

Staff Report

Report To: Committee of Adjustment
Report From: David Smith, Manager Planning and Development
Meeting Date: September 2, 2025
Subject: B14.2025 – Craig

Recommendations:

THAT in consideration of staff report 'B14.2025 – Craig' the Committee of Adjustment hereby grants provisional approval to consent application B14.2025 for the creation of a new lot subject to the following conditions:

- i. THAT the owner provides a property tax certificate or, correspondence from the West Grey finance department, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this decision;
- ii. THAT this decision applies only to the 'Severed Lot' as indicated on Schedule 'A' attached to and forming part of this decision. The severed lot shall substantially conform with Schedule 'A';
- iii. THAT a Reference Plan (survey that is registered) be completed and a digital and/or hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;
- iv. THAT pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed));
- v. THAT the owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot;
- vi. THAT the owner pays a \$500 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Municipality of West Grey; and

- vii. THAT the Clerk of the Municipality of West Grey provide written confirmation that a zoning bylaw amendment is in force and effect.

Highlights:

- The purpose of the application is to sever a new lot approx. 2.0ha. and to retain a approx. 53.8ha. property.
- Municipal address: 214838 Baseline.
- The property is designated 'Rural', 'Provincially Significant Wetland' and 'Hazard' in the County of Grey Official Plan with a 'Significant Woodlands' constraint and is zoned 'A2 Rural', 'NE2 Natural Environment2' and 'NE Natural Environment'.
- The severed lot would be on lands designated 'Rural', subject to the 'Significant Woodlands' constraint, and are zoned 'A2 Rural'.
- There is no development proposed within the Provincially Significant Wetland (Mountain Creek PSW) or within 120 metres of the PSW.
- Grey County Planning Ecologist has reviewed the submitted Environmental Impact Study and is of the opinion that provided the recommendations of the EIS are implemented that the development would not have a negative impact on the natural features or their ecological functions.
- The severed lot is not within the SVCA Regulated Area. SVCA staff have no concerns with the application.
- A zoning bylaw amendment application is required for the severed lot and is a condition of Provisional Consent.

Previous Report/Authority:

None.

Analysis:

Comments - Agencies

West Grey Public Works: Severed lots and retained to have an approved entrance permit and a civic address.

West Grey Building: No comment.

West Grey Fire: No concerns.

County of Grey: *"Natural Heritage*

The property contains and/or is adjacent to provincially significant wetland, significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is staffs understanding that the proposed development will be located within and/or adjacent to the features. Staff have reviewed the Environmental Impact Study (EIS) submitted by Aster (2025) and find the report acceptable. Staff recommend that the recommended mitigation measures listed within Section 5 of this report be adhered to through consent approval conditions, zoning holding provision, and/or a development/consent agreement.”

Saugeen Valley Conservation Authority: SVCA staff find the application to be acceptable.

Comments - Public

No comments from the public have been received as of August 20, 2025.

Provincial Planning Statement 2024 (PPS)

As of October 20, 2024, the new Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter.

Section 3(5) of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The severed lot is located on ‘Rural’ and ‘Natural Heritage’ lands as defined in the PPS.

Policy 2.6.1c) of the PPS allows for residential development in a Rural area, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services. The severed and retained lots are of sufficient size to accommodate private septic and well.

Policy 2.6.5 of the PPS requires the creation of new lots to comply with the Minimum Distance Separation (MDS) Formula. There are three barns (occupied and unoccupied) in the vicinity of the severed lot. MDS calculations completed demonstrate compliance with the MDS I requirements.

Policy 4.1.4 states that development and site alteration is not permitted in Provincially Significant Wetlands (PSW). There is no development or site alteration proposed within the PSW.

Policy 4.1.5 states that Natural Heritage features i.e., Significant Woodlands, shall be protected for the long term and that development within, or adjacent to i.e., within 120 metres of the feature, shall be prohibited *unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

Grey County Planning Ecologist has reviewed the submitted Environmental Impact Study and is of the opinion that provided the recommendations of the EIS are

implemented that the development would not have a negative impact on the natural features or their ecological functions.

The Manager of Planning and Development is of the opinion that the consent is consistent with the policies of the PPS.

Grey County Official Plan (Grey OP)

The severed lot is designated 'Rural' and subject to Significant Woodlands constraint.

Section 5.4.3 Consent Policies (Rural) allow for limited lot creation provided the total number of parcels from the original 40-hectare, Crown-surveyed Township lot does not exceed four, including the retained parcel. The creation of one new lot would be the third severance from Lot 31 Con 12 and would meet the Official Plan lot density limits.

New lots created in the 'Rural' area to be at least 0.8 hectares in size and to generally have a maximum of a 1:3 ratio of lot frontage to depth. The proposed lot will meet the minimum lot area requirement of at least 0.8 ha. and the maximum of a 1:3 ratio of lot frontage to depth.

Section 5.4.2(5) Development Policies (Rural) requires the severed lot to comply with the Minimum Distance Separation (MDS) Formula. There are three barns (occupied and unoccupied) in the vicinity of the severed lot. MDS calculations completed demonstrate compliance with the MDS I requirements.

Section 7.4 Significant Woodlands states in general that no development or site alteration may occur within Significant Woodlands unless it has been demonstrated through an environmental impact study that no negative impacts will occur.

Provided the recommendations of the EIS are implemented that the development would not have a negative impact on the natural features or their ecological functions.

The Manager of Planning and Development is satisfied that the general intent and purpose of the Official Plan is being maintained by this application.

Municipality of West Grey Comprehensive Zoning Bylaw 37-2006

The subject lands are zoned 'A2 Rural', 'NE2 Natural Environment2' and 'NE Natural Environment' in West Grey zoning bylaw 37-2006. There is no development proposed within the NE2 zone.

The severed lot will not meet the regulations of the A2 zone regarding Lot Area, Minimum and Lot Frontage, Minimum.

9.2 Regulations	Required	Proposed
9.2.1 Lot Area, Minimum	20 ha	2.0 ha (incl. NE lands)

9.2.2 Lot Frontage, Minimum	122 m	111.8 m
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However, the severed lot would conform to the Reduced Lot Regulations of the A2 zone after severance:

9.3 Reduced Lot Regulations	Required	Proposed
9.3.1 Lot Area, Minimum	0.8 ha	2.0 ha (incl. NE lands)
9.3.2 Lot Frontage, Minimum	30.5 m	111.8 m

The approved EIS proposes new boundaries for the 'NE Natural Environment' zoning for the severed lot and recommends new setbacks/buffer areas to the NE areas. New building setbacks would be incorporated into the site-specific zoning for the severed lot. A condition requiring a zoning bylaw amendment to be in force has been included in the provisional conditions of consent.

The Manager of Planning and Development is of the opinion, provided a zoning bylaw amendment is approved and in force, that the consent are consistent with the intent of the West Grey Zoning Bylaw.

Financial Implications:

Potential appeal to the Ontario Land Tribunal.

Climate and Environmental Implications:

As reviewed in this Report.

Communication Plan:

As required under the Planning Act, R.S.O. 1990, as amended.

Consultation:


None.

Attachments:

1. Schedule 'A' – B14.2025 Craig
2. Aerial
3. Grey OP - Schedule A
4. Grey OP - Appendix B
5. SVCA Regulated Area

6. West Grey Zoning

Recommended by:

David Smith, RPP, MCIP, Manager of Planning and Development 

Submission reviewed by:

Michele Harris, Chief Administrative Officer

For more information on this report, please contact David Smith, Manager of Planning and Development at planning@westgrey.com or 519-369-2200 ext. 236.