



AGENDA

Committee of Adjustment (COA)

Watch Live: greyhighlands.ca/watchlive

Register to attend:
greyhighlands.ca/register

Tuesday, June 9, 2026 - 5:00 PM

Page

- 1 CALL TO ORDER
- 2 DECLARATION OF PECUNIARY INTEREST
- 3 APPROVAL OF MINUTES
- 3.1 Recommendation: 3 - 10

That the minutes of the 2026-05-12 Committee of Adjustment meeting be approved as circulated.

[Committee of Adjustment \(COA\) - 12 May 2026 - Minutes - Html](#)

- 4 NEW FILES
- 4.1 B08.2026: Fairmount Farms 11 - 57

The consent application B08.2026 be approved, subject to the following conditions:

- **Payment of any outstanding municipal taxes.**
- **Payment of the \$300 severance approval fee.**
- **That a rezoning application be approved to rezone the severed portion from "Agricultural (A1)" to "Rural Residential Exception (RUR-xx)" to recognize deficiencies to lot frontage, lot area and setbacks, if necessary.**
- **That a rezoning application be approved to rezone the retained portion from "Agricultural (A1)" to "Agricultural Exception (A1-xx)" to eliminate the ability for a single detached dwelling to be constructed on the property.**
- **That an access easement be established over the existing driveway, to provide access to the fields to the west.**
- **That a parkland dedication fee of \$2,000 be paid by the applicant.**
- **That a Reference Plan (survey that is registered) be completed and a digital and 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 the registration of the survey.

[Consent File: B08.2026 Zoning By-law Amendment File: Z15.2026 Pre-Consultation File: P93.2025 - Pdf](#)

5 OTHER BUSINESS

6 NEXT MEETING

Committee of Adjustment meeting

Date: July 14, 2026

Time: 5:00pm

7 ADJOURNMENT

7.1 Recommendation:

That the Committee of Adjustment adjourn until the Call of the Chair.

Time: _____

**The Municipality of Grey Highlands
Committee of Adjustment (COA) Minutes
Tuesday, May 12, 2026**

Members Present:

Chair Paul McQueen, Paul Allen, Dave Clarke, Nadia Dubyk, and Cathy Little

Members Absent:

Staff:

Secretary/Treasurer-MSA Renelle Harripaul, Chief Administrative Officer Karen Govan, and Contract Planner Ashley Bilodeau

1 Call to Order

Chair McQueen called the meeting to order at 5:01 p.m.

2 Declaration of Pecuniary Interest

None.

3 Approval of Minutes

3.1 Motion:

COA2026-18

Paul Allen (Moved By) Cathy Little (Seconded By)

That the minutes of the 2026-04-14 Committee of Adjustment meeting be approved as circulated.

CARRIED

[Committee of Adjustment \(COA\) - 14 Apr 2026 - Minutes - Html](#)

4 New Files

4.1 B05.2026 & B06.2026: 825391 Grey Road 40

Planning Report 2026-26

The Chair read the regulations and advised that notice had been provided in accordance with the Planning Act.

Planner Bilodeau provided an overview of the proposal through a presentation. Planner Bilodeau stated that the subject property is approximately 120 hectares in size, with frontage on both Grey Road 40 and 11th Line. A portion of the property falls within the Niagara Escarpment Plan, which identifies the northern portion of the land within the Development Control Area. This area is designated as Escarpment Natural Area, and the Escarpment Rural Area. The property is designated Rural, Agricultural, Niagara Escarpment Plan Area and Hazard Lands in both the County Official Plan and Grey Highlands Official Plan, and zoned "Niagara Escarpment Plan (NEP)", "Rural (RU)", "Agriculture (A1)", "Rural Residential (RUR)", "No Development (ND)", "Rural Commercial Exception 499 (C4-499)", and Hazard (H)".

B05.2026 proposes to create one farm-sized lot that follows the boundary of the Niagara Escarpment Plan, with an entrance along 11th Line, in the Rural designation/zone.

B06.2026 proposed to create one 1.6 hectare parcel to accommodate a

cemetery and meeting house, with a driveway on Grey Road 40, located predominantly in the Rural designation/zone.

Overview (Purpose and Effect):

B05.2026 proposes to sever a 52.1 hectare agricultural parcel located predominantly in the Development Control Area of the Niagara Escarpment Plan from the subject property, with frontage on, and an entrance off of, 11th Line.

B06.2026 proposes to sever a 1.6 hectare parcel for the purpose of constructing a cemetery and meeting house, with frontage on, and entrance off of, Grey Road 40. Concurrent with the severance, the applicant intends to place an abutting parcel located on 11th Line into identical ownership with the retained portion of the lot. Pursuant to Section 50 of the Planning Act, this will result in the abutting parcel merging on title with the retained lands, such that the application produces no net increase in the number of lots.

Planner Bilodeau reviewed the comments received to date. Comments were received from Grey Sauble Conservation Authority, County Planning, County Ecology, County Transportation, Grey Highlands Transportation and Public Spaces, Grey Highlands Building Department, Grey Highlands Environmental Services Department, Grey Highlands Fire Chief, and Niagara Escarpment Commission. Planner Bilodeau advised that staff recommend approval of the proposed severances subject to the conditions.

Committee Questions:

None.

The agent, Solomon Martin, provided a brief overview of the proposal and agreed to the conditions as read on behalf of the applicant. Mr. Martin clarified that the proposed cemetery portion is proposed to be 1.6 hectares rather than the 2.2 hectares presented in the report and that the location of the cemetery has been changed to the eastern side of the property due to the existing trees on the property.

Committee Questions:

None.

Public Comments/Concerns:

None.

Members Vote:

B05.2026:

Member Allen - Support with conditions
Member Dubyk - Support with conditions
Member Clarke - Support with conditions
Member McQueen - Support with conditions
Member Little - Support with conditions

B06.2026:

Member Allen - Support with conditions
Member Dubyk - Support with conditions

Member Clarke - Support with conditions
Member McQueen - Support with conditions
Member Little - Support with conditions

COA2026-19

That consent application B05.2026 be approved, subject to the following conditions:

- **Payment of any outstanding municipal taxes.**
- **Payment of the \$300 severance approval fee.**
- **That documentation be provided that the Niagara Escarpment Commission is satisfied that the proposal conforms to the Niagara Escarpment Plan.**
- **That a parkland dedication fee of \$2,000 be paid by the applicant.**
- **A road widening of 5.18 metres is required along the portion outlined in red (in County comments) along Grey Road 40.**
- **That a Reference Plan (survey that is registered) be completed and a digital and 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 the registration of the survey.**

That consent application B06.2026 be approved, subject to the following conditions:

- **Payment of any outstanding municipal taxes.**
- **Payment of the \$300 severance approval fee.**
- **A rezoning application be approved to rezone the severed portion from "Rural (RU)" and "Agricultural (A1)" to "Institutional (I)", to reflect the use of the property for a cemetery and meeting house.**
- **A letter of opinion regarding the feasibility of extracting the bedrock by a qualified engineer is required.**
- **A consent/development agreement be entered into to implement the recommendations of the Environmental Impact Study and the requirement for an on-site geotechnical review during construction of church and cemetery. The consent/development agreement shall also implement an Edge Management Plan.**
- **Medical Officer of Health Certification under the Funeral, Burial and Cremation Services Act prior to use of the cemetery.**
- **Part 1, 16R-9712 (Roll No. 420839000805810) be placed in identical ownership, and merge on title with 825391 Grey Road 40 (420839000805800), and be rezoned to "Rural (RU)" from "Rural Residential (RUR)" and "No Development (ND)".**
- **That a Reference Plan (survey that is registered) be completed and a digital and 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 the registration of the survey.**

CARRIED.

[Consent File: B05.2026 & B06.2026 Pre-Consultation File: P82.2025 - Pdf](#)

4.2 B07.2026 - 194519 Grey Road 13

Planning Report 2026-25

The Chair read the regulations and advised that notice had been provided in accordance with the Planning Act.

Planner Bilodeau provided an overview of the proposal through a presentation. Planner Bilodeau stated that the subject property is a large property, encompassing most of Lake Eugenia. The property subject to this consent application is located in front of 194519 Grey Road 13. The property is designated partially in the Niagara Escarpment Plan Area and Rural Area in both the County of Grey's and the Municipality of Grey Highland's Official Plan. The property is zoned "Rural Residential (RUR)" and Residential Shoreline" in Zoning By-law 2004-50. The applicant intends to transfer a portion of land that is located in front of 194519 Grey Road 13, to provide legal access to the waterfront, in exchange for an easement over the existing driveway to access Ontario Power Generation Inc.'s dam. No new lot creation is being proposed as a result of this severance application.

Overview (Purpose and Effect):

The purpose of this application is to exchange a portion of property fronting along Lake Eugenia, in front of 194519 Grey Road 13, for an easement over the existing driveway, for access to Ontario Power Generation Inc.'s dam.

Planner Bilodeau reviewed the comments received to date. Comments were received from Grey Sauble Conservation Authority, County Planning and Ecology, Grey Highlands Transportation and Public Spaces, Grey Highlands Building Department, Grey Highlands Environmental Services Department, and Niagara Escarpment Commission. Planner Bilodeau advised that staff recommend approval of the proposed consent subject to the conditions.

Committee Questions:

Member Dubyk requested the site plan be shown again for clarification as to what is the current and what will be changing. Planner Bilodeau brought up the site plan and explained the areas for which the easements will be placed.

The applicants, Jeffrey Kortekaas and Mandy Liao of OPG, were in attendance. Ms. Liao agreed to the conditions as read and requested clarification on the proposed zoning.

Planner Bilodeau explained that the portion of Mr. Kortekaas property that is currently Rural Residential will become Residential Shoreline as it will gain frontage onto the lake, the rest of the property that is currently zoned NEC will remain NEC.

Mr. Kortekaas agreed to the conditions as read and inquired whether there was a benefit to the proposed Residential Shoreline zoning versus the current Rural Residential zone specific to the current use of the property. Planner Bilodeau confirmed that the current use of the property will still be permitted and that the Residential Shoreline zone will better fit the property which now fronts the lake.

Committee Questions:
None.

Public Comments/Concerns:
None.

Members Vote:

Member Allen - Support with conditions
Member Dubyk - Support with conditions
Member Clarke - Support with conditions
Member McQueen - Support with conditions
Member Little - Support with conditions

COA2026-20

That Consent Application B07.2026 be approved, subject to the following conditions:

- **Payment of any outstanding municipal taxes.**
- **Payment of the \$300 severance approval fee.**
- **That a rezoning application be approved to rezone the property from "Rural Residential (RUR)" to "Residential Shoreline (RS)" to recognize the frontage on Lake Eugenia.**
- **That an easement be permitted over a portion of the driveway at 194519 Grey Road 13, as stipulated in the site plan, benefiting Ontario Power Generation Inc. for access to the dam.**
- **That an easement be permitted over a portion of the driveway, for access to 194519 Grey Road 13.**
- **That a Reference Plan (survey that is registered) be completed and a digital and 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 the registration of the survey.**

CARRIED.

[Consent File: B07.2026 Pre-Consultation File: P06.2026 - Pdf](#)

4.3 A04.2026 - 257 Saugeen Street

Planning Report 2026-23

The Chair read the regulations and advised that notice had been provided in accordance with the Planning Act.

Planner Bilodeau provided an overview of the proposal and the purpose and effect through a presentation. Planner Bilodeau stated that the subject property is a 1.33 hectare parcel of land with the municipal address 257 Saugeen Street. The property is designated Secondary Settlement Area and Hazard Lands in both the County of Grey and Municipality of Grey Highlands Official Plans and zoned "Development (D)" and "Hazard (H)" in Zoning By-law 2004-50. The proposed development activities are within the Saugeen Valley Conservation Authority (SVCA) regulatory limit.

The proposal is to construct an accessory structure closer to the front lot

line than the main dwelling. The proposed structure will be located on the west side of the property, and no closer than 7.5 metres from the front lot line.

Section 5.6 a) ix) of the accessory uses provision generally prohibits accessory structures from being built closer to the front lot line than the main building. Exceptions are only applicable to properties fronting on Lake Eugenia, Irish Lake, Wilcox Lake, or Brewster's Lake, where such structures may be located in the front yard. Additionally, accessory structures may also be permitted in the front yard if the lot is at least 15 hectares and the structures comply with minimum front yard setback requirements in the Agricultural (A1), Restricted Agriculture (A2) and Rural (RU) Zones.

Therefore, the applicant is requesting relief from the Grey Highlands Zoning By-law 2004-50 to permit an accessory structure closer to the front lot line than the main dwelling at a minimum of 7.5 metres.

Overview (Purpose and Effect):

The proposed variance seeks relief under section 45 (1) of the Planning Act from the Municipality of Grey Highlands Zoning By-law 2004-50 in order to permit the development of an accessory structure closer to the front lot line than the main dwelling.

The effect of the minor variance is to provide the following relief:

- Notwithstanding the provisions of section 5.6 a) ix) of the Zoning By-law, which does not permit accessory structures to be located closer to the front lot line than the primary structure of the lot, an accessory structure is permitted to be located no closer to the front lot line than the minimum front yard setback for the main building (7.5 metres).

Planner Bilodeau reviewed the comments received to date. Comments were received from Saugeen Valley Conservation Authority, County Planning and Ecology, Grey Highlands Environmental Services, Grey Highlands Building Services, and Grey Highlands Transportation. Planner Bilodeau advised that staff recommend approval of the proposed minor variance.

Committee Questions:

None.

The applicants, Roger Leclair and Shelley Usher, were in attendance.

Committee Questions:

None.

Public Comments/Concerns:

Andy Mueller of 253 Prince Street - raised concerns regarding the ditch and flooding issues affecting multiple properties in the area. Chair McQueen received the comments and indicated that proper process would be to contact the roads department.

Members Vote:

Member Allen - Support
Member Dubyk - Support
Member Clarke - Support
Member McQueen - Support
Member Little - Support

COA2026-21

**That Minor Variance Application A04.2026 be approved.
CARRIED.**

[Pre-Consultation File: P15.2026 Minor Variance Application: A04.2026 - Pdf](#)

4.4 A05.2026 - 135140 9th Line

Planning Report 2026-24

The Chair read the regulations and advised that notice had been provided in accordance with the Planning Act.

Planner Bilodeau provided an overview of the proposal and the purpose and effect through a presentation. Planner Bilodeau stated that the subject property is a 18.69 hectare parcel of land with the municipal address 135140 9th Line. The property is designated Rural Area and Hazard Area in both the County of Grey and Municipality of Grey Highlands Official Plans, and zoned "Rural (RU)" and "Hazard (H)" in Zoning By-law 2004-50. The lean-to is located outside of the Saugeen Valley Conservation Authority (SVCA) regulatory limit.

The proposal is to make improvements to an existing lean-to that is attached to the barn. The lean-to is encroaching into the minimum front yard setback by 11.0 metres.

Section 6.1.2 states that the minimum front yard setback for agricultural buildings and agricultural accessory buildings and structures is 55.0 metres. The applicant is proposing a setback of 44.0 metres.

Therefore, the applicant is requesting relief from the Grey Highlands Zoning By-law 2004-50 to permit an accessory structure closer to the front lot line than the minimum requirement of 55.0 metres.

Overview (Purpose and Effect):

The proposed variance seeks relief under section 45(2) of the Planning Act from the Municipality of Grey Highlands Zoning By-law 2004-50 in order to permit the development of an accessory structure closer to the front lot line than required minimum front yard setback of 55.0 metres.

The effect of the minor variance is to provide the following relief:

- Notwithstanding the provisions of section 6.1.2 of the Zoning By-law, which requires accessory agricultural buildings and structures to have a minimum front yard setback of 55.0 metres, the lean-to on the existing garage is permitted to have a minimum front yard setback of 44.0 metres.

Planner Bilodeau reviewed the comments received to date. Comments were received from Saugeen Valley Conservation Authority, County Planning & Ecology, Grey Highlands Environmental Services, Grey

Highlands Building Services, and Grey Highlands Transportation. Planner Bilodeau advised that staff recommend approval of the proposed minor variance.

Committee Questions:
None.

The applicants, Robert Krause and Joanna Mackie, were in attendance.

Committee Questions:
None.

Public Comments/Concerns:
None.

Members Vote:
Member Allen - Support
Member Dubyk - Support
Member Clarke - Support
Member McQueen - Support
Member Little - Support

COA2026-22
That Minor Variance Application A05.2026 be approved.
CARRIED.

[Pre-Consultation File: P17.2026 Minor Variance Application: A05.2026 - Pdf](#)

5 Other Business

None.

6 Next Meeting

Committee of Adjustment meeting
Date: June 9, 2026
Time: 5:00pm

7 Adjournment

7.1 Motion:

COA2026-23
Nadia Dubyk (Moved By) Dave Clarke (Seconded By)
That the Committee of Adjustment adjourn until the Call of the
Chair.
Time: 6:03 p.m.
CARRIED

Planning Report

TO: Committee of Adjustment
FROM: Ashley Bilodeau
DATE: Committee of Adjustment (COA) - 09 Jun 2026
REPORT: Planning Report 2026-29
SUBJECT: B08.2026: Fairmount Farms

RECOMMENDATION:

The consent application B08.2026 be approved, subject to the following conditions:

- Payment of any outstanding municipal taxes.
- Payment of the \$300 severance approval fee.
- That a rezoning application be approved to rezone the severed portion from "Agricultural (A1)" to "Rural Residential Exception (RUR-xx)" to recognize deficiencies to lot frontage, lot area and setbacks, if necessary.
- That a rezoning application be approved to rezone the retained portion from "Agricultural (A1)" to "Agricultural Exception (A1-xx)" to eliminate the ability for a single detached dwelling to be constructed on the property.
- That an access easement be established over the existing driveway, to provide access to the fields to the west.
- That a parkland dedication fee of \$2,000 be paid by the applicant.
- That a Reference Plan (survey that is registered) be completed and a digital and 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 the registration of the survey.

Application:

Consent File: B08.2026

Zoning By-law Amendment File: Z15.2026

Pre-Consultation File: P93.2025

Location:

Municipal Address: 806097 Sideroad 25

Legal Description: PT LT 25, CON 6 EUPHRASIA AS IN R544605; GREY HIGHLANDS

Registered Owner:

Registered Owner: Fairmount Farms Ltd., Jon Wiley and Geertruida Wiley

Agent/Applicant: Cuesta Planning Consultants Inc. c/o Genevieve Scott

Proposal:

The subject property is a 42.54 hectare lot, with the municipal address 806097 Sideroad 25. The property is designated "Agricultural" in both the County of Grey Official Plan and the Grey Highlands Official Plan, and zoned "Agricultural (A1)" in Zoning By-law 2004-50. The applicant proposes to sever a surplus farmhouse from the lot (+/- 1.59 hectares), and retain the 40.95 hectares for agricultural use. One new lot is being created as a result of this severance application.

Overview (Purpose and Effect):

The purpose of this application is to sever the surplus farmhouse from the lot, and retain ownership of the remaining lands, for the purpose of agricultural use.

A concurrent Zoning By-law Amendment was also submitted, to rezone the severed lot from "Agricultural (A1)" to "Rural Residential Exception (RUR-xx)" to recognize the lot's character and dimensions following severance. At 1.59 hectares with 30 metres of frontage, the severed parcel is inconsistent with the minimum standards of the A1 zone and is more appropriately regulated under the RUR zone, which better reflects the scale of the lot, the nature of the existing residential use, and the applicable development standards (including setbacks and lot coverage) that are more suited to a lot of this size. The permitted uses under the RUR zone are compatible with the intended residential use of the severed parcel and are consistent with the surrounding rural context. A site-specific exception is required to recognize the reduced lot frontage of 30 metres, which falls below the RUR minimum of 100 metres but reflects the lot's configuration around the existing residential footprint rather than a conventionally dimensioned new lot.

Background and Analysis:

See attached report entitled "Professional Planning Analysis".

Conclusion:

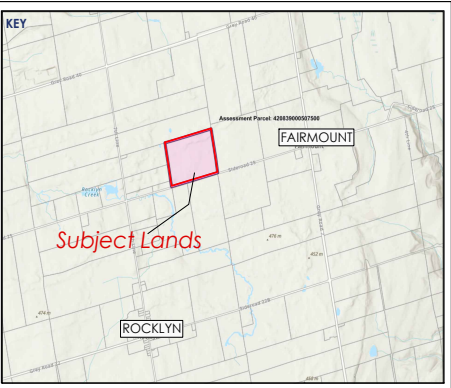
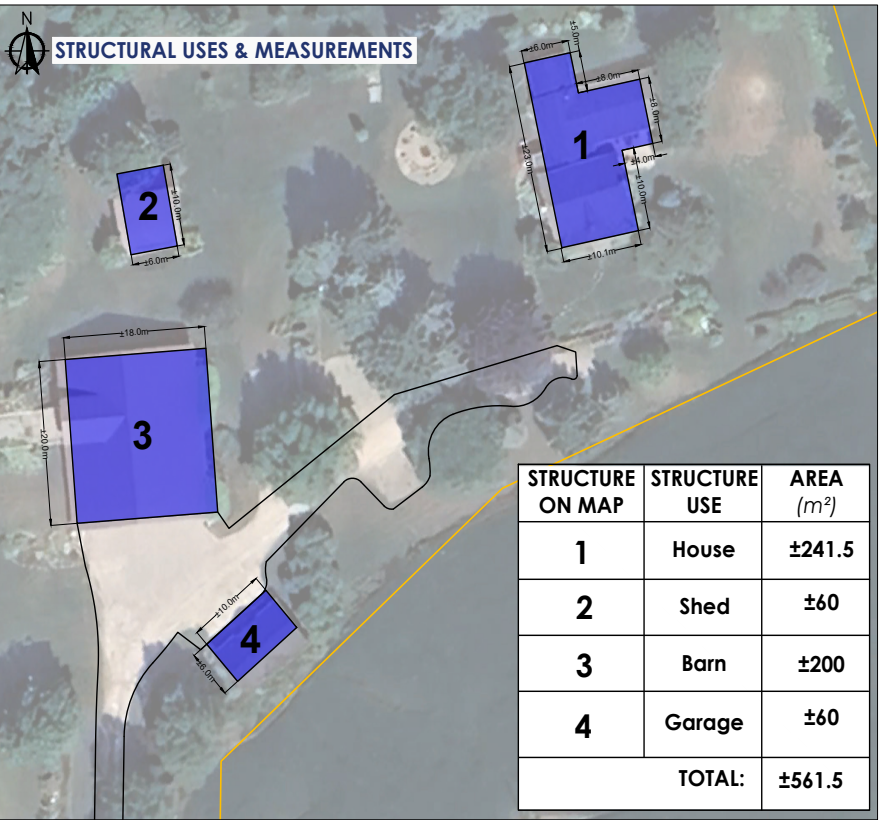
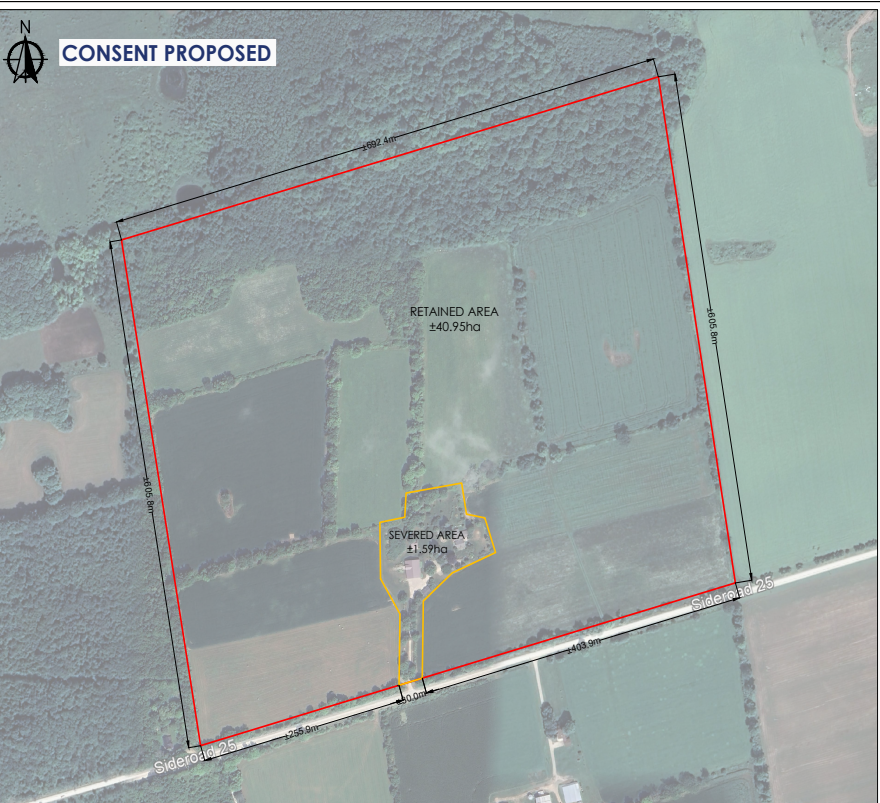
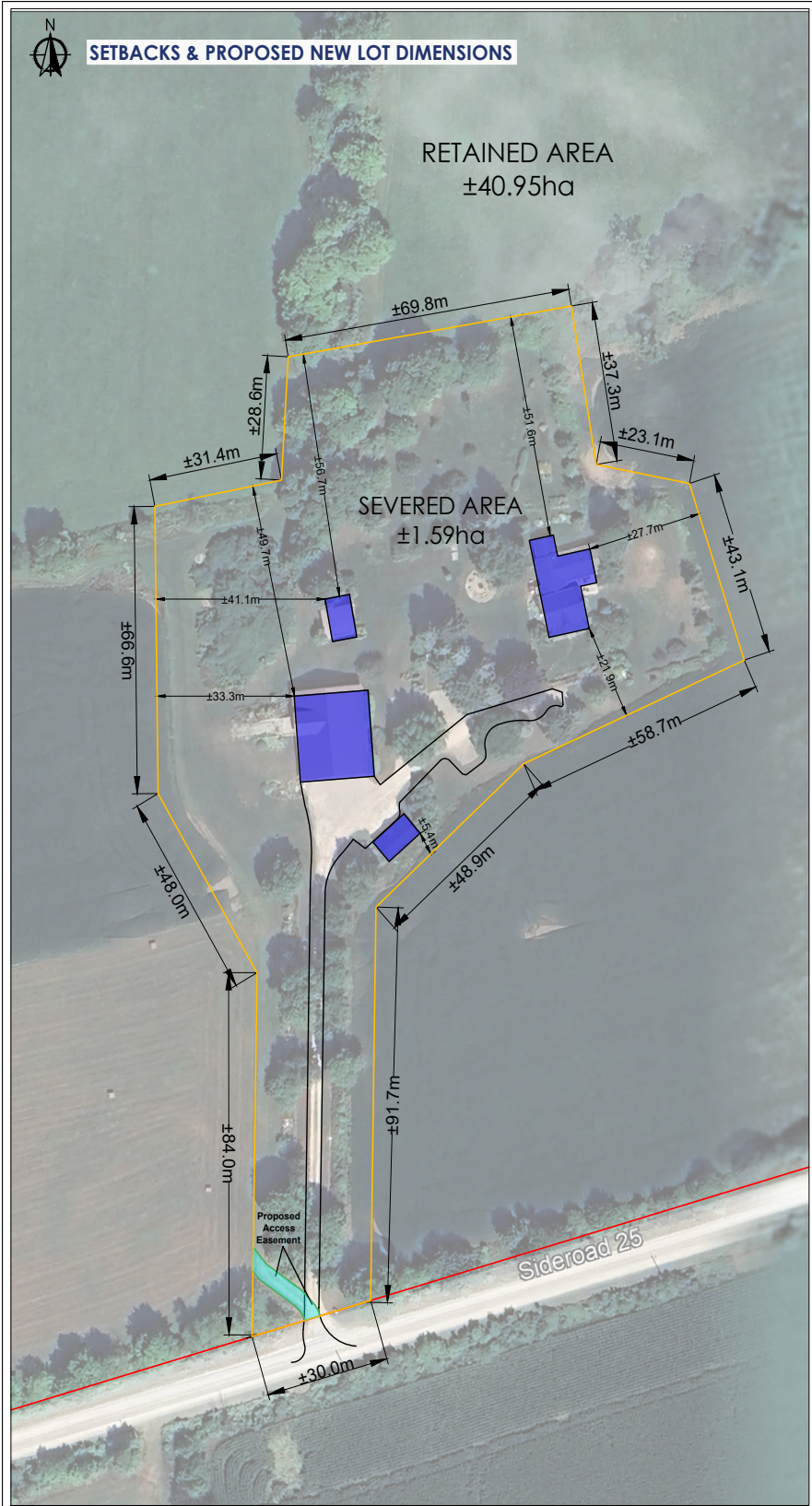
In consideration of the foregoing analysis, it is my professional opinion that the proposed consent represents appropriate and orderly development and has regards for the *Planning Act*, is consistent with the Provincial Planning Statement (2024) and complies to both the County of Grey Official Plan and the Grey Highlands Official Plan. The consent is recommended to be conditional upon the rezoning application being approved by Council, to ensure the application meets the intent of Zoning By-law 2004-50.

Approved By

Karen Govan, Chief Administrative Officer

Status

Approved - 04 Jun 2026



MAP NAME
Site Plan

ADDRESS & LEGAL DESCRIPTION
Roll No.: 420839000507500
CON 6 E PT LOT 25
806097 Side Road 25
Township of Grey Highlands
County of Grey

LEGEND

- Subject Lands (±42.54ha)
- Proposed Severance (±1.59ha)
- Existing Structures

SEVERED LANDS		
ZONING BYLAW (2004-50) (RUR) - PROVISIONS		COMPLIANCE
Min. Lot Area	0.8ha	±1.59ha
Min. Lot Frontage	100m	±30m
Max. Lot Coverage	10%	±3.53%
Min. Front Yard	17m	±21.4m
Min. Exterior Side Yard	10m	N/A
Min. Interior Side Yard	6m	±26.3m
Min. Rear Yard	15m	±51.9m
Min. Setbacks for Accessory Structures	1.5m	±5.4m
Max. Height	11m	±2.5 stories

* All measurements are approximate

Consultant:

A. 978 First Avenue West T. (519) 372-9790
Owen Sound, ON N4K 4K5
E. cuesta@cuestaplanning.com

Drawn by: J Bruwer	Date printed: December 29 2026
Project File No: 25025	Project name: Fairmont



CONSENT NOTICE OF APPLICATION & PUBLIC HEARING

The Municipality of Grey Highlands has received an application for consent. The consent application is being considered under the requirements of the *Planning Act RSO 1990* and applicable regulations. The purpose of this notice is to provide you with the information necessary to engage in this public process if you wish.

Public Hearing Information:

When: Tuesday June 9, 2026 at 5:00PM

Where: Online zoom meeting – Registration link: www.greyhighlands.ca/register

YouTube link: www.greyhighlands.ca/watchlive

Your online registration will give you the ability to attend either online or by telephone. If you need assistance with the registration process, or cannot access the registration link, please call 519-986-2811 extension 228.

The Proposal:

Application Number: B08.2026

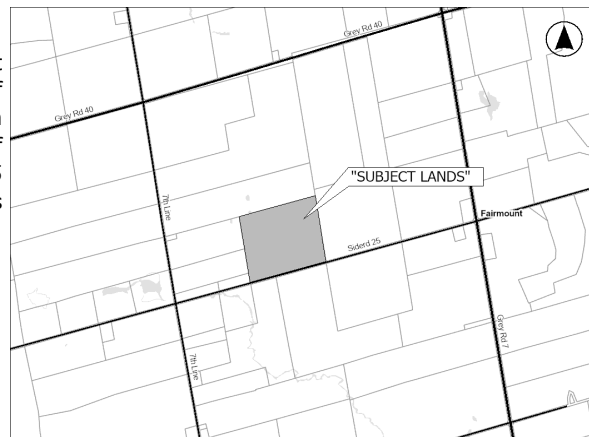
The subject application relates to the property having address 806097 Sideroad 25, known legally as PT LT 25 CON 6 EUPHRASIA AS IN R544605; GREY HIGHLANDS. The property has roll number 420839000507500.

The purpose of the application is to request approval from the Committee of Adjustment to sever a parcel having an area of ± 1.59 hectares and a frontage of approximately 30 metres onto Sideroad 25 from the subject property for a surplus farm residence.

The retained parcel will have an area of ± 40.95 hectares.

Related file: Z15.2026

The following key map shows the location of the subject lands. A detailed sketch is attached to illustrate the proposed works.





CONSENT NOTICE OF APPLICATION & PUBLIC HEARING

Your Rights to Appeal

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Please visit <https://olt.gov.on.ca/> for information on filing an appeal with the Ontario Land Tribunal.

For More Information

To see additional application materials, please visit our website:
<https://greyhighlands.civicweb.net/filepro/documents/398818/>

Navigate to the file folder with the corresponding application number to find an application form, additional maps, and reports. Contact the Planning Department if you require assistance in navigating the website.

Contact the Committee Secretary Treasurer: Renelle Harripaul
Planning@greyhighlands.ca
519-986-2811 x228

Visit the Planning Department by appointment only:

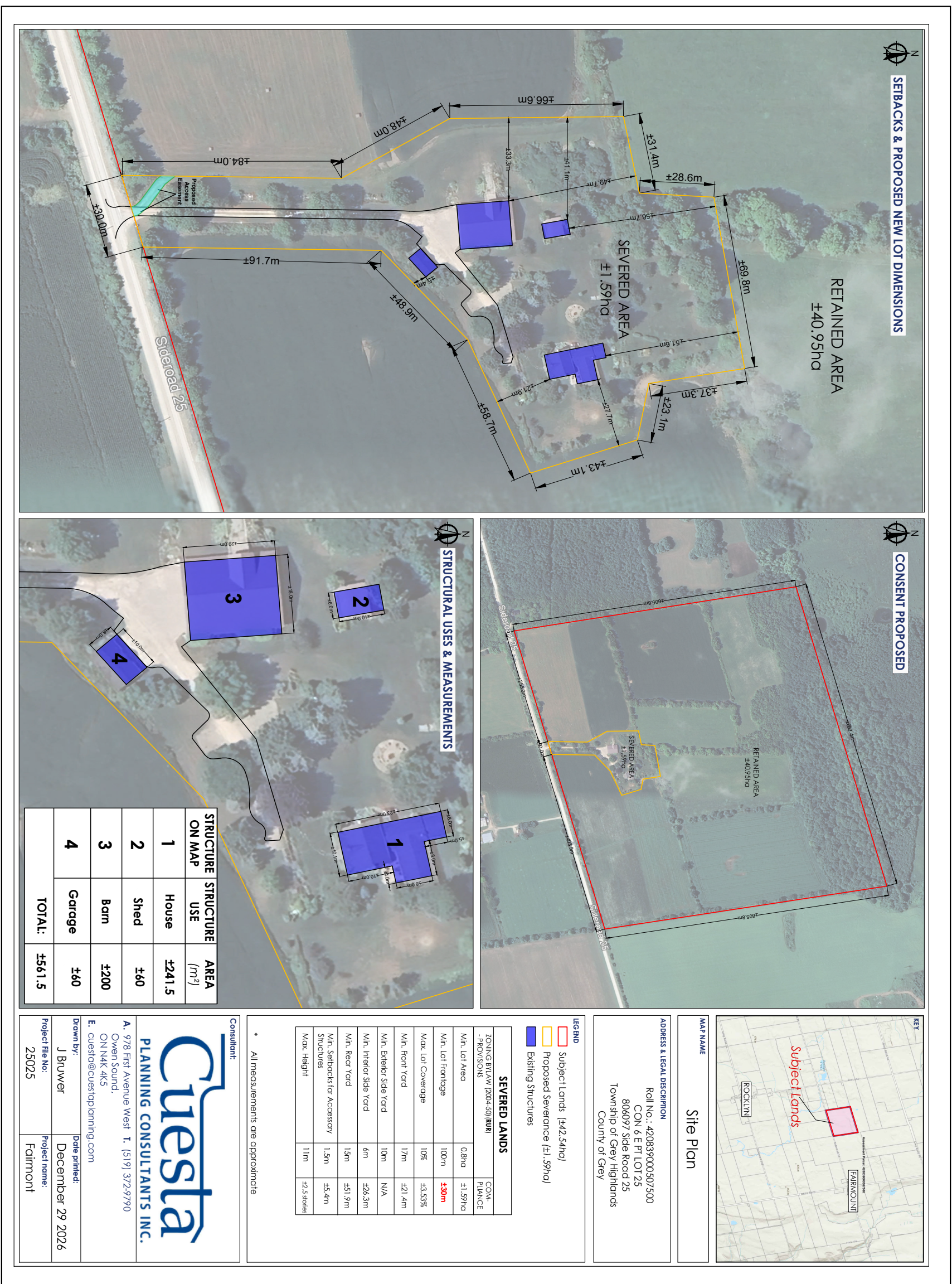
206 Toronto Street South, Markdale, ON, Monday to Friday, 8:30 am to 4:30 pm

You may provide comment on this application by attending the public meeting or by providing comments in writing to the Planning Department in advance of the meeting. Individuals who provide written comments or who make verbal comments at the planning hearing should be aware that their communications may become part of the public record and may be available on the Municipality's website.

Please note that while written comments are welcome, the focus of comments should be on planning-related concerns. You are welcome to reach out to planning staff ahead of providing written comments for guidance on how a planning decision is made, and for information on how comments may influence a decision.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, please submit your request in writing to the Secretary-Treasurer using the information above.

Notice Dated: May 26, 2026



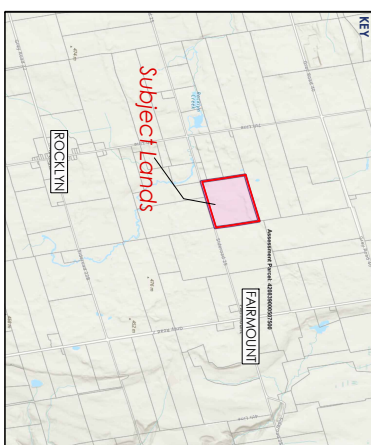
SETBACKS & PROPOSED NEW LOT DIMENSIONS



CONSENT PROPOSED



KEY



MAP NAME
Site Plan

ADDRESS & LEGAL DESCRIPTION
 Roll No.: 420839000507500
 CON 6 PT LOT 25
 806097 Side Road 25
 Township of Grey Highlands
 County of Grey

LEGEND
 Subject Lands (±12.54ha)
 Proposed Severance (±1.59ha)
 Existing Structures

SEVERED LANDS	
ZONING BYLAW - PROVISIONS (Z004-50) (RUR)	COMPLIANCE
Min. Lot Area	0.8ha ±1.59ha
Min. Lot Frontage	100m ±30m
Max. Lot Coverage	10% ±3.53%
Min. Front Yard	17m ±21.4m
Min. Exterior Side Yard	10m N/A
Min. Interior Side Yard	6m ±26.3m
Min. Rear Yard	15m ±51.9m
Min. Setbacks for Accessory Structures	1.5m ±5.4m
Max. Height	11m ±2.5 stories

* All measurements are approximate

STRUCTURE ON MAP	STRUCTURE USE	AREA (m ²)
1	House	±241.5
2	Shed	±60
3	Barn	±200
4	Garage	±60
TOTAL:		±561.5

Consultant:
Cuesta
 PLANNING CONSULTANTS INC.
 A. 978 First Avenue West T. (519) 372-9790
 Owen Sound, ON N4K 4K5
 E. cuestas@cuestaplanning.com

Drawn by: J Bruwer
 Date printed: December 29 2026
 Project File No: 25025
 Project name: Fairmont

Professional Planning Analysis

Application

Grey Highlands Files: B08.2026

Planning Analysis

The subject lands are situated within an organized municipality and are regulated by the *Planning Act, R.S.O. 1990, c. P.13*, the Provincial Planning Statement (2024), the Niagara Escarpment Plan, the County and local Official Plans and the Zoning By-law. Together, these documents establish the planning framework that governs how land may be subdivided, designated, and zoned for development.

Under the *Planning Act*, the following provisions apply:

Subdivision Control:

Section 50(3) of the *Planning Act* sets out the general prohibition against the conveyance or long-term leases of land unless it forms part of a registered plan of subdivision or has received the appropriate consent. This provision ensures orderly development and prevents the creation of lots that do not comply with planning policies or servicing requirements. It states:

No person shall convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more unless,

- a) *the land is described in accordance with and is within a registered plan of subdivision;*
 - (a.1) *the land is the whole of a parcel of land that was previously owned by, or abutted land previously owned by, joint tenants and the ownership would have, but for this clause, merged in the person as a result of the death of one of the joint tenants;*
- b) *the person does not retain the fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of appointment in respect of, any land abutting the land that is being conveyed or otherwise dealt with other than,*

- i. land that is the whole of one or more lots or blocks within one or more registered plans of subdivision,*
 - ii. land that is within a registered description under the Condominium Act, 1998, or*
 - iii. land that is the identical parcel of land that was previously conveyed by way of a deed or transfer with a consent given under section 53 or was mortgaged or charged with a consent given under section 53, either of which consent was given on or after March 31, 1979 and did not stipulate that this subsection or subsection (5) applies to any subsequent conveyance or other transaction;*
- (b.1) the land is being leased for a period of not less than 21 years and not more than 99 years, for the purpose of constructing or erecting a building or project that will contain affordable housing units;*
- c) the land or any use of or right therein is being acquired or disposed of by the Crown in right of Canada, the Crown in right of Ontario or by any municipality;*
 - d) the land or any use of or right therein is being acquired for the purpose of an electricity distribution line, electricity transmission line or hydrocarbon line within the meaning of Part VI of the Ontario Energy Board Act, 1998 and in respect of which the person acquiring the land or any use of or right therein has made a declaration that it is being acquired for such purpose, which shall be conclusive evidence that it is being acquired for such purpose;*
- (d.1) the land,*
- i. is 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, and for which plans or drawings have been approved under subsection 41 (4) of this Act or subsection 114 (5) of the City of Toronto Act, 2006, as the case may be, and*
 - ii. is being leased for the purpose of a land lease community home, as defined in subsection 46 (1) of this Act, for a period of not less than 21 years and not more than 49 years;*
- e) the land or any use of or right therein is being acquired for the purposes of flood control, erosion control, bank stabilization, shoreline management works or the*



preservation of environmentally sensitive lands and an officer of the conservation authority acquiring the land or any use of or right therein has made a declaration that it is being acquired for any of such purposes, which shall be conclusive evidence that it is being acquired for such purpose;

- f) a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of the land;*
- g) the land or any use of or right therein was acquired for the purpose of an electricity distribution line, electricity transmission line or hydrocarbon line within the meaning of Part VI of the Ontario Energy Board Act, 1998 and is being disposed of to the person from whom it was acquired or to that person's successor in title, provided the person to whom it is being disposed of holds the fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of appointment in respect of, land abutting the land being disposed of; or*
- h) the only use of or right in land that is granted is an easement or covenant under the Conservation Land Act.*

Having established the legislative authority governing subdivision control under the *Planning Act*, the following section examines the proposal within the broader provincial and municipal policy framework. This includes an assessment of consistency with the Provincial Planning Statement (2024) and the Niagara Escarpment Plan, conformity with the applicable Official Plan policies, and compliance with the intent and structure of the Zoning By-law.

This policy review is intended to demonstrate how the proposed consent responds to the applicable growth management, land use compatibility, servicing, environmental, and community planning objectives, and to identify the planning rationale that supports the appropriateness of the applications in their local and policy context.

PROVINCIAL REGULATIONS, PLANS & POLICIES

The following is a breakdown of all provincial regulations, plans and policies that are applicable to rezoning applications:

THE PLANNING ACT



Section 51(24) of the *Planning Act* provides criteria when considering subdivision applications. It states that "regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) *The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2,*
- (b) *whether the proposed subdivision is premature or in the public interest;*
- (c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) *the suitability of the land for the purposes for which it is to be subdivided;*
 - (d.1) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- (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;*
- (f) *the dimensions and shapes of the proposed lots;*
- (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;*
- (h) *conservation of natural resources and flood control;*
- (i) *the adequacy of utilities and municipal services;*
- (j) *the adequacy of school sites;*
- (k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*
- (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.*

Section 2 defines the Provincial Interest. It states:

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the supply, efficient use and conservation of energy and water;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
 - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (m) the co-ordination of planning activities of public bodies;
- (n) the resolution of planning conflicts involving public and private interests;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
 - i. is well-designed,
 - ii. encourages a sense of place, and
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

PROVINCIAL PLANNING STATEMENT (2024)

The 2024 Provincial Planning Statement (PPS), issued under Section 3 of the *Planning Act*, sets out the province's policy foundation for regulating the development and use of



land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The property is located within an area defined as “Prime Agricultural Lands”. Section 4.3 of the PPS provides general policies for these areas. It states:

4.3.1 General Policies for Agriculture

1. *Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*

4.3.2 Permitted Uses

1. *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*
3. *New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*
4. *A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).*
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.*

Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).

- 6. For greater certainty, the two additional residential units that are permitted on a lot in a prime agricultural area in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use.*

4.3.3 Lot Creation and Lot Adjustments

- 1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:*
 - a. agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*
 - b. agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
 - c. one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:*
 - i. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
 - and*



From a land use planning perspective, the subject lands are suitable for the proposed severance. The proposed lot has been configured to follow the boundaries of the existing residential use rather than a conventional depth-to-width ratio configuration, resulting in a smaller footprint and greater retention of tillable agricultural land within the holding. At 1.59 hectares with approximately 30 metres of frontage, the proposed lot is appropriately limited in size to accommodate the existing dwelling, accessory structures, and private servicing, while minimizing the removal of land from agricultural production. The proposal does not introduce incompatible land uses and is not considered premature or contrary to the public interest. There are no anticipated impacts on infrastructure, servicing, or natural resources that cannot be addressed through standard review processes.

The proposal is consistent with the policies of the 2024 Provincial Planning Statement. The lands are located within a Prime Agricultural Area, where the long-term protection of the agricultural land base is a key objective. While lot creation is generally discouraged within Prime Agricultural Areas, the PPS permits one new residential lot per farm consolidation where a dwelling has become surplus to the needs of the agricultural operation. The existing dwelling on the subject lands meets this threshold, and the proposed severance is advanced on that basis.

Consistent with PPS requirements, the proposed lot is limited in size to accommodate the existing use, and no new residential development is to occur on the retained farm parcel. This prohibition is proposed to be secured through a concurrent Zoning By-law Amendment, conditional upon approval of the severance. The Zoning By-law Amendment would rezone the severed parcel to a Rural Residential designation and apply a site-specific zone to the retained agricultural parcel that expressly prohibits new residential uses. This mechanism directly implements the PPS requirement that no new residential dwellings be permitted on the retained farm parcel and provides a durable, enforceable means of protecting the agricultural land base from further fragmentation.

Overall, the proposed surplus farmhouse severance is consistent with the 2024 Provincial Planning Statement and represents a policy-supported form of lot creation within a Prime Agricultural Area. The proposal maintains the integrity of the agricultural system, minimizes the loss of productive land through a lot configuration tailored to the existing residential use, and secures long-term agricultural protection through the concurrent Zoning By-law Amendment.

COUNTY AND LOCAL PLANS AND BY-LAW

COUNTY OFFICIAL PLAN

The County of Grey Official Plan contains goals, objectives and policies to manage and direct physical (land use) change and monitor its effects on the cultural, social, economic and natural environment with the regional community. The County's vision of this Plan mirrors that of the County's Corporate Strategic Plan, where Grey County looks "to be the place where people feel genuinely at home and naturally inspired – enjoying an exceptional blend of active healthy living and economic opportunity".

The subject lands are designated Agricultural in the Grey County Official Plan. Section 5.2 provides policy direction on the Agricultural Land Use Type.

It states that the this designation is intended to *"prevent the fragmentation of active agricultural land and to reduce the potential for nuisance complaints and farm limitations posed by non-agricultural uses."*

Section 5.2.1.4 states that *"residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a surplus farmhouse severance."*

Section 5.2.3 provides policy direction on consents in the agriculturally designated area. It states:

"Lot creation in the Agricultural land use type is generally discouraged and may only be permitted for agricultural uses, agricultural-related uses, surplus farmhouse severances, infrastructure, and conservation lots in accordance with section 5.2.3 of this Plan." Section 5.2.3.1(b) states:

"New residential lots are not permitted in the Agricultural land use type. Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed, provided that:

- 1. The owner of the lands to be severed is a 'bona fide farmer' or as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purpose of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms.*

2. *The lot proposed for the surplus farmhouse (And accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (including any unused livestock facility, if this does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.*
3. *Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type;*
4. *The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purpose of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance.*
5. *Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,*
6. *The existing farmhouse is habitable at the time of application.*
7. *If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.*
8. *If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.*
9. *Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified.*

It is important to note that the Official Plan also identifies the subject property as having significant woodlands and bedrock resource area. The woodlands are not impacted as a result of this severance, and it was noted that an Environmental Impact Study was not required. Additionally, as per Section 5.2.3.1(b)8, aggregate policies do not apply.

GREY HIGHLANDS OFFICIAL PLAN



The Grey Highlands Official Plan states that the vision of the Municipality is for Grey Highlands to be a healthy and vibrant rural “community of communities” celebrating its diverse and creative culture, promoting its agricultural base, natural heritage and environment. The Official Plan sets out the policies for assessing growth and development proposals in the Municipality. The Official Plan is intended to function as a roadmap for the municipality, a tool to manage growth and protect environmental resources and a blueprint for economic development. It is a lower-tier document, providing a more detailed local policy focus relative to the upper tier County of Grey Official Plan and the Niagara Escarpment Plan. Applications and development proposals will accord with the policy framework of the following Plans, with the most restrictive policies of each document applying and requiring:

- i. Consistency with the Provincial Policy Statement,
- ii. Conformity with the policies of the County of Grey Official Plan,
- iii. Conformity with the policies of the Niagara Escarpment Plan, where applicable, and
- iv. Conformity with the policies of this Plan.

Section 1.5 states “for the purpose of this Plan, land use designations have been applied to the Niagara Escarpment to complement the policies of the Niagara Escarpment Plan, and in some instances, introduce more restrictive policies. In addition, this Plan recognizes the constraints identified in the County of Grey Official Plan throughout the Niagara Escarpment. Readers should first consult the Niagara Escarpment Plan, and secondly, underlying designations of this Plan. The most restrictive policies of either Plan apply.”

The subject lands are designated Agricultural in the Grey Highlands Official Plan. Section 4.1 provides policy direction on lands designated Agricultural. A single-detached dwelling is a permitted use in the Agricultural area, as are agricultural uses, agricultural-related uses, on-farm diversified uses, forestry and reforestation, wayside pits and quarries, sand/gravel extraction operations, licensed aggregate operations, and limited non-farm recreational and institutional uses.

Section 4.1.2 states the following:

- (i) *the minimum agricultural parcel size shall be 40 hectares for newly created farm lots in order to discourage the unwarranted fragmentation of farmland.*

Section 4.1.3 provides policy direction on consent policies. It states:

(1)(b) where a residence is deemed surplus to a farm operation as a result of farm consolidation, provided that:

- i. The owner of the lands to be severed is a 'bona fide farmer', for the purposes of this policy a bona fide farm shall have a Farm Business Registration number. For the purposes of this policy, the 'bona fide farmer' shall be defined as to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms;
- ii. the lot proposed for the residence and buildings surplus to the farming operation shall be limited in area and shall only be of sufficient size to accommodate the residence surplus to the farming operation, accessory buildings (where including accessory buildings does not render the lot excessively large), a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands;
- iii. The remnant parcel shall be rezoned to prohibit the future erection of a residential dwelling of any type on the agricultural lands provided that a residential dwelling does not exist at the time of severance.
- iv. MDS 1 is applied to a surplus farm dwelling severance when the dwelling is presently located on the same lot as the subject livestock facility. MDS 1 does not apply to the neighbouring livestock facilities that are located on lots that are separate from the existing lot subject to the proposed surplus farm dwelling severance.
- v. The existing residence is habitable at the time of application.

Compliance with the Official Plans

The proposed surplus farmhouse severance complies with the policies of the applicable Official Plans. The subject lands are designated Agricultural, where the overarching intent is to protect agricultural land, limit fragmentation, and support ongoing farm operations. While new residential lot creation is generally discouraged, the Official Plans explicitly permit surplus farmhouse severances as a limited exception arising from bona fide farm consolidation.

The proposed lot has been configured to follow the boundaries of the existing residential use, limiting the severed area to approximately 1.59 hectares with 30 metres of frontage; the minimum necessary to accommodate the dwelling, accessory structures, and private servicing. This approach removes as little land as possible from



agricultural production and avoids the creation of an oversized residential lot that would unnecessarily reduce the agricultural land base.

The retained agricultural parcel will remain in active farm use, with its long-term agricultural character secured through a concurrent Zoning By-law Amendment that rezones the severed parcel to Rural Residential and applies a site-specific restriction on the retained agricultural parcel, prohibiting new residential development. This mechanism ensures that the retained lands are not subject to further fragmentation or non-agricultural encroachment, directly supporting the policy objective of maintaining a continuous and productive agricultural land base.

Overall, the proposal represents a policy-supported form of lot creation that appropriately balances the recognition of a surplus farm dwelling with the protection of agricultural resources, consistent with the intent and direction of the applicable Official Plans.

ZONING BY-LAW 2004-50

The subject lands are currently zoned "Agricultural (A1)", which requires a minimum lot area of 40 hectares and a minimum lot frontage of 200 metres. The proposed severance will result in a surplus farmhouse lot that does not meet A1 standards, which is anticipated and addressed through the concurrent Zoning By-law Amendment.

The Zoning By-law Amendment serves a dual purpose. First, the retained agricultural parcel comprising of 40.95 hectares will be subject to a site-specific provision that prohibits future construction of any residential dwelling, consistent with the requirements of the PPS and the applicable Official Plan policies governing surplus farmhouse severances. This restriction ensures the retained lands remain in active agricultural use and are not subject to further fragmentation or non-agricultural encroachment.

Second, the severed parcel is proposed to be rezoned from "Agricultural (A1)" to "Rural Residential (RUR)", which better reflects the scale, use, and character of the newly created lot. At 1.59 hectares, the severed parcel is incompatible with the A1 zone's minimum standards and is more appropriately regulated under a residential zone that aligns with the permitted uses and lot characteristics of smaller rural properties. A site-specific special provision is required to reduce the minimum lot frontage from 100 metres to 30 metres, reflecting the lot's configuration around the existing residential



footprint rather than a conventionally dimensioned new lot. The minimum lot area of 0.8 hectares is maintained. This approach is supported as it achieves consistency with provincial policy, better reflects the intended use of the severed parcel, and results in the least impact to agricultural productivity on the retained lands.

Comments Received to Date

Comment Received By	Summary of Comments
Grey Sauble Conservation Authority	<p>Recommended that an access easement be provided across a small section of the existing driveway to provide access to the western fields on the retained parcel.</p> <p>As no development is being proposed within a regulated area, a permit under Ontario Regulation 41/24 will not be required.</p> <p>The subject property is within the Special Policy Area for potential Karst Topography and/or shallow soils over bedrock, as designated in the County of Grey Official Plan. As there is no proposed development within a hazard area or area identified as having the potential for karst, this application is consistent with Section 5.2 of the PPS.</p> <p>GSCA has no objections to the proposal for the consent and zoning by-law amendment applications</p>
County Planning	<p>As the subject lands are approximately 41 hectares in size and Fairmount Farms Ltd. is a bona fide farmer, staff have no concerns.</p> <p>Generally staff are not supportive of irregular shaped severed parcels and recommend that the frontage-to-depth ratio of the lot be 1:3 and that the lot can meet the minimum standards in the local zoning by-law. However, it appears that the severed parcel has been designed in a manner to remove a minimal amount of tilled land from production. Additional comments should be received from municipal staff in this regard.</p>



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	Staff have no comments regarding the identified bedrock resource on the subject lands.
County Ecology	County Planning Ecology staff have reviewed the application and have no concerns. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law.
Grey Highlands Transportation and Public Spaces Department	Retained parcel would require an approved field entrance location
Grey Highlands Environmental Services Department	No comments or concerns from Environmental Services at this time.
Fire Chief	No concerns from Fire & Emergency Services

PLANNING JUSTIFICATION REPORT

APPLICATION FOR CONSENT TO SEVER & ZONING BY-LAW AMENDMENT

SUBJECT LANDS:

806097 Sideroad 25, Municipality of Grey Highlands, County of Grey.



MARCH 2026

Subject lands:

Roll No.: 420839000507500

CON 6 E PT LOT 25

806097 Side Road 25

Municipality of Grey Highlands

County of Grey

Prepared for:

Fairmont Farms Ltd.

c/o Jon Wiley

File: 25025

Prepared by:



978 First Ave West

Owen Sound, ON, N4K 4K5

Tel: 519-372-9790

Email: cuesta@cuestaplanning.com

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Appendix A: Site Plan

1.0 BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Mr. Jon Wiley, of Fairmont Farms Ltd., to coordinate the required zoning by-law amendment and consent to sever applications to create a residential lot with an existing dwelling surplus to a farm, on lands legally described as CON 6 E PT LOT 25 in the Geographic Township of Euphrasia, Municipality of Grey Highlands, County of Grey.

This report will examine the merits of the proposed use by evaluating the proposal against the following policies:

- ❖ The Provincial Planning Statement (PPS);
- ❖ The County of Grey Official Plan (Recolour Grey, GCOP);
- ❖ The Official Plan of the Municipality of Grey Highlands; and,
- ❖ The Comprehensive Zoning Bylaw of the Municipality of Grey Highlands, 2004-50.

This report and related materials are intended to satisfy the requirements of Sections 34 (10.1) & (10.2) & 53 (2) & (3) of the Planning Act, regarding the submission of a complete application.

1.2 Location, Description of Subject Lands & Surrounding Land Uses

The subject lands are 41.50 hectares in area and consist of an eastern portion of the original crown survey lot. The subject lands are irregular in shape.

The subject lands are used as a farm. The farm cluster is located south of the centre of the lot and includes a residential dwelling, barn, detached garage, and a smaller shed. All buildings are accessed by a single driveway from Sideroad 25. The existing barn has been converted and is no longer used for agricultural purposes. The agricultural operation consists of cash cropped fields separated by windbreaks/hedgerows.

The northern section of the subject lands is wooded. The topography of the subject land is generally level or gently sloping.

The predominant land use in the surrounding area is agriculture. Three farms to the east and south include livestock facilities. There are large woodland areas located to the north and the west. A small number of parcels to the west are used as residential non-farm lots.

Rocklyn Creek is located to the southwest. Beaver Valley, a natural feature of the Niagara Escarpment, is located approximately 1.8 kilometres to the east.

The uses on adjacent lands are summarized below:

- ❖ **North:** Agriculture and Woodland
- ❖ **South:** Agriculture
- ❖ **East:** Agriculture
- ❖ **West:** Agriculture, Woodland, and Rural Residential

The nearest settlement areas are the Village of Rocklyn, approximately 1.5 kilometres to the south, the Village of Walters Falls, approximately 9 km to the west, and Clarksburg, approximately 10 kilometres to the northeast. See **Figure 1** for the Location Plan of the subject lands.

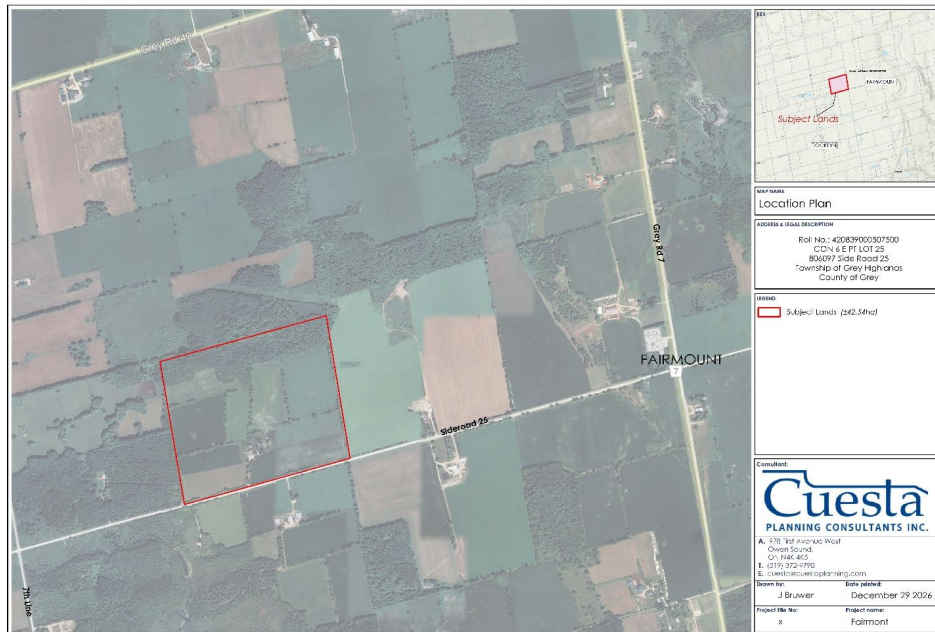


Figure 1: Location Map

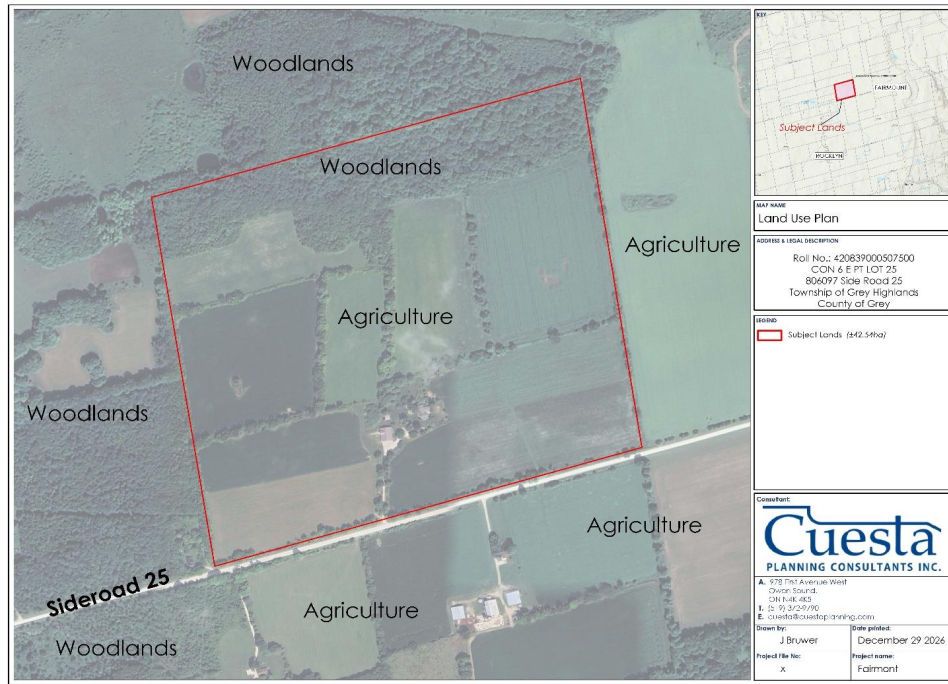


Figure 2: Surrounding Land Use

1.3 Background and Description of Proposal

The proposal will involve the creation of a residential lot for an existing farm dwelling. The existing farm residence is surplus to the needs of Mr. Wiley. The severed lands would be approximately 1.59 hectares in area, and the retained lands will be approximately 40.95 hectares in area.

As with all surplus farmstead consents, the retained farmland will be zoned to prohibit any future residential use. See **Figure 3** (and **Appendix A**) for the included **Site Plan**.

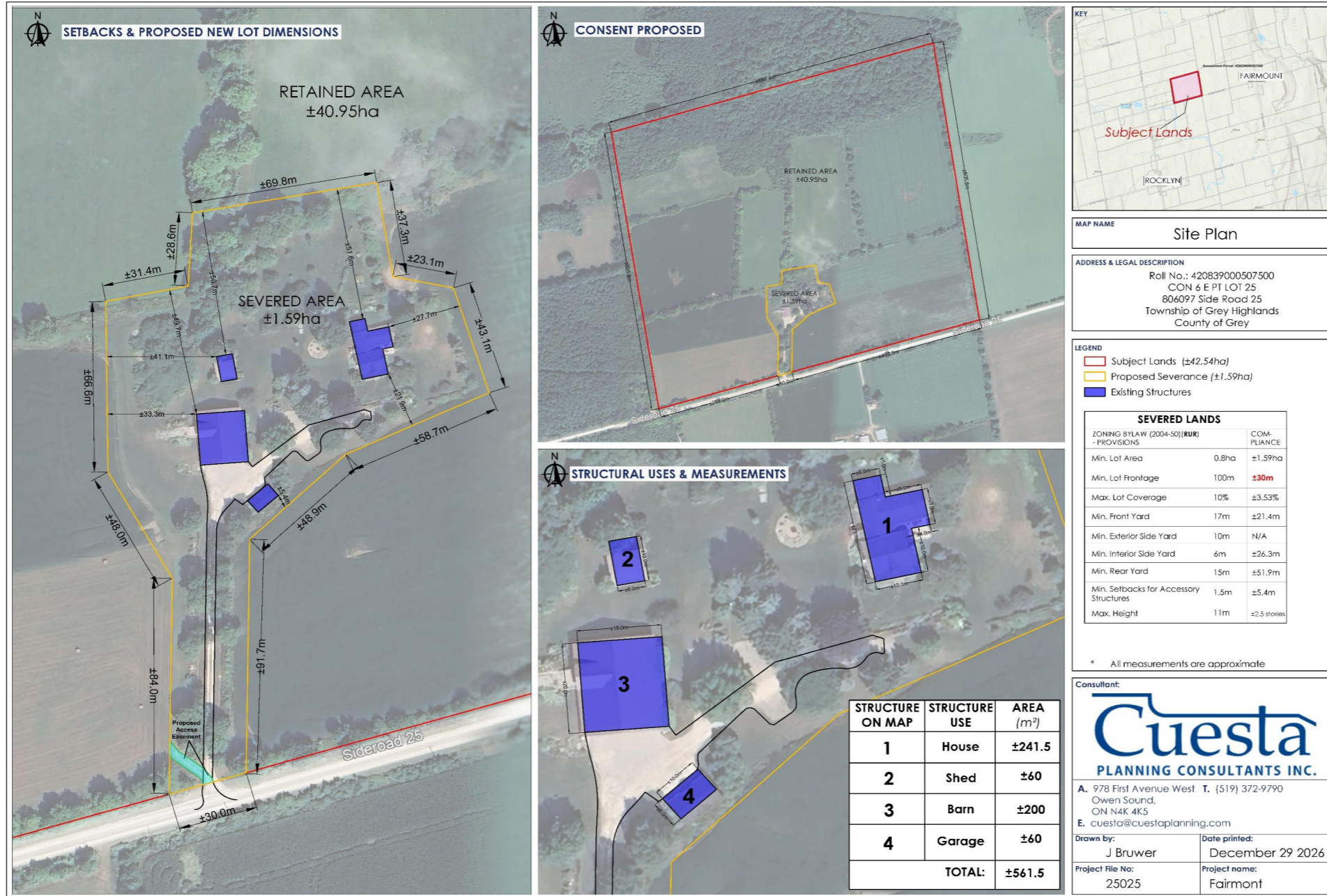


Figure 3: Site Plan – see Appendix A for full size plan

1.4 Pre-Submission Consultation and Approvals Required

Cuesta Planning Consultants Inc. met with Municipality of Grey Highlands' planning staff in January 2026 to review the application. Planning staff did not identify any concerns with the proposal and did not provide further written comments.

CPC Inc. also contacted the County of Grey in December 2025. County staff noted that the proposal represented a typical surplus farm dwelling consent to sever. No other areas of County interest or concern were specifically mentioned. County staff did indicate that their biologist would review the application from a natural heritage perspective once submitted. The county biologist was not available to review the proposal at the time of the pre-submission consultation request.

The following documentation is submitted as part of this application package:

1. Planning Justification Report
2. Application Form
3. Site plan (*see Appendix A*)
4. Parcel Register

Table 1: Approvals Required

Application	Approval Authority
A Zoning by-law amendment is required to: <ul style="list-style-type: none">• Prohibit residential uses on the retained farm parcel.• Provide site-specific standards to accommodate the proposed consent to sever application.	Municipality of Grey Highlands
A consent to sever is required to: <ul style="list-style-type: none">• Sever one (1) residential lot containing an existing dwelling and outbuildings from the farm lot.	Municipality of Grey Highlands

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis considers how the proposal will meet the goals and intent of the applicable 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 land use planning.

In addition to the Provincial Planning Statement (PPS), the County of Grey Official Plan (Recolour Grey), Municipality of Grey Highlands Official Plan, and the Municipality of Grey Highlands Zoning By-law 2004-50, provide land use policy applicable to the proposal.

2.1 Provincial Planning Statement, 2024

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.

Any land use decision must be assessed against the applicable provisions of the PPS. 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.

Chapter 3: “Infrastructure and Facilities”

Chapter 4: “Wise Use and Management of Resources”

Table 2: Provincial Planning Statement Evaluation

PPS EVALUATION	
AGRICULTURAL LOT CREATION POLICIES	4.3 Agriculture
	4.3.2 Permitted Uses
	4.3.3 Lot Creation and Lot Adjustments

1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.

3. New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and

PPS EVALUATION

	2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.
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POLICY EVALUATION: Lot creation in agricultural areas is limited by policy. However, surplus farm dwelling severances are permitted. To meet the policy, the retained lands will be rezoned to prohibit residential uses.

With the general trend of farm consolidation in Ontario, the farm homestead usually will fall into disrepair. This has resulted in an overall decline in housing stock in rural areas. This proposal will enable the farm operation to continue and permit the existing dwelling to be sold and continue as a residential use. The proposed severed lot has been designed to remove a minimal amount of tilled land from production.

Minimum Distance Separation Formulae (MDS) does not apply to this proposal. There is no livestock facility located on the retained lands. MDS I is not applied in the case of livestock facilities not located on the land subject to the consent to sever application.

This proposal is being undertaken by Fairmont Farms Ltd. Fairmont Farms Ltd. is a bona fide farm operation and the subject farm dwelling is surplus to its needs.

NATURAL RESOURCES	<p>4.1 Natural Heritage</p> <p>8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas (significant woodlands) unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>
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POLICY EVALUATION: Significant woodlands are mapped in the north of the subject lands. The nearest proposed boundary of the severed lot will be located at least approximately 160 m away from this feature and development is not proposed on the remnant lands. As such, an Environmental Impact Study is not required and no impact is anticipated on the significant woodlands as a result of this proposal.

PPS EVALUATION	
AGGREGATE RESOURCES	4.5 Mineral Aggregate Resources
	4.5.1 1 General Policies for Mineral Aggregate Resources 1) Mineral aggregate resources shall be protected for long term use and, where provincial information is available, deposits of mineral aggregate resource shall be identified
<p>POLICY EVALUATION: Appendix E to the Grey County Official Plan identifies the subject lands as being within a bedrock resource area. Under Policy 5.2.3 1)(b)(8), aggregates policies regarding residential non-farm lot creation do not apply in the case of a surplus farm dwelling severance.</p>	
SERVICES	3.6 Sewage, Water and Stormwater
	4. (in part) 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>POLICY EVALUATION: The proposal will continue using the existing private well and private sanitary septic services for the existing dwelling. The proposed severance boundaries have been designed to ensure that the existing system will comply with Ontario Building Code minimum setbacks to adjacent lot lines. The proposed severed lot area of approximately 1.59 hectares exceeds the threshold minimum lot area of 0.4 hectares requiring a nitrate loading study in the upper-tier official plan.</p>	

Summary:

This proposal complies with the applicable policies of the Provincial Planning Statement. A surplus farm dwelling severance is one of the limited kinds of lot creation permitted in the agricultural area. The proposed severed lot area has been designed as an irregular shape to minimize the loss of productive agricultural land. The retained lot will be rezoned to prohibit residential uses.

2.2 County of Grey Official Plan (Recolour Grey), Consolidated May 6, 2025

The subject lands are designated as Agricultural under Schedule 'A' of the Grey County Official Plan (GCOP). The GCOP contains lot creation policies specific to surplus farm dwelling severances, and because a severance is proposed, general policies regarding services will also apply.

Bedrock resources are mapped on the entirety of the subject lands, and significant woodlands are mapped on the northern portion of the subject land.

Although the CGOP is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposal.

- 5** "CULTIVATE GREY"
- 8** "MOVE GREY"

Table 3: County of Grey Official Plan Evaluation (Recolour Grey)

COUNTY OF GREY OFFICIAL PLAN EVALUATION	
AGRICULTURAL AND CONSENT POLICIES	<p>5.2 Agricultural Land Use Type</p> <p>5.2.1 Uses Permitted Policies</p> <p>4) Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a surplus farmhouse severance.</p> <p>5.2.2 Agricultural Development Policies</p> <p>5) New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.</p> <p>c) MDS I is applied to a surplus farm dwelling severance when the dwelling is presently located on the same lot as a livestock facility, only if the livestock facility is not to be included in the severed lands. MDS I does not apply to neighbouring livestock facilities that are located on lots that are currently separate from the existing dwelling to be severed. For the purposes of this policy, a surplus farmhouse shall also be defined the same as severing an existing house from a farm or non-farm sized lot.</p> <p>5.2.3 Consent Policies</p> <p>Lot creation in the Agricultural land use type is generally discouraged and may only be permitted for agricultural uses, agricultural-related uses, surplus farmhouse severances, infrastructure, and conservation lots in accordance with section 5.2.3 of this Plan.</p>

COUNTY OF GREY OFFICIAL PLAN EVALUATION

AGRICULTURAL LOT CREATION POLICIES	<p>1) A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:</p> <p>b) New residential lots are not permitted in the Agricultural land use type. Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:</p> <p>1) The owner of the lands to be severed is a 'bona fide farmer', or as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.</p> <p>2) The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (including any unused livestock facility, if this does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.</p> <p>3) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.</p> <p>4) The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance</p> <p>5) Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,</p> <p>6) The existing farmhouse is habitable at the time of application.</p>
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COUNTY OF GREY OFFICIAL PLAN EVALUATION

- 7) If an existing livestock facility is located within close vicinity of the surplus farmhouse, it is recommended that it be included in the severed parcel and be converted to a decommissioned livestock facility.
- 8) If a livestock barn is located on the retained parcel and fails to meet MDS requirements relating to a severed surplus farmhouse, it is recommended that it be converted to a decommissioned livestock barn.
- 9) Policies 5.6.2(8) and 5.6.6(2) shall not constrain a surplus farmhouse severance. Non-farm size lot creation (i.e., the surplus farmhouse and accessory buildings if applicable) may be considered under this policy section where an Aggregate Resource Area, Bedrock Resource Area and/or Shale Resource Area has been identified.

POLICY EVALUATION: As noted previously in this report, lot creation in agricultural areas is limited; however, surplus dwelling severances are permitted, subject to meeting certain criteria. Section 5.2.3 of Recolour Grey sets out the policy requirements for this type of consent.

As per the policy requirements, the proposed severed lot has been designed to remove a minimal amount of tilled land from production. The retained parcel will meet the minimum lot area requirement of 40 hectares.

As noted previously in Table 2 of this report, Minimum Distance Separation Formulae (MDS) does not apply to this proposal. There is no livestock facility located on the retained lands. MDS I is not applied in the case of livestock facilities not located on the land subject to the consent to sever application as the potential for odour conflicts already exists. As the remnant parcel will be re-zoned to prohibit future residential development, there is no potential to create a new odour conflict with existing farming operations. The existing barn, which will remain with the farmstead, has been previously decommissioned and is used for storage purposes only.

Recolour Grey requires this type of consent be undertaken by a bona fide farm operation that can demonstrate the dwelling is surplus to its needs. Mr. Jon Wiley currently resides on a neighbouring farm, meeting this policy requirement.

The applicant purchased the subject lands in September 2025. The on-site dwelling was inhabited by the previous owner up to the date of sale and is in excellent condition.

COUNTY OF GREY OFFICIAL PLAN EVALUATION

As per the Grey County Official Plan, the subject lands are not in an Aggregate Resource Area under Schedule B. However, the subject lands are in a bedrock resource area under Appendix E. Under Policy 5.2.3 1)(b)(8), aggregates policies regarding residential non-farm lot creation do not apply in the case of a surplus farm dwelling severance. Similarly, Policy 5.2.3 1)(b)(5) exempts surplus farm dwelling consent proposals from the requirements for an environmental impact study.

Further evaluation of 7. Natural Grey and 5.6 Aggregate Resources Area and Mineral Resource Extraction Land Use Types policies is therefore not required.

SERVICES	<p>8.9 Services, Utilities, Broadband and Other Technology Considerations</p> <p>8.9.1 Services</p> <p>4) The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:</p> <p>d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.</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>POLICY EVALUATION: The proposal will involve the continuation of the existing private well and private sanitary septic services for the existing dwelling. As previously noted in Table 2, the proposed severance boundaries have been designed to ensure that the existing system will be comply with Ontario Building Code minimum setbacks to adjacent lot lines. A nitrate loading study is not warranted. This proposal does not involve new individual services, there is no karst</p>
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COUNTY OF GREY OFFICIAL PLAN EVALUATION

mapped on the subject lands, and the proposed severed lot area of approximately 1.59 hectares exceeds the threshold minimum lot area of 0.4 hectares requiring a nitrate loading study.

Summary:

This proposal meets the intent of the Grey County Official Plan. Fairmont Farms Ltd. will conduct the surplus farm dwelling severance, a bona fide farm operator. The existing residential dwelling is habitable. No new development is being proposed by the application, meeting policy requirements related to MDS Guidelines, natural heritage and mineral aggregate resources.

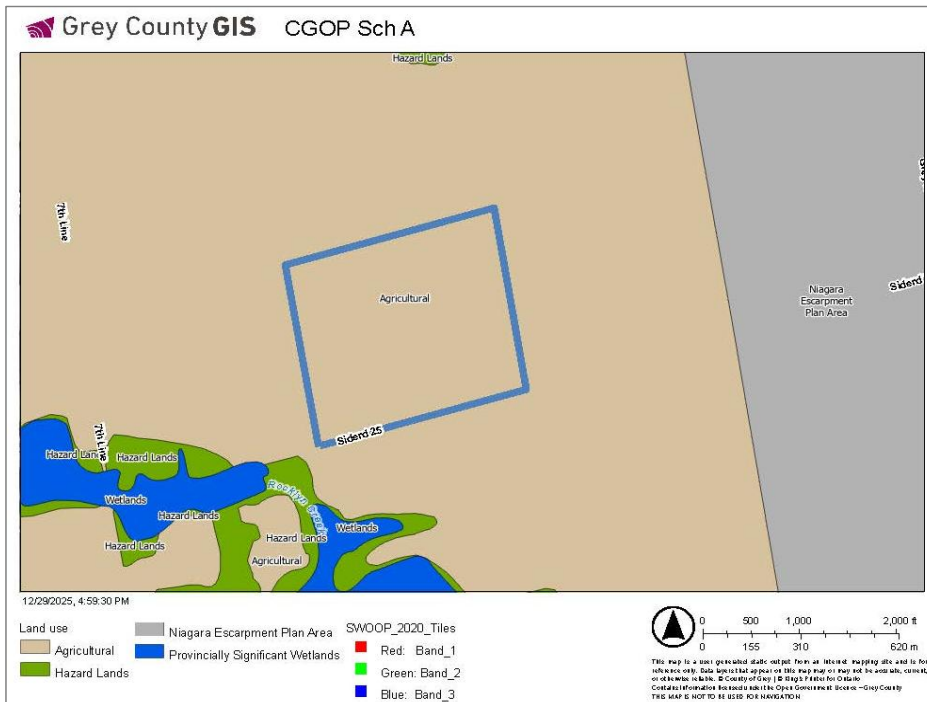


Figure 4: County of Grey Official Plan – Schedule 'A'

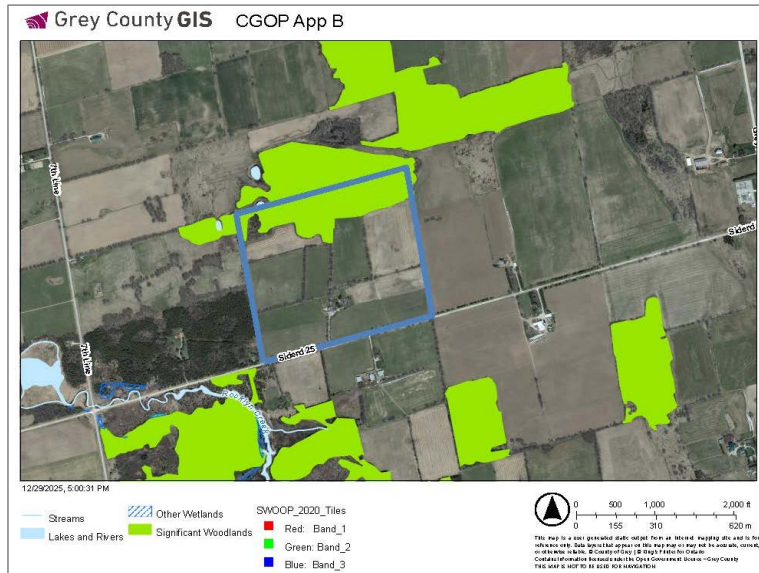


Figure 5: County of Grey Official Plan – Appendix 'B'

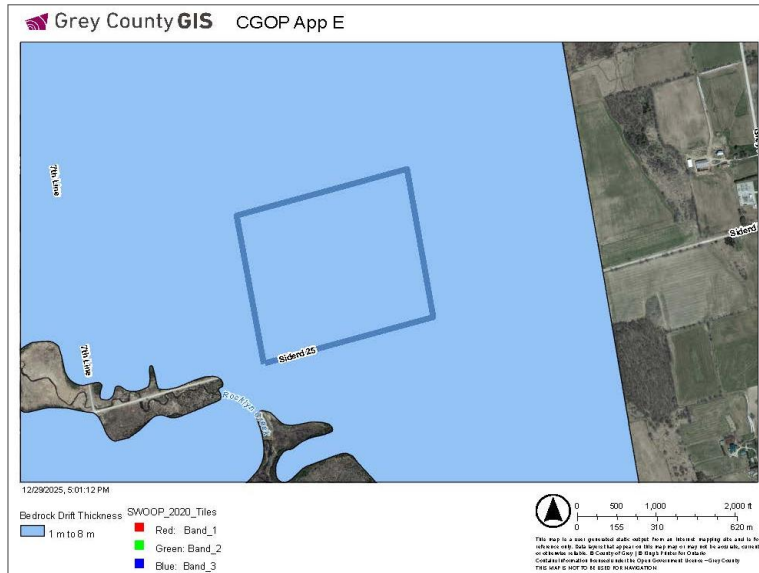


Figure 6: County of Grey Official Plan – Appendix 'E'

2.3 Municipality of Grey Highlands Official Plan, February 22, 2017

The subject lands are designated as Agricultural under Schedule 'A' of the Municipality of Grey Highlands Official Plan (GHOP). The policies under the GHOP are largely reflective of the GCOP, however there are specific municipal areas of interest that are addressed in the general consent policies. Although the GHOP is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposal.

- SECTION 3.0: DEVELOPMENT CRITERIA**
- SECTION 4.0: LAND USE DESIGNATIONS**

Table 4: Municipality of Grey Highlands Official Plan Evaluation

MUNICIPALITY OF GREY HIGHLANDS OFFICIAL PLAN (September 22, 2017)	
AGRICULTURAL AND CONSENT POLICIES	Section 4 – Land Use Designations 4.1. Agricultural 4.1.1. Permitted Uses <ul style="list-style-type: none"> o Agricultural uses o Single detached dwelling 4.1.3. Consent Policies (1) A consent for one lot may be permitted provided the original farm parcel is a minimum of 40 hectares and no non-farm lot creation has been provided for in the past. The creation or acquisition of a lot by a public body (ie. a road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot. The options for consent would be: (b) where a residence is deemed surplus to a farm operation as a result of farm consolidation, provided that: <ul style="list-style-type: none"> i. The owner of the lands to be severed is a 'bona fide farmer', for the purposes of this policy a bona fide farm shall have a Farm Business Registration number. For the purposes of this policy, the 'bona fide farmer' shall be defined as to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms; ii. the lot proposed for the residence and buildings surplus to the farming operation shall be limited in area and shall only be of sufficient size

MUNICIPALITY OF GREY HIGHLANDS OFFICIAL PLAN (September 22, 2017)

AGRICULTURAL
AND CONSENT
POLICIES

to accommodate the residence surplus to the farming operation, accessory buildings (where including accessory buildings does not render the lot excessively large), a well and a sewage disposal system, while ensuring that as little land as possible is removed from the agricultural lands;

iii. The remnant parcel shall be rezoned to prohibit the future erection of a residential dwelling of any type on the agricultural lands provided that a residential dwelling does not exist at the time of severance.

iv. MDS 1 is applied to a surplus farm dwelling severance when the dwelling is presently located on the same lot as the subject livestock facility. MDS 1 does not apply to the neighbouring livestock facilities that are located on lots that are separate from the existing lot subject to the proposed surplus farm dwelling severance.

v. The existing residence is habitable at the time of application.

(g) The General Development Policies (Section 3) of this plan shall apply to all consent applications

3.1 General Consent Policies

b) The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area.

c) The proposed use is compatible with existing and future permitted land uses on adjacent lands.

p) Locational criteria for new lots created by consent will be cognizant of; sight lines, distances to intersections and other driveways, access, environmental implications (significant woodlots, hazard, and wetlands), distances to adjacent buildings and other residential lots, and drainage and topography.

q) All new entrances will be subject to approval of the road authority having jurisdiction.

POLICY EVALUATION: The Municipality of Grey Highlands Official Plan surplus farm dwelling consent policies echo those of the Grey County Official Plan.

MUNICIPALITY OF GREY HIGHLANDS OFFICIAL PLAN (September 22, 2017)

It has been demonstrated elsewhere in this report, that Fairmont Farms Ltd. is a bona fide farming operation and the on-site dwelling is surplus to its needs. As noted in Table 3, the proposed lot will be limited in area to maximize cropland on the remnant lands. The retained parcel will be re-zoned to prohibit residential development in keeping with the intent of provincial policy and guidelines related to the protection of agricultural resources and Minimum Distance Separation requirements.

The Municipality of Grey Highlands Official Plan also prescribes general consent policies to surplus farm dwelling severances. The proposal represents orderly and contiguous development. While the lot shape is irregular, this is necessary to maintain as much agricultural land as possible. As the proposal will involve the separate continuation of an existing residential use and an existing farm use, compatibility with surrounding land uses is not fundamentally changing as a result of this proposal. No new entrances onto Sideroad 25 are required to facilitate the proposal. Existing field access will be maintained at the existing entrance by means of an easement.

NATURAL RESOURCES	Section 3.0 - Development Criteria (f) Development and Site Alteration within the adjacent lands (between 50 metres – 120 metres) of a significant natural heritage feature will require the completion of an Environmental Impact Study, prepared to the satisfaction of the appropriate approval authority, in accordance with the policies of Section 3.3 - Environmental Impact Study of this Plan.
	Section 4 – Land Use Designations 4.11. Special Constraints Area 4.11.8. Significant Woodlands (a) Significant Woodlands mapping as shown on Schedule C – Constraint Mapping has now been developed by the County of Grey in concert with the Ministry of Natural Resources and Forestry (MNRF). It is acknowledged that there may be inaccuracies in the mapping; however, it does show areas of environmental constraint. Further the policies are in place to correct for any inaccuracies in the mapping. No development and site alteration is permitted within the significant woodlands and the associated adjacent lands (120 metres) unless it has been demonstrated through an

MUNICIPALITY OF GREY HIGHLANDS OFFICIAL PLAN (September 22, 2017)	
	Environmental Impact Study that there will be no negative impacts on the natural features or on their ecological functions. Fragmentation of the woodlands is generally discouraged.
	POLICY EVALUATION: Significant woodlands are mapped in the north of the subject lands. As the nearest proposed boundary of the severed lot will be located at least approximately 160 m away from this feature and no development is proposed on the retained lands, no impact on the significant woodlands is expected from the proposal.
SERVICES	<p>Section 3.0 - Development Criteria</p> <p>The following criteria will apply to all development conditions, in addition to the more specific criteria located within Section 4: Land Use Designations.</p> <p>(a) In accordance with the servicing hierarchy policies of this Plan, the preferred method of servicing shall be municipal water and municipal sewer systems, followed by private communal services. Should municipal or private communal services not be feasible, individual on-site private services can be considered. All new development proposed on private services must demonstrate that an adequate quality and quantity of water is available, and that soils are suitable to support an individual waste disposal system. This Plan encourages upgraded septic systems. An independent engineering report may be required in support of new development in accordance with Ministry of Environment and Climate Change (D-5 Series Guidelines – Reasonable Use or any successor thereto).</p>
	POLICY EVALUATION: As noted elsewhere in this report, the proposal will involve the continuation of the existing private well and private sanitary septic services for the on-site dwelling. The proposed severed lot area of approximately 1.59 hectares is of sufficient size to accommodate the dwelling and associated infrastructure without off-site impacts.

Summary:

This proposal meets the intent of the Municipality of Grey Highlands Official Plan. The proposal is compatible with the surrounding area and there will be no change to the present uses as a result of this proposal. No impacts on any other specific areas of provincial, county, or municipal interest are anticipated because of this proposal. This proposal will enable the existing residential use and the existing farm use to continue under separate ownership. The surplus farm dwelling consent policies allow the agricultural use to continue without forcing the farm operator into the choice of

either becoming a landlord to a residential tenant or allowing the existing dwelling to fall into disrepair resulting in the loss of a residential use in the rural area. This meets the overall intent of the policy regarding farm dwelling severances.

2.3 The Municipality of Grey Highlands Zoning By-law Number 2004-50

The subject lands are in the 'A1' – Agriculture Zone. The 'A1' Zone permits both agricultural uses and a single detached dwelling. This zone prescribes a minimum lot area of 40 hectares and a minimum lot frontage of 200 m.

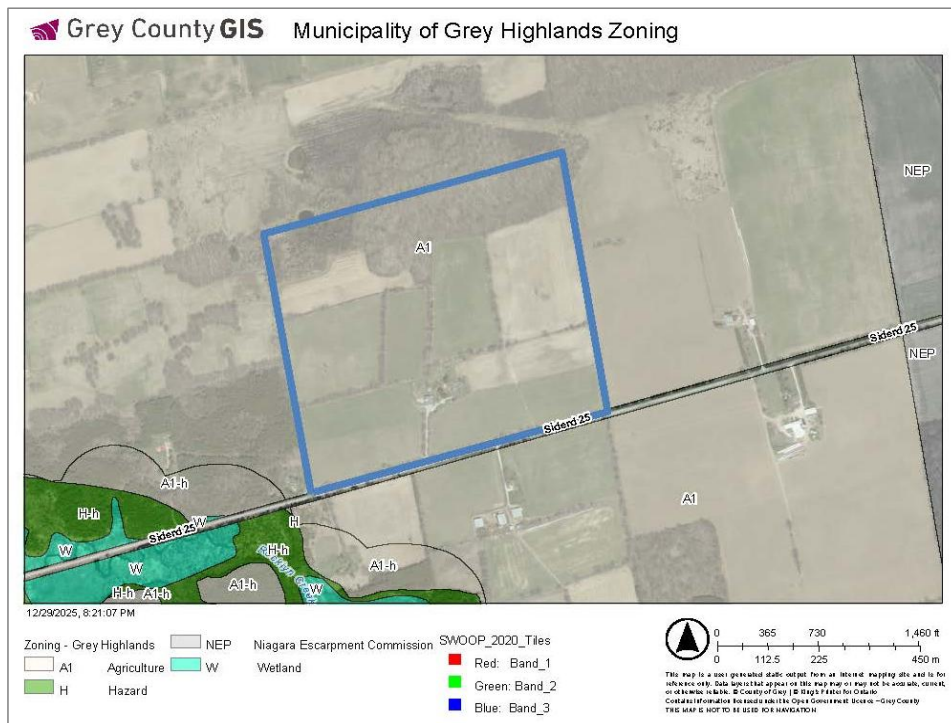


Figure 7: Municipality of Grey Highlands - Zoning

A zoning by-law amendment will be required. In accordance with the requirements of the policy, the retained agricultural parcel will be rezoned to prohibit residential dwelling units. The zoning by-law amendment will also include any required exceptions for the severed non-farm residential lot.

There will be no buildings or structures on the retained lot, and therefore minimum yard and minimum lot coverage provisions would not apply.

The Municipality of Grey Highlands generally applies a separate zone category to non-farm sized lots in agricultural and rural areas. Therefore, it is proposed that the area of the severed lot be rezoned from A1 to 'RUR' – Rural Residential with relief from the minimum frontage from 100m to 30m. The retained farmland should be zoned to an A1-Special zone to prohibit residential development.

3.0 SUMMARY AND CONCLUSIONS

The proposed zoning by-law amendment and consent to sever applications will create a lot consisting of a farm dwelling surplus to a farm operation. The severed lot will include the existing dwelling and outbuildings. The retained lot will include the farm operation. The land uses on the subject lands will not change.

There are no other natural resources or matters of provincial or local interest that would constrain this proposal.

In consideration of the forgoing analysis, the following is concluded:

1. The proposal is consistent with the Provincial Planning Statement, as surplus farm dwelling severances are permitted, provided that they are limited in area to accommodate the existing residential use, accessory uses, and private services while minimizing the loss of agricultural land, and further that residential uses are prohibited on the retained farm parcel;
2. The proposal meets the intent of the Grey County Official Plan, as the surplus farm dwelling severance is a permitted type of limited development in the agricultural area, the existing residence is habitable, and the applicant is a bona fide farm operator;
3. The proposal meets the intent of the Municipality of Grey Highlands Official Plan, as the proposal represents orderly development and will not change the overall land use compatibility of uses on the subject lands with the surrounding area;

4. An amendment to the Municipality of Grey Highlands Zoning By-law Number 2004-50 is required to rezone the severed lot to recognize a reduction in minimum lot frontage, and to rezone the retained lot to prohibit residential uses; and,
5. The proposal represents appropriate rural planning principles.

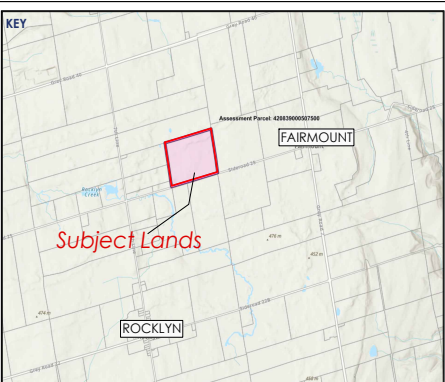
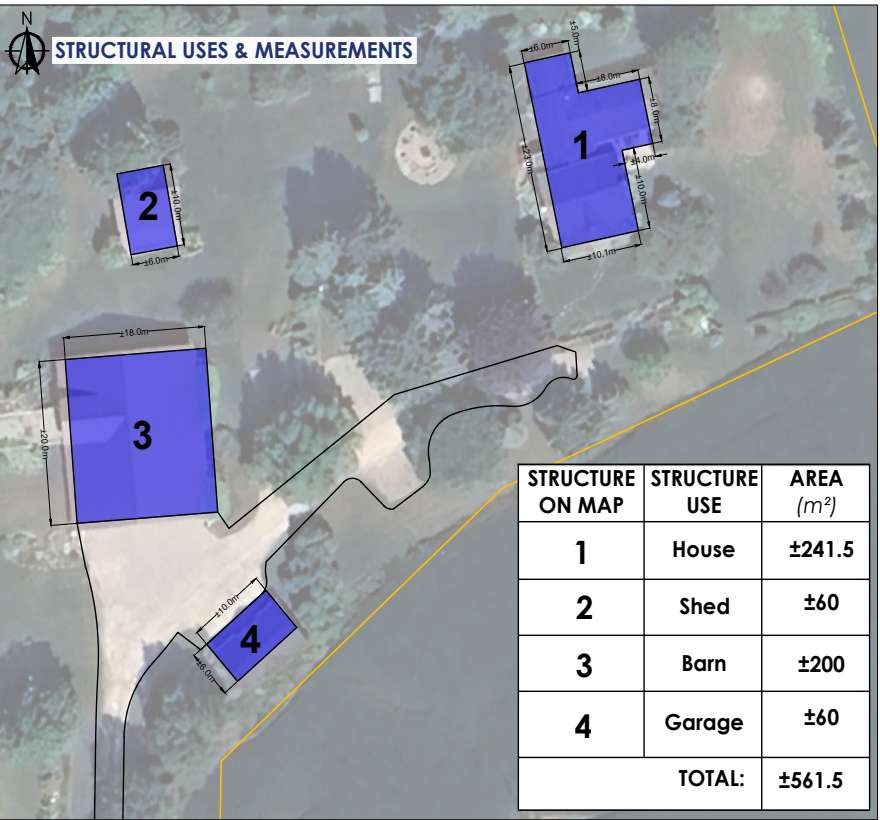
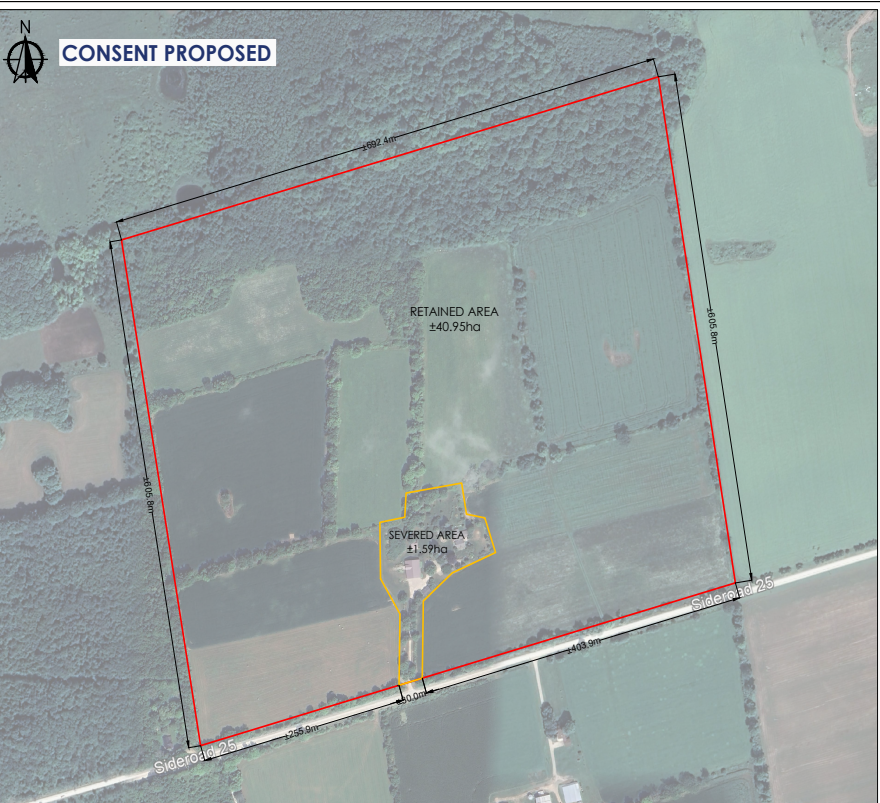
Respectfully submitted,



Prepared by **Genevieve Scott**, MCIP, RPP
Cuesta Planning Consultants Inc.

APPENDIX A

Site Plan



MAP NAME
Site Plan

ADDRESS & LEGAL DESCRIPTION
 Roll No.: 420839000507500
 CON 6 E PT LOT 25
 806097 Side Road 25
 Township of Grey Highlands
 County of Grey

LEGEND
▭ Subject Lands (±42.54ha)
▭ Proposed Severance (±1.59ha)
▭ Existing Structures

SEVERED LANDS		
ZONING BYLAW (2004-50) (RUR) - PROVISIONS		COMPLIANCE
Min. Lot Area	0.8ha	±1.59ha
Min. Lot Frontage	100m	±30m
Max. Lot Coverage	10%	±3.53%
Min. Front Yard	17m	±21.4m
Min. Exterior Side Yard	10m	N/A
Min. Interior Side Yard	6m	±26.3m
Min. Rear Yard	15m	±51.9m
Min. Setbacks for Accessory Structures	1.5m	±5.4m
Max. Height	11m	±2.5 stories

* All measurements are approximate

Consultant:

A. 978 First Avenue West T. (519) 372-9790
 Owen Sound, ON N4K 4K5
 E. cuesta@cuestaplanning.com

Drawn by: J Bruwer	Date printed: December 29 2026
Project File No: 25025	Project name: Fairmont