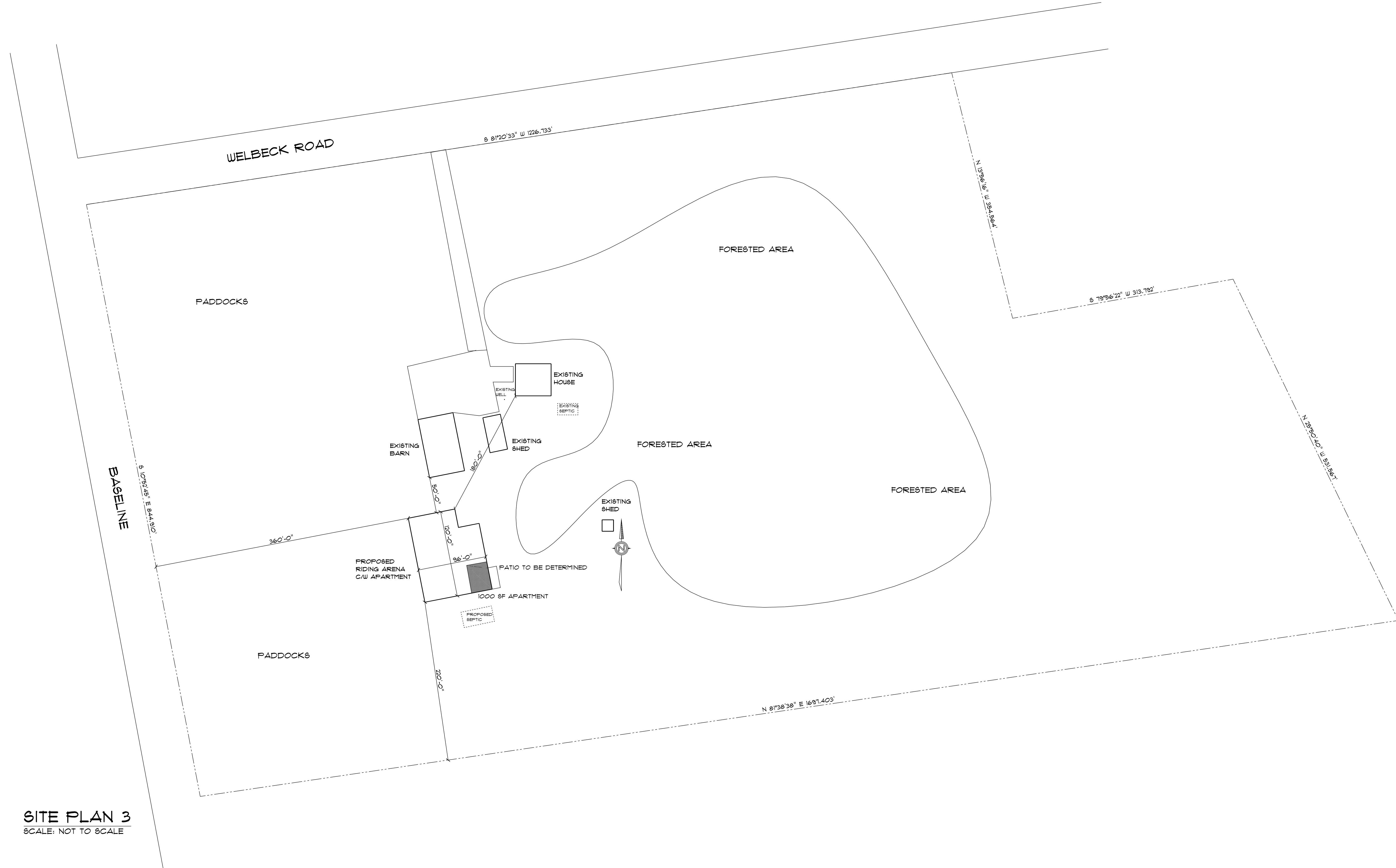
c.c. Laura Cross
Dan Cross
Bill Klingenberg

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 20993
FIRM BCIN: 131966
BILL KLINGENBERG

SCALING OF THIS DESIGN IS NOT PERMITTED. ANY STRUCTURAL CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF KLINGENBERG DESIGNS WILL EFFECTIVELY REMOVE ANY RESPONSIBILITY OF THE DESIGNER AND REVOKE THE DESIGNER'S COMMITMENT WITH RESPECT TO THE ONTARIO BUILDING CODE DIVISION C PART 3.

GENERAL:
ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL APPLICABLE OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
ALL DIMENSIONS IN IMPERIAL.
THERMAL RESISTANCE VALUES BASED ON ZONE 1



SITE PLAN 3
SCALE: NOT TO SCALE

KLINGENBERG DESIGN
135 NORTH DIAGONAL
SOUTH BRUCE PENINSULA
ON N0H 2T0
226-668-4545

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DRAWN BY:	PAGE:
SCALE:	2/14
DATE: Tuesday, March 25, 2025	SITE PLAN