



Planning & Design Inc.

Planning Justification Report

240 Lookout Drive, West Grey

December 2025





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1.0 Introduction



On behalf of the owner of 240 Lookout Road (the “Subject Lands”), we are pleased to submit an Official Plan Amendment and a Zoning By-law Amendment to facilitate a future Consent Application to sever the lands into four lots. The Subject Lands are an irregular shaped lot, located at the terminus of both Lookout Drive and Highland Drive, as shown on **Figure 1**, in the Township of West Grey.



Figure 1: Aerial Context

1.1 Purpose

This report has been written in support of an Official Plan Amendment and Zoning By-law amendment application to facilitate a future Consent Application to sever the Subject Lands into four lots. The proposal will create three (3) new lots fronting onto Lookout Drive, while maintaining the existing dwelling and woodlots within the retained lands (the “Proposal”), as shown on **Figure 2**.

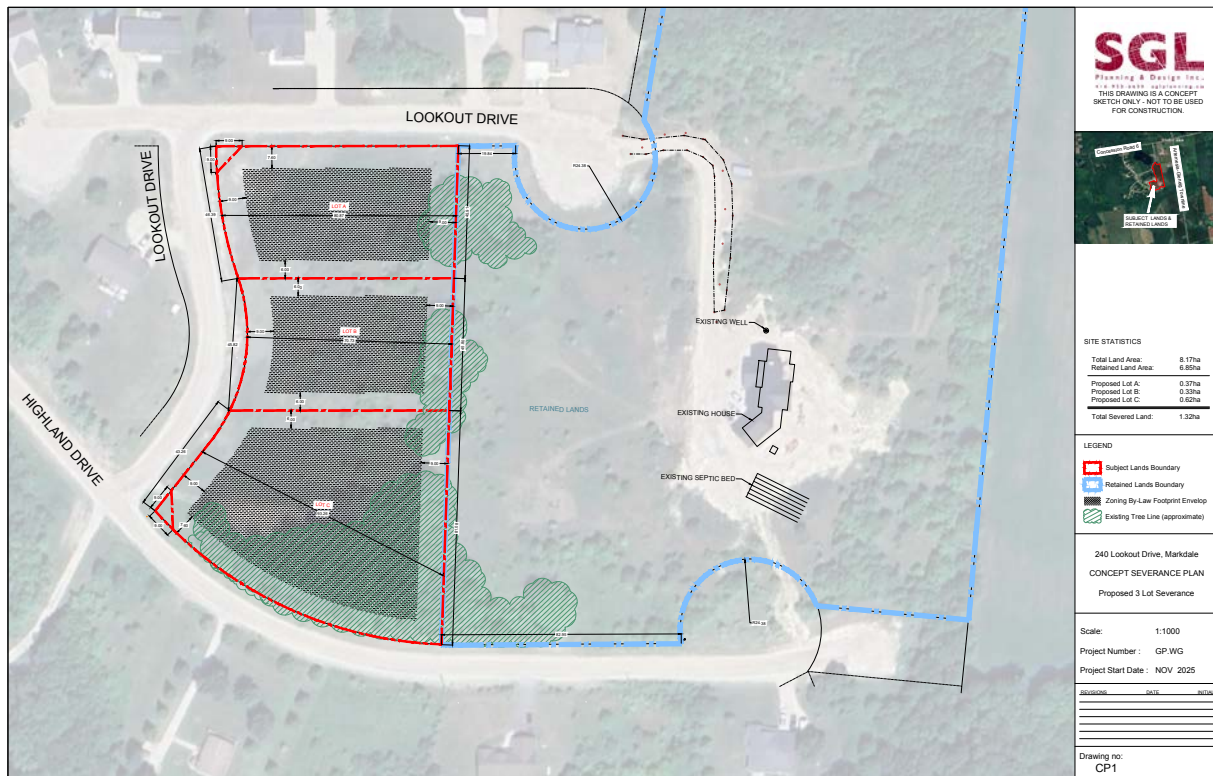


Figure 2: Proposed Lot Configuration

The purpose of this Planning Justification Report (report) is to assess the appropriateness of the proposed Official Plan Amendment and Zoning By-law Amendment to facilitate the future Consent application based on the applicable planning policy framework.

The report is structured as follows:

Section 1: Introduces the purpose and structure of the report.

Section 2 Outlines the existing conditions of the Subject Lands and the surrounding area.

Section 3: Describes the Proposal in relation to the in-effect Official Plan designation and Zoning By-law.

Section 4: Assesses the consistency and conformity of the Proposal to relevant Provincial and municipal policies.

Section 5: Assesses the Proposed Zoning By-law Amendment application.

Section 6: Assesses the Planning Act's criteria for lot creation.

Section 7: Summarizes the findings of the Supporting Studies.

Section 8: Concludes and summarizes the report.

2 Site & Surroundings



2.1 Subject Lands

The Subject Lands are located in the southeast corner at the terminus of Lookout Drive and Highland Drive, and extend northward to Lake Drive, with an area of approximately 8.17 hectares. The Subject Lands currently contain an existing 1-storey dwelling accessed via a driveway from the Lookout Drive cul-de-sac (refer to **Photo 1**), and contain an existing woodlot to the north extending to Lake Drive, as shown on **Figure 1**.

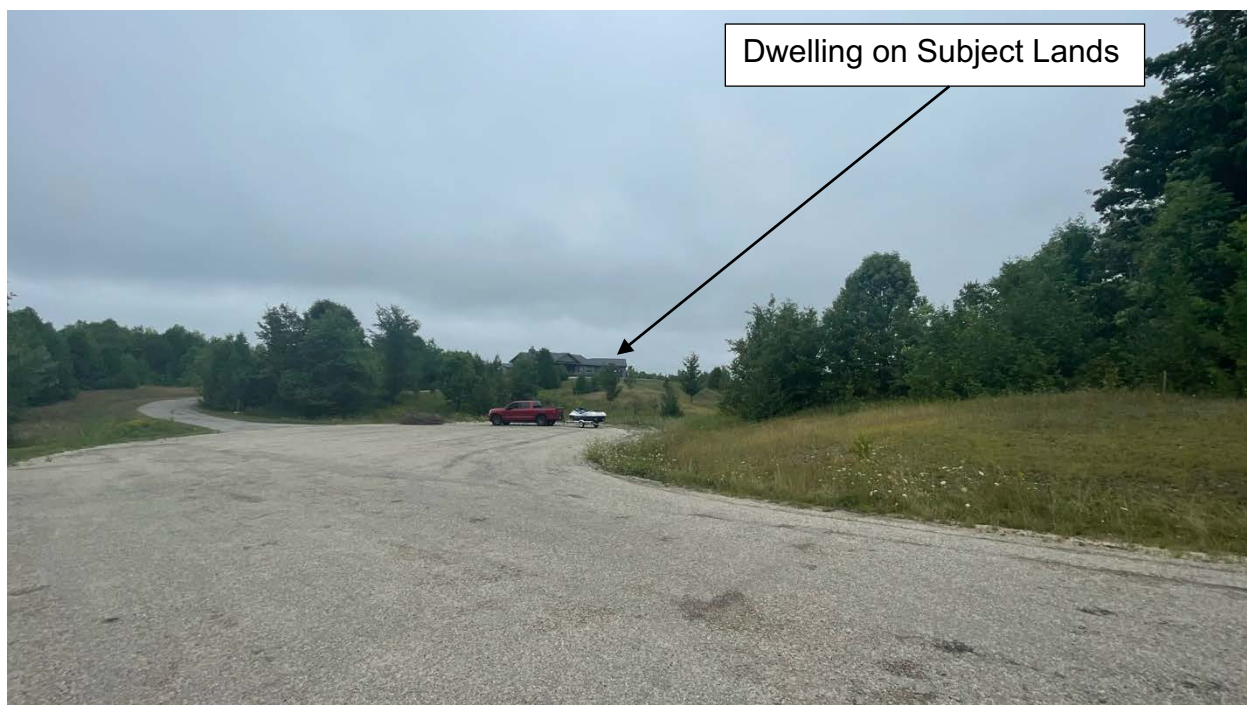


Photo 1: Lookout Drive cul-de-sac looking Southeast at the Subject Lands

2.2 Surrounding Area

The surrounding area is characterized by a residential subdivision, surrounded by agricultural lots, and natural features such as woodlots, and Curleys Lake to the north, as shown on **Figure 1**.

Immediate Land Uses include:

North

- Immediately north of the Subject Lands are low-rise single detached dwellings fronting onto Lookout Drive, refer to **Photos 2** and **3**. Further north of the Lake Drive is Crown Land and Curleys Lake.



Photo 2: 214 Lookout Drive - Looking North



Photo 3: 220 Lookout Drive - Looking Northwest

East

- Immediately east of the Subject Lands is an agricultural lot and three residential lots fronting onto Artemesia-Glenelg Townline, as shown in **Photos 4 and 5**.



Photo 4: 634160 Artemesia-Glenelg Townline -looking northwest
Source: Google



Photo 5: 634106, and 636114 Artemesia-Glenelg Townline – looking southwest
Source: Google

South

- Immediately South of the Subject Lands (opposite the site) are low-rise single detached dwellings fronting onto Highland Drive, as shown on **Figure 3**.



Figure 3: Residential Lots fronting onto Highland Drive

West

- Immediately West of the Subject Lands is a single detached dwelling with a shed, as shown on **Photo 6**.



Photo 6: 130 Lookout Drive -looking southwest from Lookout Drive

3 Proposal



3.1 Description of the Proposal

The Proposal contemplates the creation of three new lots along Lookout Drive, while maintaining the remainder of the Subject Lands for the retained lot, as shown on **Figure 2**. The new three-severed lots will have the following lot standards:

- Severed Lot 240 Lookout Drive – A/1
 - Lot Area: 0.37 ha
 - Frontage: 46.36 metres
 - Minimum lot depth: 74.50 metres
- Severed Lot 240 Lookout Drive – B/2
 - Lot Area: 0.33 ha
 - Frontage: 45.82 metres
 - Minimum lot depth: 74.50 metres
- Severed Lot 240 Lookout Drive – C/3
 - Lot Area: 0.62 ha
 - Frontage: 43.23 metres
 - Minimum lot depth: 76.04 metres

The proposed severed lots were designed to minimize changes to vegetation in the northeast corner of the Subject Lands, and utilizes the existing treeline to separate the proposed severed lots from the retained lands, as shown on **Figure 4**.



Figure 4: Aerial Context

3.2 Existing Official Plan Designation

The County of Grey Official Plan (OP) Schedule A Land Use Types Map 3 designates the Subject Lands as “Rural”, as shown on **Figure 5**. Outside of the identified settlement areas of the West Grey Official Plan, the County of Grey is the only official plan that applies to the Subject Lands.

Section 5.4 Rural Land Use Types of the OP states that the predominant land uses within the Rural designation will be agriculture, aggregate extraction, recreation and forestry. The OP also acknowledges that lands designated Rural outside of the Settlement Areas, such as the Subject Lands, offer flexibility for lot creation for both agricultural and non-agricultural uses (OP 5.4). The Rural designation permits a range of uses, including but not limited to agriculture-related uses, on-farm diversified uses, and conservation.

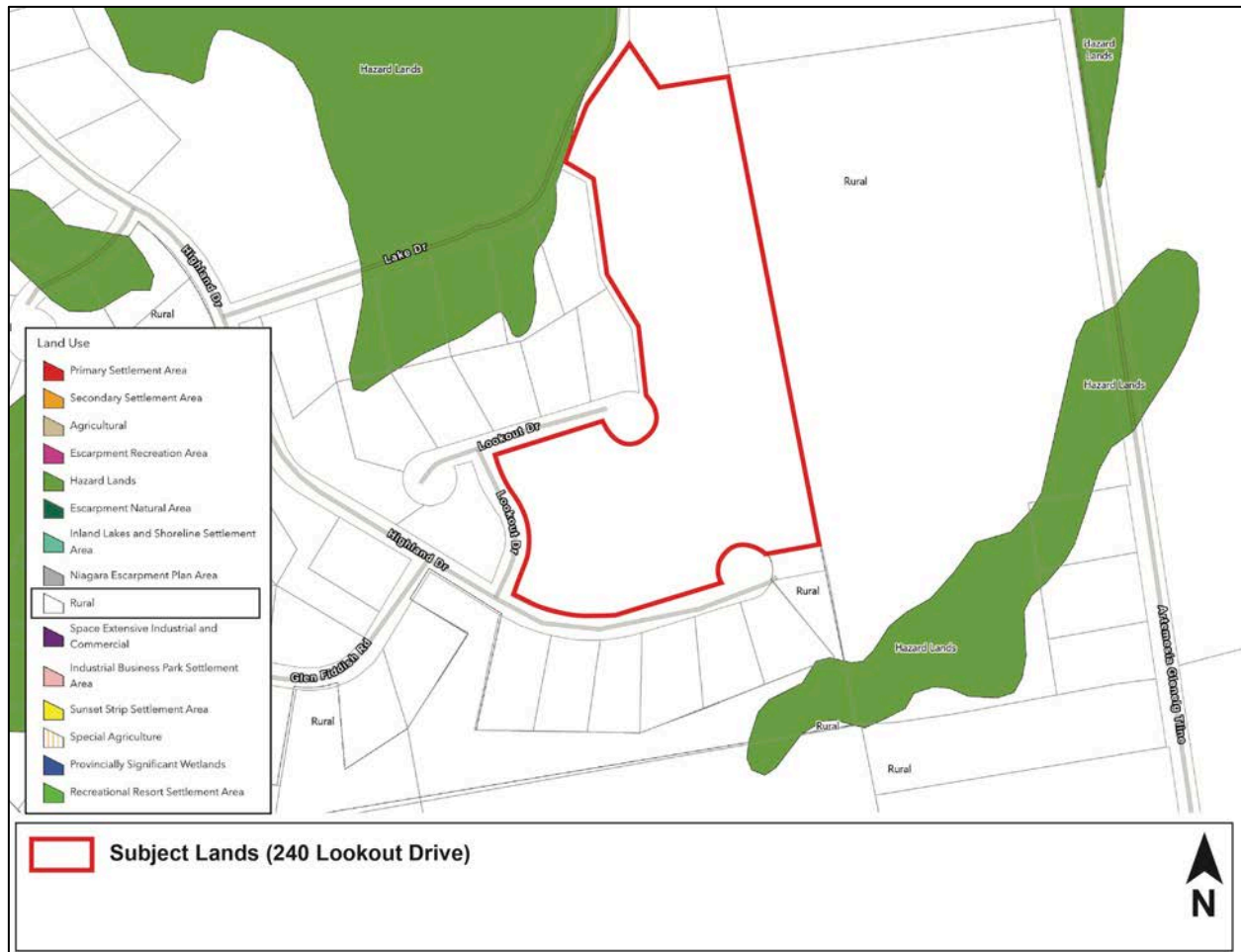


Figure 5: Schedule A Land Use Types Map 3 Extract

Section 5.4.2 Development policies within the Rural designation states the minimum lot size for a non-agricultural use will be determined by the Zoning By-law. It also states “unless otherwise specified new non-farm size lots” shall have a minimum size of 0.8 hectares.

Section 5.4.3 of the OP also provides policy direction for Consent Applications within the Rural designation, stating new lot development shall be no smaller than 0.8 hectares in area. It also sets out the maximum severances permitted based on the original township lot size (original crown survey). For example, an original Township lot size of 20 hectares would be permitted 1 severance, and an original Township lot size of 40 hectares would be permitted 3 severances (see **Figure 5**). The OP states that any proposed increase to the permitted lot severances would require an amendment.

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

Figure 5: Extract of Table 9 from the OP: Permitted Rural Severances Based on Original Township Lot Size

The Subject Lands are located within the original Lot 27, Concession 6, which, according to the Grey County mapping, had an area of 40.4 ha, however this Lot and Concession was previously subdivided, as such, an Official Plan Amendment is required to permit a severance.

With respect to lot configuration, Policy 5.4.3 of OP also recommends a frontage-to-depth of 1:3, where the depth is three times the size of the frontage, and should conform to the local Zoning By-law. However, an amendment is not required if an application does not meet this policy.

In addition, Policy 5.4.3 also states cluster of Rural non-farm sized lots is encouraged, and that consideration can be given to a smaller lot, without an Amendment to this Plan provided adequate justification is provided and the lot is large enough to sustain the use over the long term.

The proposed severed lots contemplate frontage-to-depth ratios of 1:1.60 to 1:2.5, based on the proposed frontages ranging from 43.26m to 46.36m and depths of 74.5 metres to 109.40 metres. Although the proposed severed lots' frontage-to-depth are less than the recommended 1:3 ratio, the lots have sufficient space to accommodate a dwelling and private services, while reflecting a more efficient use of land, and are consistent with the lot depths of the surrounding neighbourhood that range from 77 metres to 105 metres, refer to **Figure 6**.



Figure 6: Lot Depth Neighbourhood Analysis

Although not required, per Policy 5.4.3 of the OP, an amendment to the minimum lot area of 0.8 ha is being sought through this Official Plan Amendment application. **Table 1** summarizes the proposed Official Plan Amendments.

Table 1: Official Plan Amendment			
Policy #	Provision	Proposed Severed Lots	Proposed Retained Lot
Policy 5.4.3 - Lot Area, Minimum	0.8 hectares	0.37 hectares 0.33 hectares 0.62 hectares	6.85 hectares
Policy 5.4.3 – Permitted Severances	The Lot and Concession was already subdivided	3 new lots proposed	1 retained lot

3.3 Existing Zoning

The Municipality of West Grey Zoning By-law 37-2006, splits zones the Subject Lands Natural Environment (NE) and Restricted Rural (A3), as shown on **Figure 7**. It should be noted that no development is proposed within the NE Zone, and the proposed severed lots are zoned Restricted Rural (A3).

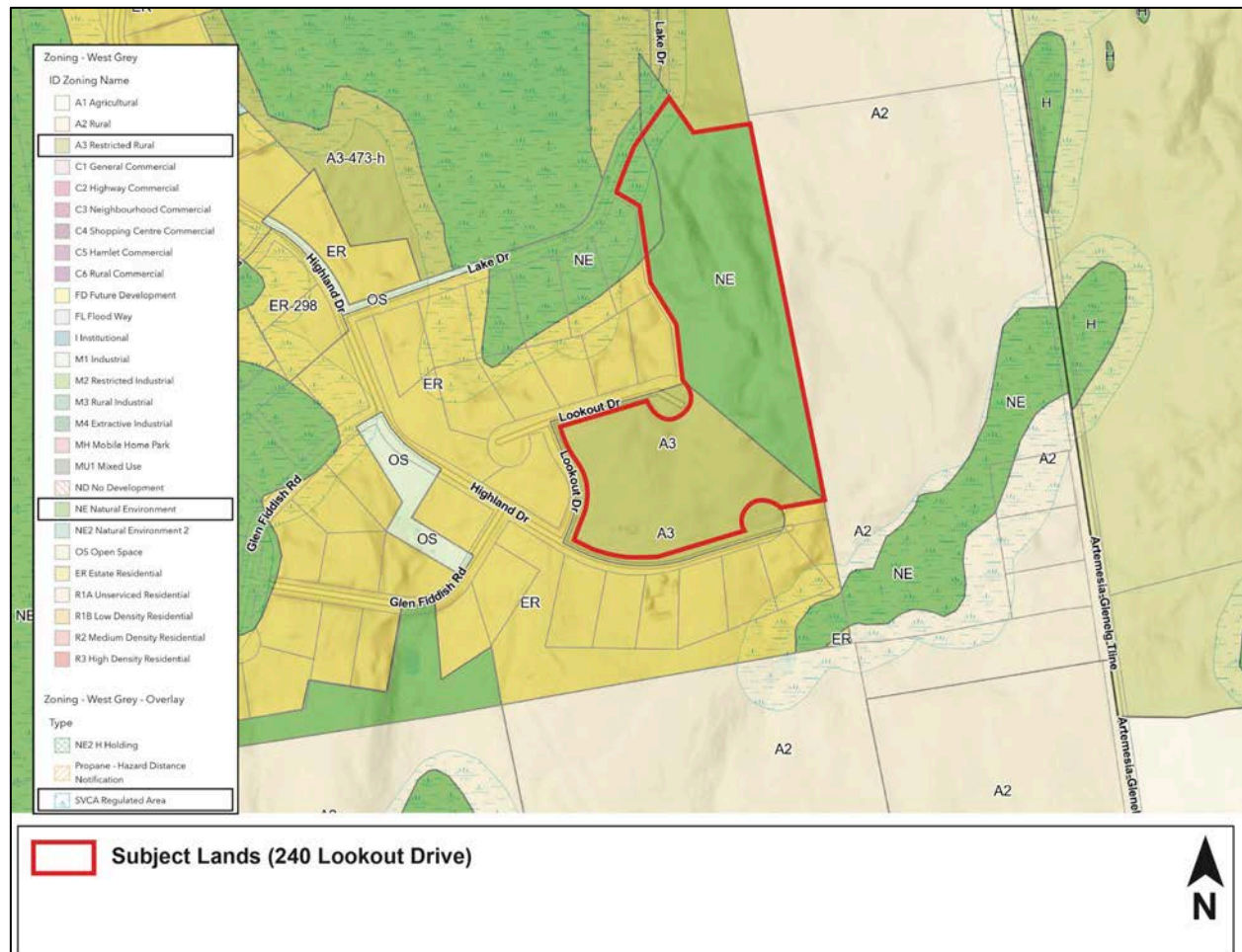


Figure 7: Subject Lands Zoning per By-law 37-2006

The Restricted Rural Zone (A3) permits a range of uses, including but not limited to:

- Agricultural uses, buildings and structures,
- Bed and Breakfast Establishments,
- Home Occupation/Industry,
- Forestry, and
- A detached dwelling.

Section 10.3 Reduced Lot Regulations of the Zoning By-law includes regulations for existing lots of record, and lots created by consent that are less than 40 hectares in size. **Table 2** below summarizes the Reduced Lot Regulation standards compared to the severed and retained lands.

Table 2: Zoning By-law Standards and Amendments			
Regulation	Permitted	Proposed Severed Lots	Proposed Retained Lot
Lot Area, Minimum	0.8 hectares	0.37 hectares 0.33 hectares 0.62 hectares	6.85 hectares
Lot Frontage, Minimum	30.5 metres	43.26 metres to 46.36 metres	Complies
Residential Setbacks			
Front Yard	18.3 metres	9 metres	Complies
Interior Side Yard	3 metres	6 metres	Complies
Exterior Side Yard	7.5 metres	7.5 metres	Complies
Rear Yard	7.5 metres	7.5 metres	Complies
Lot Coverage, Maximum	20%	3.9 to 7%	Complies
Building Height	2.5-storeys	2-storeys	1-storey

4.0 Policy Analysis



This section of the report summarizes the current policy framework and assesses the appropriateness of the proposed Official Plan Amendment and Zoning By-law Amendment. This section will specifically address the proposed Severance, Official Plan Amendment and Zoning By-law Amendment applications' consistency with the Provincial Policy Statement (2024).

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement ("PPS") came into effect on October 20, 2024, replacing the Provincial Policy Statement, 2020. The PPS provides a policy framework for supporting the development, increasing housing supply, aligning development with infrastructure, fostering the long-term viability of rural areas, as well as protecting agricultural lands, the environment and public health. Below is a summary of key policies that apply to the Subject Lands.

Section 2.2 Housing of the PPS provides policy direction for planning authorities to provide an appropriate range and mix of housing options and densities to meet the current and future residents (PPS 2.2.1). This is achieved through facilitating all housing options, and promoting densities which efficiently use land, resources, infrastructure and public services (PPS 2.2.1 b) and c)).

Consistency

The Proposal is consistent with Section 2.2 Housing of the PPS by facilitating the creation of three new residential lots that represent an efficient use of lands through the proposed lot dimensions, within existing residential neighbourhood with access to existing road infrastructure and public services.

Section 2.6 Rural Areas in Municipalities provides policy permission for lot creations on Rural lands, noting lot creation is permitted where site conditions are suitable for the provision of appropriate sewage and water services (PPS 2.6.1b)). It also states that Development that can be sustained by rural services should be promoted (PPS 2.6.2).

Consistency

The Proposal is consistent with the PPS, as each proposed severed lot and the retained lands have been designed with sufficient area and space to accommodate private services, as shown in **Figure 7**, and confirmed in the supporting Private Servicing and Hydrogeological Assessment.

Section 2.6 Rural Areas further goes on to provide policy direction for supporting a diversified rural economy by protecting agricultural and other resource-related uses by directing non-related uses, such as residential, in areas that will minimize constraints (PPS 2.6.4 and 2.6.5).

Consistency: The Proposal is to facilitate a future consent application of an oversized parcel within an existing residential subdivision, as shown on **Figure 1**. The Proposal will not negatively impact agricultural lands or resources as it will introduce additional residential dwellings within an existing residential neighbourhood, while continuing to meet the minimum distance separation formula.

4.2 Recolour Grey County of Grey Official Plan (2019)

The Grey Official Plan (the “OP”) came into effect in 2019, and sets out a policy framework for the County, and provides land use directions for lands outside of settlement areas such as the Subject Lands. The Subject Lands are designated Rural by Schedule A Land Use Types – Map 3 of the OP. In relation to the Proposal, Chapter 4 Live Grey Housing, and Chapter 5 Cultivate Grey have applicable policies that should be considered.

Section 4 Live Grey Housing

Section 4.1 Housing Policy of the OP under Variety states that the County will promote new residential developments that efficiently use available services and are appropriate site conditions and the existing pattern of development.

Conformity:

The Proposal conforms to the Housing policies of the OP through promoting new housing within a rural neighbourhood that are appropriately sized to accommodate private services (refer to Section 7 of this Report), and reinforces the existing lot patterns of the neighbourhood.

Chapter 5 Cultivate Grey outlines policies that apply to the Countryside which is made up of the following land use types: Agricultural, Special Agricultural, Rural, Mineral Resource Extraction, and Aggregate Resource Areas. The introduction of this chapter states that the policies seek to balance the intended uses of these lands, and the need for continued growth, while limiting the loss of agricultural lands.

Conformity:

The Proposal conforms to Chapter 5 by proposing a gentle form of intensification of a rural lot within an existing residential plan of subdivision that is only used for residential uses. Therefore, there is no loss of agricultural land within the County.

Section 5.4 Rural Land Use Type provides policies for lands designated Rural, which include the Subject Lands as previously described in Section 3.2 of this Report. Section 5.4.1 outlines the permitted uses, which include residential.

As described in Section 3.2 of this Report policy 5.4.2 2) sets out a minimum lot area of 0.8 hectares for non-farm sized lots in the rural area. In addition, Policy 5.4.3 Consent Policies limits Original Township lots in accordance with **Figure 5**.

Conformity:

The Proposed application seeks to amend this policy to permit the following lot areas for the severed lots:

Lot A: 0.37 hectares

Lot B: 0.33 hectares

Lot C: 0.62 hectares

Although the proposed sizes are less than the required minimum lot area set by the OP, the Proposal is consistent with the PPS, which permits consent applications in the Rural and promotes residential development in the rural area where it can be sustained. With the proposed severed lots' areas sufficient in size to accommodate private services, the residential development can be sustained and represents a gentle form infill that should be promoted. Further, as shown on **Figure 8**, the surrounding residential lots in the rural neighbourhood typically have areas ranging from 0.37ha to 0.5, with the majority of nearby lots with an approximate area of 0.4ha. As such, the Proposed Severed Lots' area is consistent with the surrounding lot fabric and area.

The OP limits the number of severances on an Original Township lot, even though this policy is not consistent with the PPS in promoting consent applications on lands that can sustain residential uses, and is not consistent with increasing housing options across the province.

Therefore, the Proposed Amendment is consistent with PPS in promoting residential infill in a form in keeping with the surrounding context.



Figure 8: Lot Fabric Analysis

5.0 Zoning By-law Amendment



As set out in Section 3.3 of this Report, the Municipality of West Grey Zoning By-law 37-2006, splits zones the Subject Lands Natural Environment (NE) and Restricted Rural (A3), as shown on **Figure 7**. As shown on **Table 2**, the proposed Zoning By-law Amendment seeks to permit:

- A reduced minimum lot area of 0.33 ha, whereas the Zoning By-law sets out a minimum of 0.8 ha.
 - Proposed Severed Lot A 0.37 ha
 - Proposed Severed Lot B: 0.33 ha
 - Proposed Severed Lot C: 0.62 ha
- Relief from the minimum front yard setback of 9 metres, rather than the required 18.3 metres.

As set out in the policy 5.4.3, rural non-farm sized lots are encouraged, and consideration can be given to smaller lots where the lot is large enough to sustain the use. The intent of the minimum lot area is to ensure there is sufficient space to accommodate private service and maintain the rural character.

The proposed severed lots and retained lots are large enough to accommodate a dwelling, and private servicing as shown on **Figure 9** and set out in Section 7 of this report. Further, the proposed lot areas of the Proposed Severed Lots A, B, and C are consistent with the rural character of this existing neighbourhood, as shown on **Figure 8**. Therefore, the intent of the Zoning By-law standards is maintained while conforming to the OP.

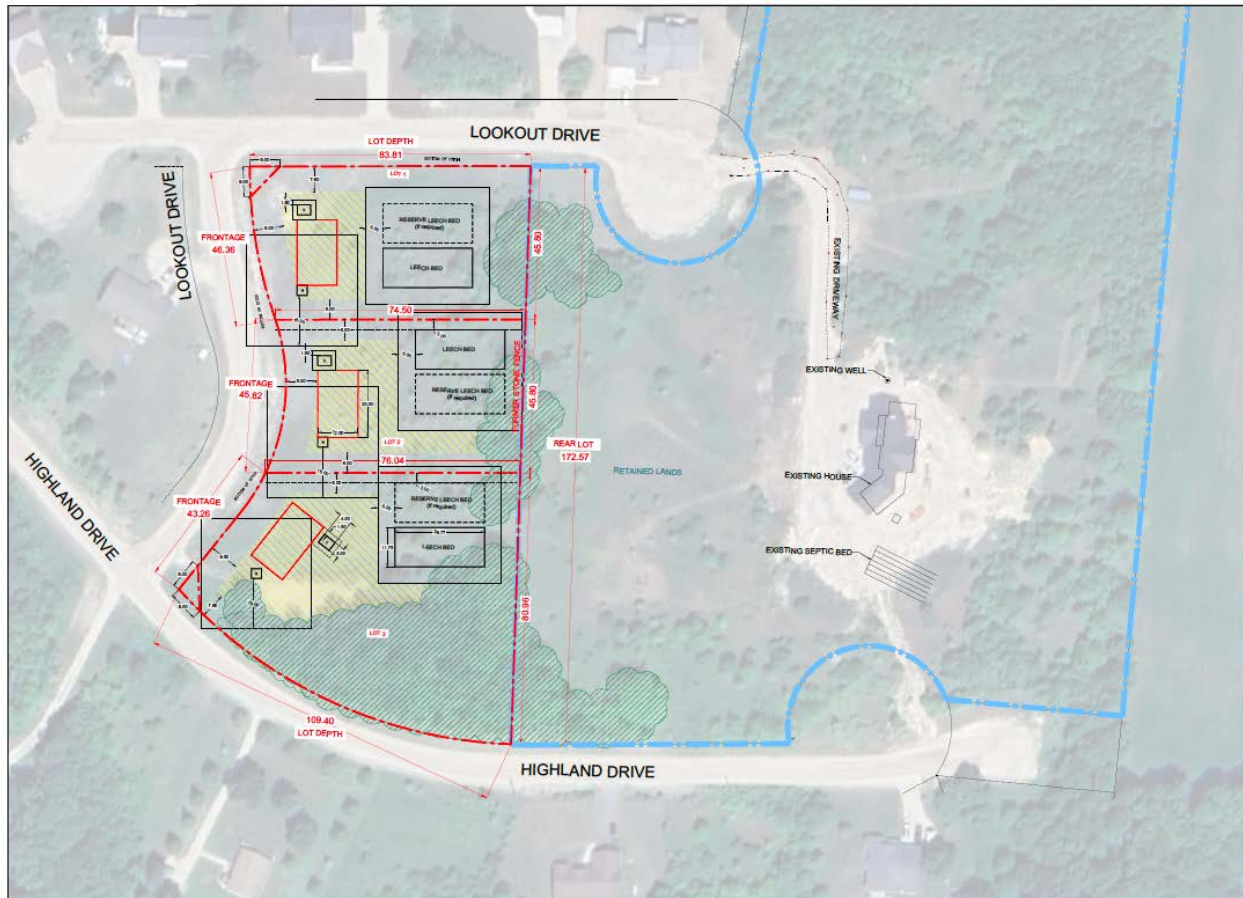


Figure 9: Concept Severance Sketch with Setbacks and Private Servicing

The intent of the required 18.3 metre setback is to ensure there is sufficient space to accommodate a driveway, landscaping, as well as separate rural residential dwellings from traffic along busy arterial roads.

The proposed minimum front yard setback of 9 metres represents a setback more consistent with newer builds in subdivisions. with sufficient space for a driveway and front yard landscaping. There is room to push dwellings further back depending on the detailed design of well and septic locations that have been shown on Figure 9 to demonstrate that the lots are able to contain servicing and associated setbacks. Further, the Subject Lands are located along a local road and reduced speed limit and do not need additional buffering from traffic.

6.0 Consent Application



Section 51 (24) of the Planning Act sets out criteria for consideration of a consent application which is enabled by Section 53(12) for the consideration of consents. **Table 3** below provides a brief analysis of how the proposal meets the applicable criteria in Section 51 (24). A future consent application will be sought following the Official Plan Amendment and Zoning By-law Amendment.

Table 1 Policy Analysis of Section 51 (24) of the Planning Act Summary	
Section	Response
<p>51 (24) a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</p> <p>Applicable Interests from Section 2 include protecting natural areas and heritage resources, ensuring adequate services, and providing a range of housing.</p>	<p>The Subject Lands contain a Woodlot in the north part, as shown on Figure 1, however the proposed lot lines do not impact the woodlot and would not fragment the feature, as shown on Figure 2.</p> <p>As well, the Subject Land does not contain any heritage features, and the Stage 2 Archaeological Assessment did not find any resources.</p> <p>The Subject Lands are located in a rural is located the proposed lot sizes represent an efficient use of land with adequate services.</p> <p>In addition, the Proposal will contribute to increasing the supply of housing within a neighbourhood, while representing a gentle form of intensification.</p> <p>Therefore, the proposal meets the applicable Provincial Interest set out in the Planning Act.</p>
<p>51 (24) b) whether the proposed subdivision is premature or in the public interest;</p>	<p>The proposed severance application will facilitate three new residential dwellings, while maintaining the retained land's dwelling, in a manner consistent with the surrounding lot fabric, contributing to an increased supply of housing options and is therefore in the public interest.</p>

<p>51 (24) c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;</p>	<p>The subject property is designated Rural by the Official Plan, which permits a range of low-rise residential uses, including single detached dwellings.</p> <p>An Official Plan Amendment for lot sizes and density is being sought in advance of a Consent Application to permit a Consent Application, as described in Section 3 of this Report.</p>
<p>51 (24) d) the suitability of the land for the purposes for which it is to be subdivided</p> <p>(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;</p>	<p>The subject property is designated and zoned to permit low-rise residential uses. The proposal to create three new residential lots with single detached dwellings is suitable for the lands.</p> <p>Not applicable, no affordable units are proposed.</p>
<p>51 (24) e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them</p>	<p>Not applicable. The proposal is not for a proposed subdivision. The proposed infill lots will use the existing public roads.</p>
<p>51 (24) f) the dimensions and shapes of the proposed lots;</p>	<p>The Proposed Severed lots meet all the lot standards except for minimum lot area, but are consistent with the lot areas and lot shapes in the surrounding neighbourhood, as shown on Figure 8.</p>
<p>51 (24) g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</p>	<p>There are no restrictions registered to the subject property.</p>
<p>51 (24) h) conservation of natural resources and flood control;</p>	<p>Refer to response to 51 (24) a)</p>
<p>51 (24) i) the adequacy of utilities and municipal services;</p>	<p>The proposed lots are designed with sufficient space to accommodate private</p>

	services, as shown on Figure 9 and set out in Section 7.1 of this Report.
51 (24) j) the adequacy of school sites;	The Subject Lands are within a 20-minute drive to multiple schools in Flesherton and Markdale.
51 (24) k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Not applicable.
51 (24) l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	Not applicable.
m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	Not applicable.

7.0 Supporting Studies



7.1 Private Servicing and Hydrogeological Assessment

Crozier completed a desktop Hydrogeological study to assess the viability of the Severed Lots accommodating private domestic wells and onsite sewerage systems. The analysis confirmed there were 35 existing wells within 500 metres of the Subject Lands, and confirmed that individual wells could be established, providing suitable quality and quantity for residential uses. With respect to on-site sewage, the report concluded there was sufficient area to accommodate it, but it should be subject to further detailed design at the building permit stage when specific dwelling sizes are being considered.

7.2 Archaeological Assessment

To understand if the Proposal would have any impact on potential archaeological resources, a Stage 1 and 2 Archaeological Assessment was prepared by ARA.

The Stage 1 and 2 Archaeological Assessment conducted test pits surveys with 5-metre intervals; however, no archaeological resources were encountered. The Archaeological Assessment concluded that the Subject Lands were considered free of archaeological resources and recommended no additional analysis.

In addition, the Archaeological Assessment has been submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries.

8.0 Conclusion



For the reasons set out in this Planning Justification Report, and as informed by other supporting technical reports, it is our opinion that the Official Plan Amendment and Zoning By-law Amendment to enable a future Consent application are appropriate and represent good planning. The proposed applications are consistent with the policies of the PPS, and conform with the Official Plan.

Further, the applications will not negatively impact the existing woodlot on Subject Lands or nearby agricultural operations. In addition, the new Severed Lots generally meet existing Zoning lot standards without creating new servicing demands nor undermining the existing nearby character.