

PLANNING JUSTIFICATION REPORT



MARCH 2026

Proposed Zoning By-law Amendment

Subject lands:

541144 Concession 14 NDR
BENTINCK CON 14 PT LOT 4RP;17R320 PART 1
Geographic Township of Bentinck
Municipality of West Grey
County of Grey

Prepared for:

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File: 25020

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TABLE OF CONTENT

TABLE OF CONTENT..... **i**

1.0 BACKGROUND AND CONTEXT **2**

 1.1 Purpose of Report 2

 1.2 Location and Description of Subject Lands (Figures 1, 2 & 3) 2

 1.3 Background and Description of Proposal (Figure 4) 4

 1.4 Pre-Submission Consultation and Required Approvals 5

 1.5 Supplementary Assessment 7

2.0 LAND USE POLICY CONSIDERATIONS **8**

 2.1 Provincial Planning Statement (PPS) 8

 2.2 County of Grey Official Plan (CGOP) (Figures 5 &6) 8

 2.3 Municipality of West Grey Zoning By-law 37-2006 (Figure 7) 21

3.0 SUMMARY AND CONCLUSIONS **23**

LIST OF FIGURES

Figure 1: Location3

Figure 2: Subject Lands and Surrounding Lands3

Figure 3: Saugeen Valley Conservation Authority Regulatory Area4

Figure 4: Site Plan 6

Figure 5: County of Grey Official Plan – Schedule A20

Figure 6: County of Grey Official Plan - Appendix B20

Figure 7: Municipality of West Grey Zoning By-law 37-200621

LIST OF TABLES

Table 1: Approvals Required5

Table 2: PPS & CGOP Policy Evaluation9

Table 3: Municipality of West Zoning By-law – Agriculture (A1) Zone Provisions23

LIST OF APPENDICES

- Appendix 1 - Zoning Bylaw Amendment Application
- Appendix 2 - Site Plan
- Appendix 3 - Client Authorization
- Appendix 4 – Phase One ESA
- Appendix 5 – Copy of Septic Documentation

1.0 BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Mr. Casey Hillier (applicant) to submit a planning application for a zoning by-law amendment to permit a second permanent accessory residential dwelling on lands municipally described as 541 144 Concession 14 NDR in the Municipality of West Grey, County of Grey.

This report will examine the merits of the proposed bylaw amendment by evaluating the proposal against the policies of the 2024 Provincial Planning Statement (PPS), the County of Grey Official Plan (CGOP), and the Municipality of West Grey Zoning By-law 37-2006.

This report, the accompanying applications and supporting materials, are intended to satisfy the requirements of Section 34 (10.1 & 10.2) of the Planning Act, RSO 1990 regarding the submission of a complete application.

1.2 Location and Description of Subject Lands (Figures 1, 2 & 3)

The subject lands are approximately 5.8 ha in area and are of an irregular shape. The principal uses of the subject lands are residential and industrial. Specifically, the subject lands contain a single detached dwelling, mobile home, two barns and scrap vehicle business shop. The mobile home is located to the northeast, and the single detached dwelling is located further south. The structures associated with the industrial use on the property are situated towards the southeast section of the property.

The buildings are accessed by a single driveway near the mutual lot line between the subject lands and the property to the east. These structures are shown on Figure 4 (Site Plan). The western half of the lot contains woodlands and a watercourse. This section of the property is located within the Saugeen Valley Conservation Authority regulatory area.

The surrounding area is comprised primarily of agricultural uses with woodlands and the watercourse located directly north and south of the subject lands. The nearest settlement areas are the Town of Hanover located approximately 12 km to the south, and the Town of Durham, approximately 20 km to the southeast.

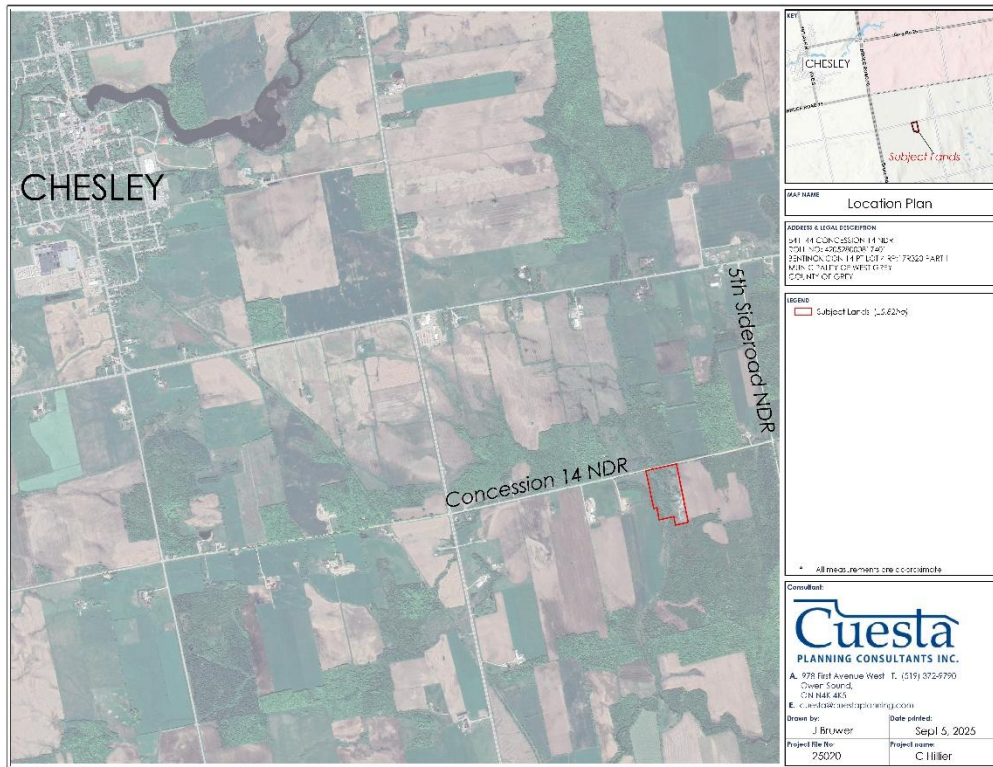


Figure 1: Location

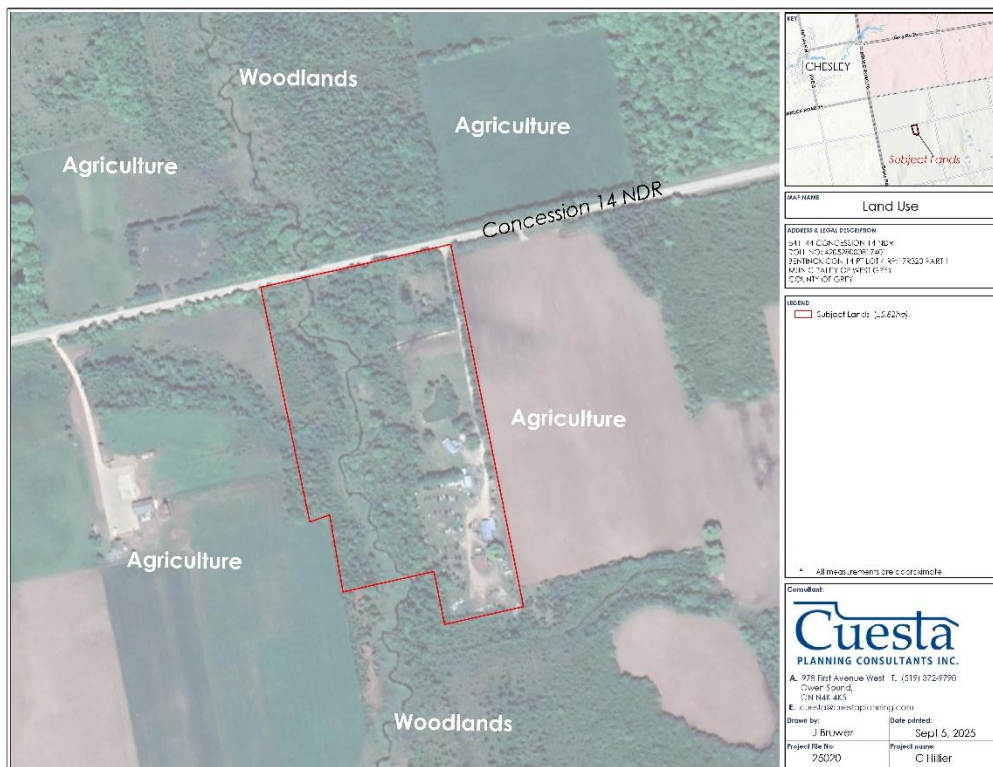


Figure 2: Subject Lands and Surrounding Lands

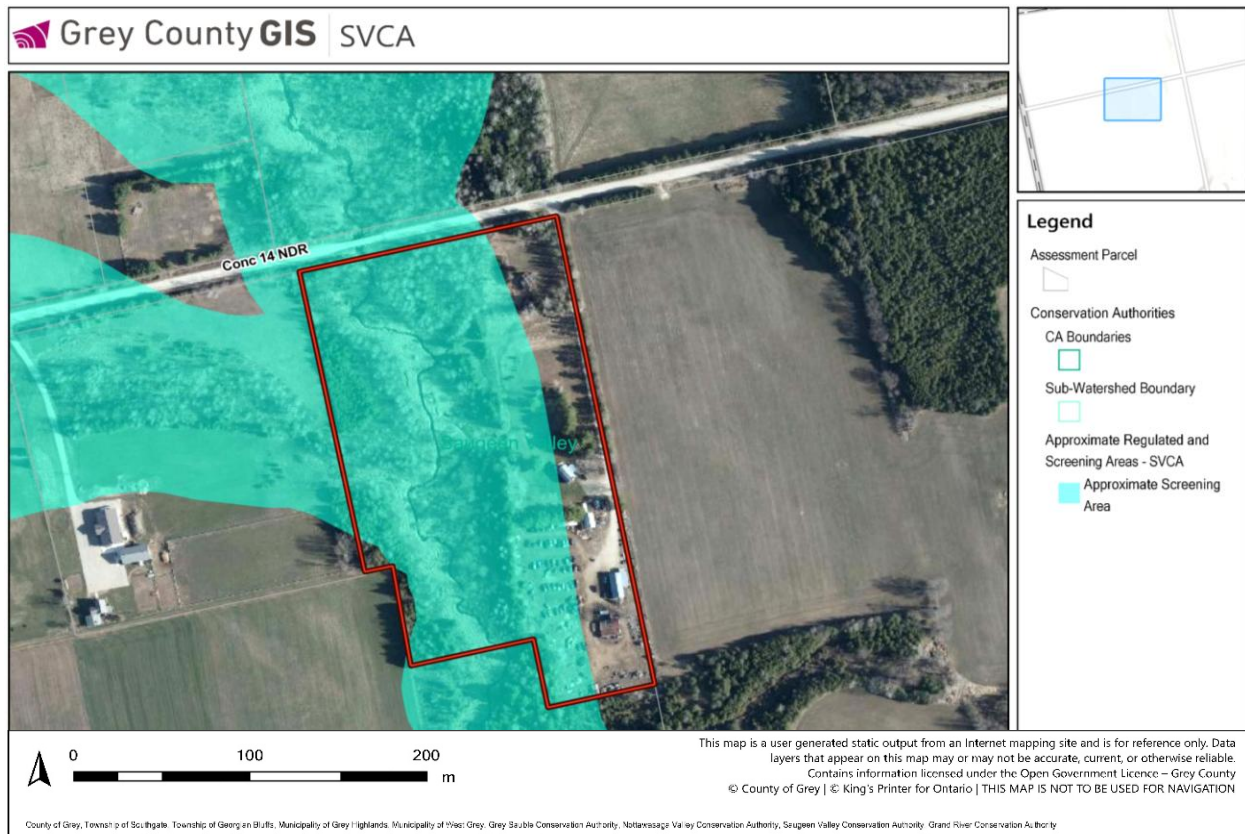


Figure 3: Saugeen Valley Conservation Authority Regulatory Area

1.3 Background and Description of Proposal (Figure 4)

In 1995, the owners placed a mobile home on the property without obtaining the necessary planning or building approvals. The mobile home was formally legalized when the Municipality passed a temporary use by-law, which has since lapsed. Notwithstanding the expiration of the temporary use by-law, the mobile home remained on the property with continued use.

In 2024, the applicant replaced the 1995 mobile home with a newer model resulting in a by-law complaint. The applicant is now seeking the necessary planning approvals to permit the new permanent structure. The proposal includes the establishment of a permanent accessory additional dwelling unit (ADU) on the subject lands.

In accordance with the site plan, the secondary dwelling will be in the northeastern section of the property, away from the main residence and the industrial structures. Specifically, a 0.4 ha area of land will be used to accommodate the accessory residential dwelling, which will utilize the existing well and septic system.

1.4 Pre-Submission Consultation and Required Approvals

The client himself, as well as CPC Inc. consulted with the Municipality of West Grey and County of Grey staff in preparation for the submission of this application.

Municipal staff required that the new residence be a detached permanent structure in accordance with the Ontario Building Code as the following:

- A completed application for zoning bylaw amendment *Appendix 1)*
- Site Plan (*Appendix 2)*
- Copy of Septic documentation (*Appendix 5)*, see *Section 1.5.1* for more details.
- Payment of the applicable application and contingency fees (submitted separately by the client)

County staff had the following requirements in relation to the proposal:

- Re-zoning of the area of interest to A1, with exception to permit a permanent ADU.
- Completed Stage 1 Environmental Site Assessment (*Appendix 4)*.

Table 1: Approvals Required

Application	Approval Authority
<u>Zoning By-law Amendment</u> To permit a second permanent residential dwelling on the property, as well as to obtain relief from the minimum lot area requirement of 40ha to recognize the existing lot size of 5.82ha.	Municipality of West Grey



Figure 4: Site Plan

*See Appendix 2 for the full-size plan

1.5 Supplementary Assessment

As mentioned previously in this report, as part of the complete application requirements for this application, municipal staff requested a letter of opinion from a licensed septic installer and county staff requested the completion of a Stage 1 Environmental Site Assessment (Appendix 4).

1.5.1 Confirmation from Licensed Septic Installer

The Municipality of West Grey has a new municipal planner, Mr. Rapke, it is not clear whether this component is still required by the Municipality and we have agreed to the application being submitted and that it will then be determined whether this confirmation regarding the septic system is needed. Given that this report is being submitted in winter, it is proposed that if an opinion from an installer is still required upon application submission, a Holding could be placed on the lands until the needed septic inspection has been completed, which can occur when the weather permits. See Appendix 5 for a copy of the septic documentation provided by the landowner.

1.5.2. Phase One Environmental Site Assessment (ESA)

This report was completed in October 2025 by GEI Consultants Canada Ltd. The ESA was completed with the purpose of identifying existing or potential environmental impacts or risks related to the ±4000m² study area and any lands located adjacent thereto, in light of the proposed residential dwelling that is to be located on site.

Aspects that were reviewed included municipal zoning and property use information, regional mapping, MECP well records, topographical characteristics, flow routes of surface water, soil conditions on site, geological features as well as flow patterns of groundwater. Aerial photography was also reviewed, and a site visit and inspection were also performed on October 9th 2025. In addition, an environmental risk report was provided, upon request, by Environmental Risk Information Services Inc. with the purpose of reviewing various historic and environmental data bases to identify possible risk factors.

The findings of the various methods applied, and materials studied, indicated that there were no evidence of current or historic use of storage tanks or waste oil handling on the site. Propane tanks, presumably used for building heating purposes, are located on site, and are in a good condition. No signs of corrosion or leaks were noted.

Fuel tanks that were out of service were identified on an adjacent property to the west, within 250m from the site. No evidence of leakage or staining around these tanks was noted during the site visit. Furthermore, based on the inferred direction of flow of ground water in the area west-northwest towards the unnamed tributary, the tanks do not pose potential for environmental risk or impacts to the site.

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis of the applicable land use policies considers how the proposal will meet the goals and intent of the relevant land use policy and remain compatible with surrounding land uses. Considering provincial, county and local policies, it will be determined how the proposal represents appropriate rural land use planning. In addition to the Provincial Planning Statement, the County of Grey Official Plan (CGOP), and the Municipality of West Grey Zoning By-law No. 37-2006, will also be evaluated as land use policy applicable to the proposal. The Official Plan for the Municipality of West Grey does not apply to lands outside of the settlement areas of Durham and Neustadt, therefore, it will not be included for consideration in this planning report.

2.1 Provincial Planning Statement (PPS)

As stated under Section 3 of the Planning Act, all decisions by any authority that affect a planning matter shall be consistent with the Provincial Planning Statement (PPS). Any decisions made on or after October 20, 2024 are to be consistent with the 2024 PPS. The following analysis will evaluate the proposal against applicable PPS policy. Although the PPS is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposal at hand.

Chapter 2: “Building Homes, Sustaining Strong and Competitive Communities”

Chapter 3: “Infrastructure and Facilities”

Chapter 4: “Wise Use and Management of Resources”

Chapter 5: “Protecting Public Health and Safety”

2.2 County of Grey Official Plan (CGOP) (Figures 5 & 6)

The subject lands are designated as Rural and Hazard Lands (Figure 5) on Schedule A of the GCOP. Appendix B of the CGOP, indicates the presence of natural heritage features, which are

shown on Figure 6 of this report. The following provisions are deemed to be the most applicable to the consideration of the proposal at hand.

- 4 "LIVE GREY"
- 5 "CULTIVATE GREY"
- 7 "NATURAL GREY"
- 8 "MOVE GREY"

Table 2 of this report provides a comparative summary between the applicable policy of the PPS and the CGOP, as well as the evaluation of this proposal in regard of these policies.

Table 2: PPS & CGOP Policy Evaluation

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
ADDITIONAL DWELLING UNITS	<p>2.6 Rural Lands in Municipalities</p> <p>1. On rural lands located in municipalities, permitted uses are:</p> <p>d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;</p> <p>4.3 Agriculture</p> <p>4.3.2 Permitted Uses</p> <p>5. Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:</p> <p>a) comply with the minimum distance separation formulae;</p> <p>b) are compatible with, and would not hinder, surrounding agricultural operations;</p> <p>c) have appropriate sewage and water services;</p> <p>d) address any public health and safety concerns;</p> <p>e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and</p> <p>f) minimize land taken out of agricultural production.</p>	<p>4.2.5 Additional Residential Units</p> <p>The County is generally permissive of Additional residential units provided development meets zoning provisions outlined by the local municipalities.</p> <p>In the countryside Additional residential units shall be within the farm cluster. An ARU established on Agricultural designated lands shall not be severed through a surplus farmhouse severance application.</p> <p>Additional residential units shall not be permitted in the Hazard Lands land use type and may be allowed in the flood fringe overlay subject to conservation authority review.</p>

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
POLICY EVALUATION:	<p><i>In terms of the PPS requirements, the proposed ADU will be replacing the existing mobile home, which is existing, as previously permitted by the Municipality of West Grey. The ADU proposed in this application will therefore not be introducing a new use to the subject lands. This use already has existing well and septic services on site and an ESA has been completed (see Appendix 4) that confirmed that there are no health and safety concerns from an environmental perspective.</i></p> <p><i>No land is being taken out of agricultural production. In terms of the requirement that all ADU's be located within the farm cluster, the proposal will not comply with this provision. However, County staff confirmed that this is not an issue as the proposed ADU would be in the same location as the mobile home.</i></p>	
HOUSING	<p>2.2 Housing</p> <p>1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>b) permitting and facilitating:</p> <p>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;</p>	<p>4.1 Housing Policy</p> <p><u>Variety</u></p> <p>The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.</p> <p>4.2 Affordable Housing</p> <p>In the Rural areas, additional residential units will be the most likely means of increasing housing affordability stock in Grey County.</p>
POLICY EVALUATION:	<p>The proposal is in alignment with these housing variety and affordability policy objectives.</p>	
RURAL	<p>2.6 Rural Lands in Municipalities</p> <p>1. On rural lands located in municipalities, permitted uses are:</p> <p>c) residential development</p> <p>2. Development that can be sustained by rural service levels should be promoted.</p> <p>3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the un-economical expansion of this infrastructure.</p>	<p>5.4 Rural Land Use Type</p> <p>While this land use type will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural areas will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.</p> <p>5.4.1 Uses Permitted Policies</p> <p>1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).</p> <p>2) In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the Rural land use type, subject to the Development Policies in Section 5.4.2...:</p> <p>5.2.1 Uses Permitted Policies</p> <p>a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses (Table 7);</p> <p>b) Agricultural-related uses (see Table 7);</p> <p>Table 7 excerpt:</p> <ul style="list-style-type: none"> o Agricultural Use – <ul style="list-style-type: none"> • Residential uses associated with farming such as houses on existing lots of record, farm help

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
		accommodation and additional residential units.
POLICY EVALUATION:	The proposed ADU is by nature a residential development which will be located on an existing lot of record and is permitted on rural (and by extension on agricultural) lands. The servicing infrastructure (septic and well) is already existing. In addition, the use will not interfere with the nearby conservation area and natural heritage features. An ESA (Appendix 4) has been completed in support of this proposal and is discussed further in Section 1.5.2 of this submission.	
NATURAL RESOURCES	<p>4.1 Natural Heritage</p> <p>1. Natural features and areas shall be protected for the long term.</p>	<p>7. NATURAL GREY</p> <p><u>Background</u></p> <p>Natural Grey land use types and constraints are as follows:</p> <p><u>Land Use Types</u></p> <ul style="list-style-type: none"> • Hazard Lands <p><u>Constraints</u></p> <ul style="list-style-type: none"> • Significant Woodlands <p>The adjacent lands width listed below come from the Natural Heritage Reference Manual, (2010). Reductions to these distances do not require an amendment to this Plan or a municipal official plan, but will generally be supported by an environmental impact study (EIS) prepared by a qualified individual knowledgeable on the environment and natural processes. Reductions in these buffer areas may also be considered on a site-specific basis in accordance with section 7.11.3 of this Plan.</p> <p><u>Feature or Area Adjacent Land Width:</u></p> <p>Significant Woodlands 120 metres</p> <p>7.4 Significant Woodlands</p> <p>1) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.</p>
POLICY EVALUATION:	The proposed ADU will be replacing the existing mobile home that was previously permitted by the Municipality of West Grey. The ADU proposed in this application will therefore not be introducing a new use/ new development to the subject lands. In addition, this use already has existing well and septic services on site and an ESA has been completed (see Appendix 4) that confirmed that there are no health and safety concerns from an environmental perspective.	
HAZARDS LANDS & CONSERVATION	<p>3.9 Public Spaces, Recreation, Parks, Trails and Open Space</p> <p>1. Healthy, active, and inclusive communities should be promoted by:</p>	<p>7.2 Hazard Lands</p> <p>Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along</p>

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
	<p>d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.</p> <p>5.1 General Policies for Natural and Human-Made Hazards 1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.</p> <p>5.2 Natural Hazards 2. Development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p>	<p>the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County.</p> <p>8) Replacement of existing buildings or structures may be permitted if the hazard risk does not increase from the original condition, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed.</p> <p>9) In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied: a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated; c) Vehicles and people have a way of safely entering and exiting at all times; d) The development does not include; i. Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or ii. Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or iii. Involve hazardous substances, and their disposal, manufacture, treatment or storage of. e) The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site. f) There is no feasible location for the development outside of the Hazard Lands land use type.</p>

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
		<p>4.2.5 Additional Residential Units Additional residential units shall not be permitted in the Hazard Lands land use type and may be allowed in the flood fringe overlay subject to conservation authority review.</p>
<p>POLICY EVALUATION:</p>	<p>The proposal only relates to the replacement of an existing mobile home with a new permanent ADU, for which private services as well as existing safe access are already in place to accommodate the ADU. The subject lands have a hazard lands designation on a section. However, no new development is taking place within this designation. It is anticipated that the comments from Saugeen Valley Conservation Authority will be obtained and considered during the agency circulation part of the application processing procedure.</p>	
<p>SERVICES</p>	<p>3.6 Sewage, Water and Stormwater 4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3. 8. Planning for stormwater management shall: d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces;</p>	<p>8.9 Services, Utilities, Broadband and Other Technology Considerations 8.9.1 Services Managing our sewage and human waste is important to our health and the health of our environment. The Provincial Planning Statement includes a number of policy considerations for servicing growth and development. This includes policies that support the use of municipal water and sewer systems and to identify situations when development can be considered using private wells and septic systems. The following are policies regarding servicing: 5) For the purposes of interpreting this Plan, "feasible" is to be defined on a case by case basis by the County, in consultation with the affected local municipality, and will be based on an evaluation of: 18) New lot creation less than 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto. 8.9.2 Stormwater Management 2) Applicants may be required to submit studies or information relating to: f) An assessment of the impacts of the proposed development on the water quality, water temperature, and water balance, and the ways to mitigate any potential decreases in water quality.</p>

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<p>POLICY EVALUATION:</p>	<p>The proposal entails the establishment of an ADU that will replace a mobile home, for which the site has already been prepared in the sense that private well and septic services are existing. No lot is being severed, but the proposed rezoning area is 0.4ha to accommodate the proposed use and all associated services as outlined in the policy requirements.</p> <p>The rural landscape requires that stormwater to be drained through natural systems on the subject lands. An ESA (Appendix 4) has been completed and the findings of this assessment concluded that given the direction of flow of ground water in the area (west-northwest towards the tributary), site factors do not pose potential for environmental risk or impacts to the site.</p>	
<p>ADDITIONAL DWELLING UNITS</p>	<p>2.6 Rural Lands in Municipalities 1. On rural lands located in municipalities, permitted uses are: d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;</p> <p>4.3 Agriculture 4.3.2 Permitted Uses 5. Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units: a) comply with the minimum distance separation formulae; b) are compatible with, and would not hinder, surrounding agricultural operations; c) have appropriate sewage and water services; d) address any public health and safety concerns; e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and f) minimize land taken out of agricultural production.</p>	<p>4.2.5 Additional Residential Units The County is generally permissive of Additional residential units provided development meets zoning provisions outlined by the local municipalities.</p> <p>In the countryside Additional residential units shall be within the farm cluster. An ARU established on Agricultural designated lands shall not be severed through a surplus farmhouse severance application.</p> <p>Additional residential units shall not be permitted in the Hazard Lands land use type and may be allowed in the flood fringe overlay subject to conservation authority review.</p>
<p>POLICY EVALUATION:</p>	<p><i>In terms of the PPS requirements, the proposed ADU will be replacing the existing mobile home that was previously permitted by the Municipality of West Grey and therefore already established and introduced the use into the area. The ADU proposed in this application will therefore not be introducing a new use to the subject lands. This use already has existing well and septic services on site and an ESA has been completed (see Appendix 4) that confirmed that there are no health and safety concerns from an environmental perspective.</i></p>	

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	<p><i>No land is being taken out of agricultural production. In terms of the requirement that all ADU's be located within the farm cluster, the proposal will not comply with this provision. However, County staff confirmed that this is not an issue as the proposed ADU would be in the same location as the mobile home.</i></p>	
HOUSING	<p>2.2 Housing 1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;</p>	<p>4.1 Housing Policy <u>Variety</u> The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.</p> <p>4.2 Affordable Housing In the Rural areas, additional residential units will be the most likely means of increasing housing affordability stock in Grey County.</p>
POLICY EVALUATION:	<p>The proposal is in alignment with these housing variety and affordability policy objectives.</p>	
RURAL	<p>2.6 Rural Lands in Municipalities 1. On rural lands located in municipalities, permitted uses are: c) residential development 2. Development that can be sustained by rural service levels should be promoted. 3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.</p>	<p>5.4 Rural Land Use Type While this land use type will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural areas will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.</p> <p>5.4.1 Uses Permitted Policies 1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type). 2) In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the Rural land use type, subject to the Development Policies in Section 5.4.2...: 5.2.1 Uses Permitted Policies a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses (Table 7); b) Agricultural-related uses (see Table 7); Table 7 excerpt: o Agricultural Use – • Residential uses associated with farming such as houses on existing lots of record, farm help</p>

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
		accommodation and additional residential units.
POLICY EVALUATION:	The proposed ADU is by nature a residential development which will be located on an existing lot of record and is permitted on rural (and by extension on agricultural) lands. The servicing infrastructure (septic and well) is already existing. In addition, the use will not interfere with the nearby conservation area and natural heritage features. An ESA (Appendix 4) has been completed in support of this proposal and is discussed further in Section 1.5.2 of this submission.	
NATURAL RESOURCES	<p>4.1 Natural Heritage</p> <p>1. Natural features and areas shall be protected for the long term.</p>	<p>7. NATURAL GREY</p> <p><u>Background</u></p> <p>Natural Grey land use types and constraints are as follows:</p> <p><u>Land Use Types</u></p> <ul style="list-style-type: none"> • Hazard Lands <p><u>Constraints</u></p> <ul style="list-style-type: none"> • Significant Woodlands <p>The adjacent lands width listed below come from the Natural Heritage Reference Manual, (2010). Reductions to these distances do not require an amendment to this Plan or a municipal official plan, but will generally be supported by an environmental impact study (EIS) prepared by a qualified individual knowledgeable on the environment and natural processes. Reductions in these buffer areas may also be considered on a site-specific basis in accordance with section 7.11.3 of this Plan.</p> <p><u>Feature or Area Adjacent Land Width:</u></p> <p>Significant Woodlands 120 metres</p> <p>7.4 Significant Woodlands</p> <p>1) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.</p>
POLICY EVALUATION:	The proposed ADU will be replacing the existing mobile home that was previously permitted by the Municipality of West Grey. The ADU proposed in this application will therefore not be introducing a new use/ new development to the subject lands. Furthermore, this use already has existing well and septic services on site and an ESA has been completed (see Appendix 4) that confirmed that there are no health and safety concerns from an environmental perspective.	
HAZARDS LANDS &	3.9 Public Spaces, Recreation, Parks, Trails and Open Space	7.2 Hazard Lands Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
<p>CONSERVATION</p>	<p>1. Healthy, active, and inclusive communities should be promoted by: d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.</p> <p>5.1 General Policies for Natural and Human-Made Hazards 1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.</p> <p>5.2 Natural Hazards 2. Development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p>	<p>soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County.</p> <p>8) Replacement of existing buildings or structures may be permitted if the hazard risk does not increase from the original condition, and the feasibility of re-locating the buildings or structures outside of the hazard areas has been assessed.</p> <p>9) In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied: a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated; c) Vehicles and people have a way of safely entering and exiting at all times; d) The development does not include: i. Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or ii. Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or iii. Involve hazardous substances, and their disposal, manufacture, treatment or storage of. e) The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife</p>

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
		<p>and fishery resources, and the natural features of the site.</p> <p>f) There is no feasible location for the development outside of the Hazard Lands land use type.</p> <p>4.2.5 Additional Residential Units Additional residential units shall not be permitted in the Hazard Lands land use type and may be allowed in the flood fringe overlay subject to conservation authority review.</p>
POLICY EVALUATION:	<p>The proposal only entails the establishment of an ADU in place of an existing mobile home for which private services as well as existing safe access are already in place, up to standard and of adequate capacity to accommodate the ADU. The subject lands have a hazard lands designation on a section, however, no new development is taking place within this designation. It is anticipated that the comments from Saugeen Valley Conservation Authority will be obtained and considered during the agency circulation part of the application processing procedure.</p>	
SERVICES	<p>3.6 Sewage, Water and Stormwater</p> <p>4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p> <p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.</p> <p>8. Planning for stormwater management shall:</p> <p>d) mitigate risks to human health, safety, property and the environment;</p> <p>e) maximize the extent and function of vegetative and pervious surfaces;</p>	<p>8.9 Services, Utilities, Broadband and Other Technology Considerations</p> <p>8.9.1 Services</p> <p>Managing our sewage and human waste is important to our health and the health of our environment. The Provincial Planning Statement includes a number of policy considerations for servicing growth and development. This includes policies that support the use of municipal water and sewer systems and to identify situations when development can be considered using private wells and septic systems. The following are policies regarding servicing:</p> <p>5) For the purposes of interpreting this Plan," feasible" is to be defined on a case by case basis by the County, in consultation with the affected local municipality, and will be based on an evaluation of:</p> <p>18) New lot creation less than 0.4 hectares in size on individual private services, or on partial services using private individual septic systems, shall only be considered with the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto.</p> <p>8.9.2 Stormwater Management</p>

POLICY DESCRIPTION	PROVINCIAL PLANNING STATEMENT, 2024	COUNTY OF GREY OFFICIAL PLAN, RECOLOUR GREY (Consolidated May 6, 2025)
		2) Applicants may be required to submit studies or information relating to: f) An assessment of the impacts of the proposed development on the water quality, water temperature, and water balance, and the ways to mitigate any potential decreases in water quality.
POLICY EVALUATION:	The proposal entails the establishment of a permanent ADU that will the existing mobile home, for which the site has already been prepared in the sense that private well and septic services are existing. No lot is being created, but the proposed rezoning area is 0.4ha to accommodate the proposed use and all associated services as outlined in the policy requirements. The rural landscape requires that stormwater to be drained though natural systems on the subject lands. An ESA (Appendix 4) has been completed and the findings of this assessment concluded that given the direction of flow of ground water in the area (west-north-west towards the tributary), site factors do not pose potential for environmental risk or negative impacts to the site.	

ADU's are permitted on rural lands within municipalities and given the existing nature of the residential use, this proposal is consistent with the provincial planning statement and county official plan policy requirements in this regard, as demonstrated in Table 2.

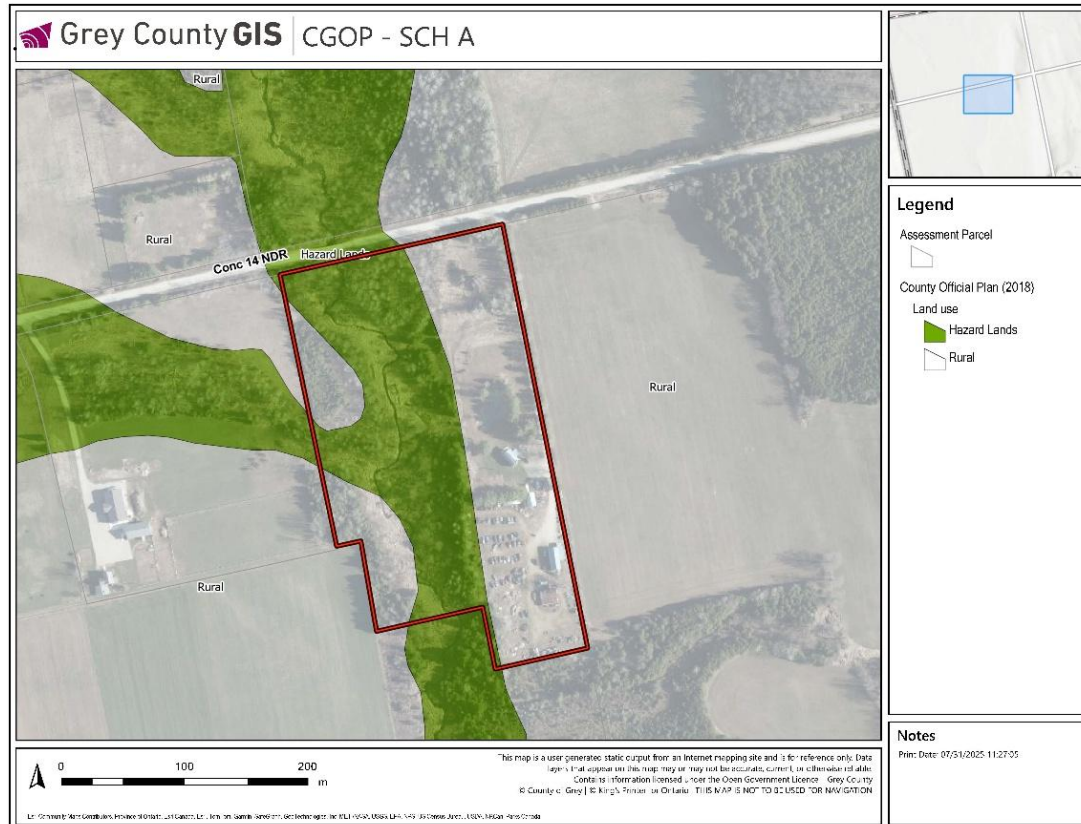


Figure 5: County of Grey Official Plan – Schedule A

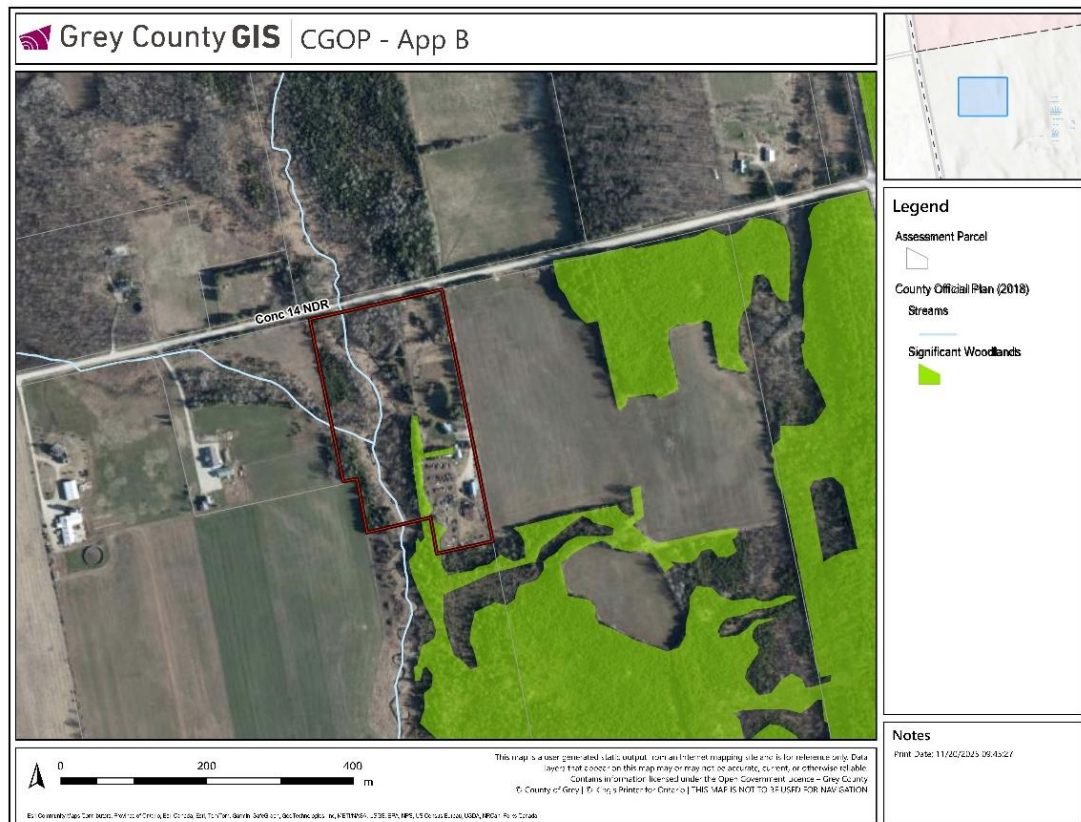


Figure 6: County of Grey Official Plan - Appendix B

2.3 Municipality of West Grey Zoning By-law 37-2006 (Figure 7)

West Grey Zoning By-law 37-2006 indicates three zonings apply to the subject lands, including Natural Environment (NE), Rural (A2) and M3-4 (Figure 7).

The Municipality of West Grey Zoning By-law 37-2006 contains the following in relation to the M3-4 zone: *“Notwithstanding Section 26; Rural Industrial Zone, the lands zoned M3-4 may also be used for an existing automobile wrecking yard, and a single detached dwelling unit, see Schedule No. 1 of the municipal zoning bylaw for more detail.”*

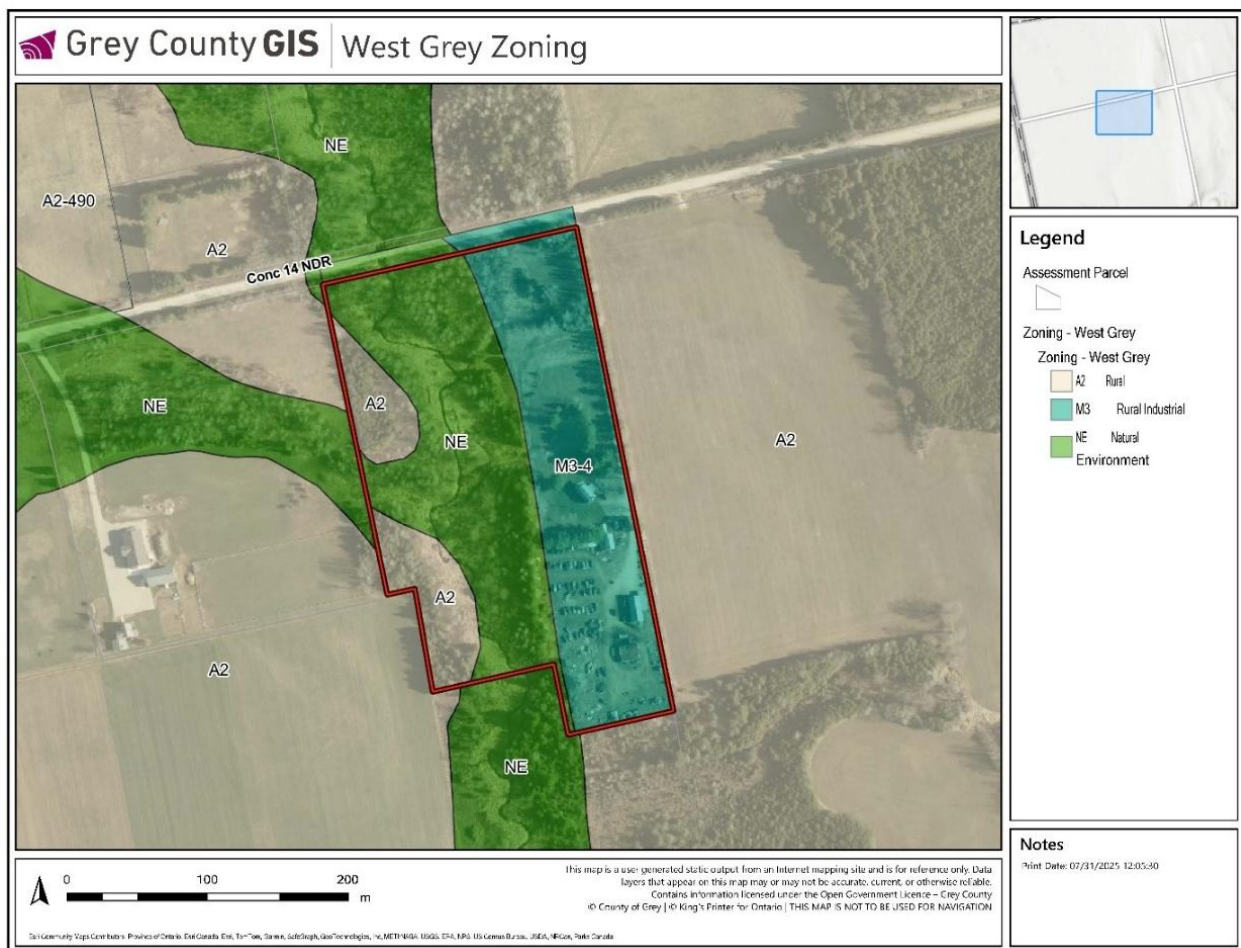


Figure 7: Municipality of West Grey Zoning By-law 37-2006

The ADU proposed will be located on ±0.4ha of the M3-4 zone area. County staff have requested that this ±0.4ha area be rezoned to A1, with exception. The permitted uses of A1 is listed on the next page and the proposed ADU use is proposed to be added thereto.

SECTION 8 – A1– AGRICULTURAL ZONE

8.1 PERMITTED USES

- Agricultural uses, buildings and structures
- Bed and Breakfast Establishment (Class 2)
- Equestrian center facilities
- Forestry
- Home Occupation
- Home Industry
- A detached dwelling
- Conversion of a single detached residential dwelling accessory to a farm for one additional residential dwelling unit in accordance with Section 6.29
- Wayside Pits
- Wayside Quarries
- Temporary Portable Asphalt Plant in a wayside pit or quarry
- Recreational Trails operated by a Public Agency
- An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29
- A recreational trailer in accordance with Section 6.39
- Accessory uses, buildings and structures in accordance with Section 6.1

6 General Provisions

6.29 ACCESSORY APARTMENT DWELLING UNIT

Where specifically permitted by this By-law, an accessory apartment dwelling unit shall be allowed within a detached dwelling in the following instances:

- a) The accessory apartment dwelling shall not be permitted if any other dwelling, other than the principal detached dwelling, exists on the subject property;
- c) The accessory apartment dwelling unit has a minimum floor area of:
 - i) Bachelor unit 37 m² (398.3 ft²)
 - ii) One bedroom unit 50 m² (538.2 ft²)
 - iii) Two bedroom unit 59 m² (635.0 ft²)
- d) The maximum number of bedrooms within the accessory apartment dwelling unit is two and the accessory apartment dwelling unit has a maximum floor area of 93 m² (1001 ft²); and
- e) A minimum of one extra parking space shall be provided in accordance with Section 6.27 in addition to the parking requirements associated with the principal detached dwelling.

Compliance: The proposed ADU must comply with the above requirements.

Table 3: Municipality of West Zoning By-law – Agriculture (A1) Zone Provisions

Provisions	Required Rural Zone	Adherence to Provisions (ADU only)
Minimum Lot Area	40 ha	5.82 ha
Minimum Lot Frontage	122 m	±185.88 m
Maximum Lot Coverage	15%	Less than 15%
Minimum Front Yard	20 m	±34.75m
Minimum Interior Side Yard	6 m	±27m (east) ±145m (west)
Minimum Exterior Side Yard	18.3 m	N/A
Minimum Rear Yard Setback	7.5 m	±300.8m
Maximum Building Height	2.5 storeys	The proposed ADU will comply
Minimum Floor Area	Less than two storey 83.6m ² Two or more storey 102.2m ²	The proposed ADU will comply

3.0 SUMMARY AND CONCLUSIONS

The proposed zoning bylaw amendment will result in the establishment of an new and permanent ADU. ADU's are permitted on rural lands and on lands zoned agricultural. Pre-submission consultation discussions indicated support for the proposed permanent ADU, since it is replacing the temporary mobile home at its current location. As well the new ADU will be making use of existing services.

Furthermore, to provide additionally required supplementary information, an ESA was completed to evaluate possible environmental impacts resulting from the proposal and it confirmed that no adverse impacts are anticipated given the conditions on site and the nature of the proposal.

Based on the foregoing report, the following is concluded:

- 1) That this proposal, given the nature and history of the site, does not offend the rural, natural heritage, conservation, housing and servicing policies of the Provincial Planning Statement, 2024.
- 2) That, given the nature and history of the site and the replacement of the existing temporary ADU with a permanent ADU, is consistent with the rural, natural heritage, conservation, housing and servicing policies of the County of Grey Official Plan.
- 3) This proposal requires the rezoning of approximately 0.4ha of the subject lands to an A1 Agriculture zone (A1), with an exception to allow for an additional ADU as well as relief from:
 - o The minimum lot area requirement of 40ha to recognize the existing lot size of 5.82ha.

- 4) Should it be determined that an opinion on the state and capacity of the existing septic system on site is required, a holding (H) provision could be placed on the development implementation until such a time as the needed inspection has been completed and it has the desired outcome or any outstanding requirements are met.
- 5) This proposal represents appropriate rural planning principles for this area of the municipality.

Respectfully Submitted,



Prepared by Jani Bruwer

Cuesta Planning Consultants Inc.



Approved by Don Scott, MCIP, RPP

Cuesta Planning Consultants Inc

APPENDIX 1

Zoning Bylaw Amendment Application



APPENDIX 2

Site Plan



APPENDIX 3

Client Authorization



APPENDIX 4

Phase One ESA



APPENDIX 5

Copy of Septic Documentation

