This document can be made available in other accessible formats upon request and as soon as practicable.

AGENDA

Public Planning Hearing

This is a Public Hearing held as per the requirements of the Planning Act

Virtual meeting: greyhighlands.ca/register

Watch Live: greyhighlands.ca/watchlive

Monday, June 22, 2026 - 5:00 PM

			Page
1	CALL TO ORDER		
2	DECLARATION OF PECUNIARY INTEREST		
3	APPLICATIONS		
	3.1	Z14.2026: 194519 Grey Road 13 Registered Owner: Jeffrey Kortekaas and Therese Kortekaas Applicant: Jeffrey Kortekaas Legal Description: LT 2 RCP 839 ARTEMESIA; S/T AR18202; GREY HIGHLANDS Civic Address: 194519 Grey Road 13 Pre-Consultation File: P06.2026 File No.: Z14.2026 - Pdf	3 - 16
	3.2	Z15.2026 - Fairmount Farms Registered Owner: Fairmount Farms Ltd. (Jon Wiley and Geertruida Wiley) Applicant: Cuesta Planning Consultants Inc. (Genevieve Scott) Legal Description: PT LT 25 CON 5 EUPHRASIA AS IN R544605; GREY HIGHLANDS Civic Address: 806097 Sideroad 25 Concurrent File: B08.2026 Pre-Consultation File: P93.2025 - Pdf	17 - 62
	3.3	OP01.2026 & Z16.2026 Registered Owner: Old Durham Road Enterprise Inc. Applicant: Ron Davidson Land Use Planning Consultant Inc. (Ron Davidson) Legal Description: PT LT 21 CON 1 SDR ARTEMESIA AS IN R486981; GREY HIGHLANDS Civic Address: 113451 Grey Road 14 Pre-consultation file: P13.2025 - Pdf	63 - 202
	3.4	Z17.2026: 308114 Centre Line A Registered Owner: Conservation Side Mfg. (Eli L. Martin) Applicant: Solomon Martin Legal Description: LT 26 CON 1 SDR OSPREY; GREY HIGHLANDS Civic Address: 308114 Centre Line A	203 - 233

Pre-Consultation File: P19.2026 - Pdf

Planning Report

TO:	Council
FROM:	Ashley Bilodeau
DATE:	Public Planning Hearing - 22 Jun 2026
REPORT:	Planning Report 2026-30
SUBJECT:	Z14.2026: 194519 Grey Road 13

RECOMMENDATION:
That Planning Report No. 2026-30: Z14.2026 - 194519 Grey Road 13, be received for information.

Application:
Pre-Consultation File: P06.2026

File No.: Z14.2026

Location:
The property is legally described as Lot 2, RCP 839, Geographic Township of Artemesia

Roll Number: 420818000926800

Civic Address: 194519 Grey Road 13

Registered Owner:
Jeffrey Kortekaas

Proposal:
The lands subject to the consent application are large, encompassing most of Lake Eugenia. The owner of those lands has recently received conditional approval to sever a parcel in front of 194519 Grey Road 13 and convey it to the adjacent property. As part of this application, the owner of the adjacent property intends to grant legal access over their existing driveway to access Ontario Power Generation Inc.'s dam.

The subject property of this rezoning application is the benefitting lot. It's the adjacent property receiving the severed parcel. It is designated Rural Area in both the County of Grey's and the Municipality of Grey Highland's Official Plan. It is zoned "Rural

Residential (RUR)" in Zoning By-law 2004-50. This rezoning application is being submitted as a condition of consent to rezone the "Rural Residential (RUR)" portion of the benefiting lot to "Residential Shoreline (RS)", reflecting its new waterfront location once the severed parcel is added. The severed portion itself is not subject to this rezoning.

No development is proposed as part of this application.

Overview (Purpose and Effect):
The purpose of this application is to amend the Municipality of Grey Highlands Zoning By-law 2004-50 to rezone the subject lands from "Rural Residential (RUR)" to "Residential Shoreline (RS)".

Background and Analysis:
The Planning Analysis can be found as an attachment to this Report.

Approved By	Status
Karen Govan, Chief Administrative Officer	Approved - 16 Jun 2026

ZONING BY-LAW AMENDMENT
NOTICE OF COMPLETE APPLICATION
& PUBLIC MEETING

The Municipality of Grey Highlands has received an application to amend the Zoning By-law. The application is being considered under the requirements of the *Planning Act RSO 1990* and applicable regulations. The purpose of this notice is to inform you of the application and invite you to observe Council's decision on this matter.

Public Hearing Information:

When: Monday June 22, 2026 at 5:00 PM

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

To watch the meeting: 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: Z14.2026

The subject application relates to the property having address 251 Canrobert Street (420818000705702) and property having address 194519 Grey Road 13 (420818000926800).

The purpose of the application is to amend the zoning by-law 2004-50 to rezone a portion of the subject lands from Rural Residential (RUR) to Residential Shoreline (RS).

The proposed rezoning will facilitate the related consent B07.2026.

Related file: B07.2026

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



ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Your Rights to Appeal

If a person* or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Grey Highlands before the by-law is passed, the person or public body:

i) is not entitled to appeal the decision of Grey Highlands Council to the Ontario Land Tribunal; and

ii) may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please visit https://olt.gov.on.ca/ for information on filing an appeal.

*Notwithstanding the above, only a 'person' listed in subsection 17(36) of the Planning Act may appeal the decision of the Municipality of Grey Highlands to the Ontario Land Tribunal (OLT) as it relates to the proposed Zoning By-law Amendment. Below is the prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands related to the proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - https://www.ontario.ca/laws/statute/90p13. For more information about these recent changes, please visit the OLT website or contact OLT - https://olt.gov.on.ca/about-olt/.

The prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands on the proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.

2. Ontario Power Generation Inc.

3. Hydro One Inc.

4. A company operating a natural gas utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.

5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the Zoning By-law Amendment would apply.

6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the

ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

operation and referenced in the risk and safety management plan is within the area to which the Zoning By-law Amendment would apply.

7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the Zoning By-law Amendment would apply.

8. A company operating as a telecommunication infrastructure provider in the area to which the Zoning By-law Amendment would apply.

For More Information

To see additional application materials, please visit our website: https://greyhighlands.civicweb.net/filepro/documents/397371/

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 Planning Department: 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' 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 Council in respect of the proposed consent, please submit your request in writing to the Planning Department using the contact information provided above.

Notice Dated: May 26, 2026

SITE PLAN FOR JEFF KORTEKAAS
LOT 2
REGISTER'S COMPILED PLAN 839
GEOGRAPHIC TOWNSHIP OF ARTEMESIA
MUNICIPALITY OF GREY HIGHLANDS
COUNTY OF GREY

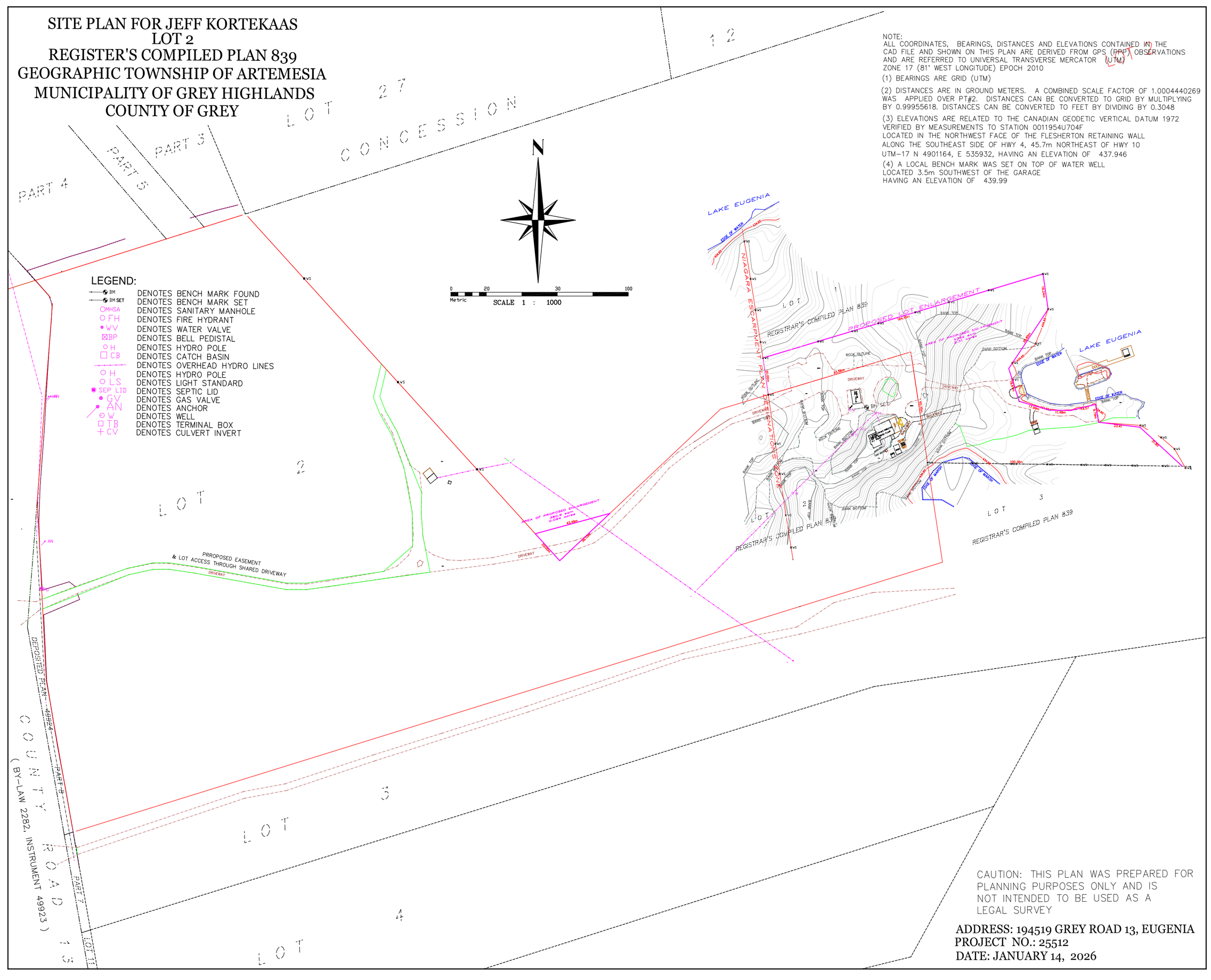
NOTE:
ALL COORDINATES, BEARINGS, DISTANCES AND ELEVATIONS CONTAINED IN THE CAD FILE AND SHOWN ON THIS PLAN ARE DERIVED FROM GPS (RTK) OBSERVATIONS AND ARE REFERRED TO UNIVERSAL TRANSVERSE MERCATOR (UTM) ZONE 17 (81° WEST LONGITUDE) EPOCH 2010

(1) BEARINGS ARE GRID (UTM)

(2) DISTANCES ARE IN GROUND METERS. A COMBINED SCALE FACTOR OF 1.0004440269 WAS APPLIED OVER PT#2. DISTANCES CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.99955618. DISTANCES CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

(3) ELEVATIONS ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1972 VERIFIED BY MEASUREMENTS TO STATION 0011954U704F LOCATED IN THE NORTHWEST FACE OF THE FLESHERTON RETAINING WALL ALONG THE SOUTHEAST SIDE OF HWY 4, 45.7m NORTHEAST OF HWY 10 UTM–17 N 4901164, E 535932, HAVING AN ELEVATION OF 437.946

(4) A LOCAL BENCH MARK WAS SET ON TOP OF WATER WELL LOCATED 3.5m SOUTHWEST OF THE GARAGE HAVING AN ELEVATION OF 439.99



CAUTION: THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A LEGAL SURVEY

ADDRESS: 194519 GREY ROAD 13, EUGENIA
PROJECT NO.: 25512
DATE: JANUARY 14, 2026

SITE PLAN FOR JEFF KORTEKAAS
LOT 2
REGISTER'S COMPILED PLAN 839
GEOGRAPHIC TOWNSHIP OF ARTEMESIA
MUNICIPALITY OF GREY HIGHLANDS
COUNTY OF GREY

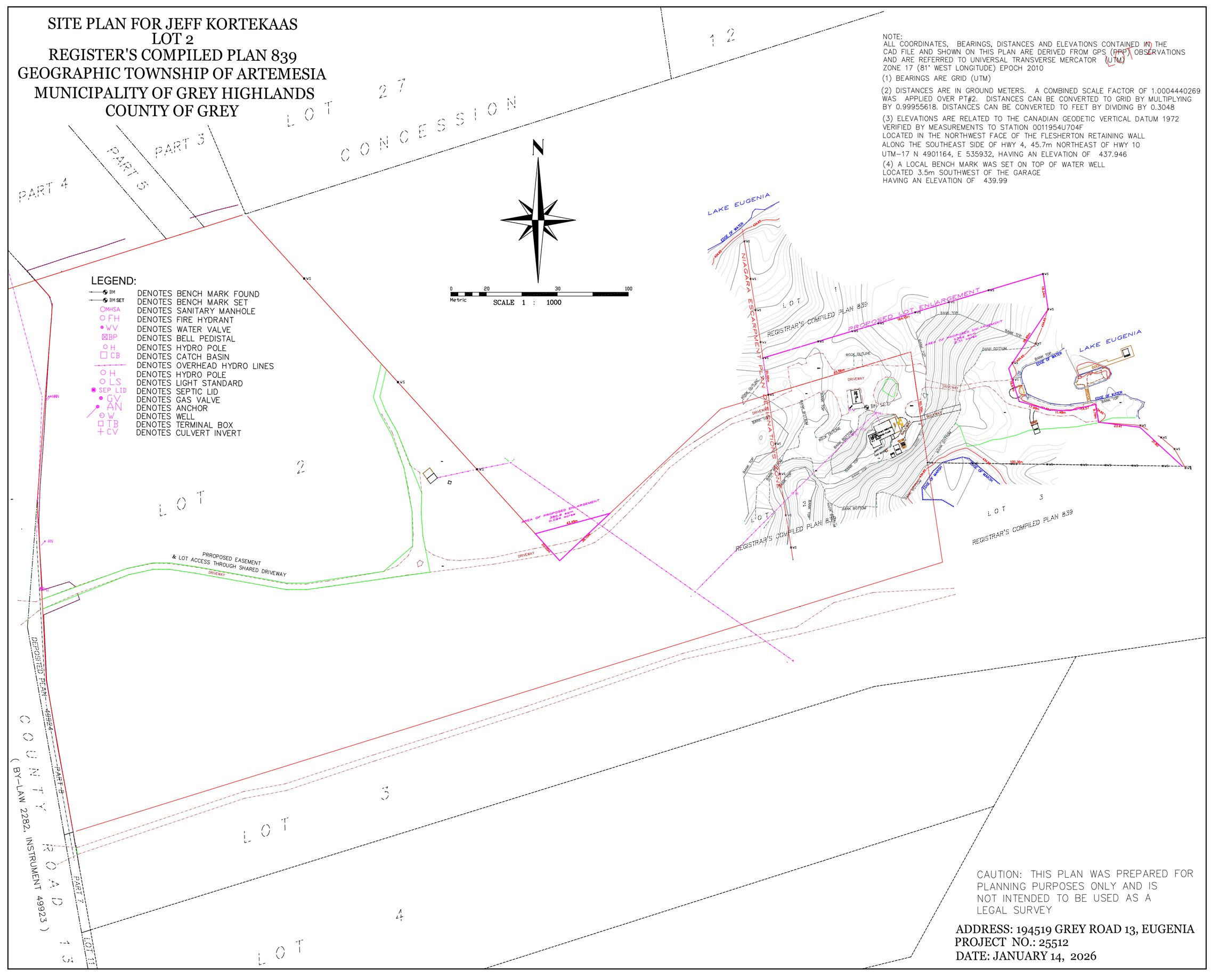
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ALL COORDINATES, BEARINGS, DISTANCES AND ELEVATIONS CONTAINED IN THE CAD FILE AND SHOWN ON THIS PLAN ARE DERIVED FROM GPS (RTK) OBSERVATIONS AND ARE REFERRED TO UNIVERSAL TRANSVERSE MERCATOR (UTM) ZONE 17 (81° WEST LONGITUDE) EPOCH 2010

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CAUTION: THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A LEGAL SURVEY

ADDRESS: 194519 GREY ROAD 13, EUGENIA
PROJECT NO.: 25512
DATE: JANUARY 14, 2026

Professional Planning Analysis

Application

Grey Highlands Files: Z14.2026

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 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 within the Municipality.

Under the *Planning Act*, municipalities are authorized to regulate the use of land through zoning by-laws. Section 34 of the *Planning Act* permits Council to pass zoning by-laws that regulate the use of land, buildings and structures, including matters such as permitted uses, minimum lot sizes, building setbacks, height, density, and other development standards.

Zoning By-law Amendments

A Zoning By-law Amendment is required when a proposal does not fully comply with the provisions of the existing zoning by-law. When evaluating a Zoning By-law Amendment application, Council should consider whether the proposal:

- Has regard to the matters of provincial interest identified in Section 2 of the *Planning Act*
- Is consistent with the Provincial Planning Statement
- Conforms with the applicable Official Plans, including the County of Grey Official Plan and the Municipality of Grey Highlands Official Plan, and
- Represents good planning and is appropriate for the site and surrounding area

Having established the legislative authority governing zoning amendments 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 other pertinent provincial plans, conformity with the applicable Official Plan policies, and compliance with the intent and structure of the Zoning By-law.

PROVINCIAL REGULATIONS, PLANS & POLICIES

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

THE PLANNING ACT

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 outside of a designated settlement area, and thus the Rural Area policies apply. Section 2.5 of the PPS states:

1. Healthy, integrated and viable rural areas should be supported by:

a. building upon rural character, and leveraging rural amenities and assets;
b. promoting regeneration, including the redevelopment of brownfield sites;
c. accommodating an appropriate range and mix of housing in rural settlement areas;
d. using rural infrastructure and public service facilities efficiently;
e. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
f. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
g. conserving biodiversity and considering the ecological benefits provided by nature; and
h. providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

Section 2.6 states:

1. On rural lands located in municipalities, permitted uses are:

a. the management or use of resources;

b. *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
c. *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
d. *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
e. *home occupations and home industries;*
f. *cemeteries; and*
g. *other rural land uses.*

2. *Development that can be sustained by rural service levels should be promoted.*

3. *Development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

Consistency with Provincial Regulations, Plans and Policies

Pursuant to Section 3(5) of the *Planning Act*, a decision on this application must be consistent with the Provincial Planning Statement (2024). The subject lands are located outside a designated settlement area, and the Rural Area policies of Sections 2.5 and 2.6 therefore apply. Residential use is a permitted use on rural lands under Section 2.6.1(c), and the proposed "Residential Shoreline (RS)" zone reflects an established and permitted rural residential use. The application does not propose new development, additional lot creation, or a new land use; it rezones the benefiting lot to reflect its new waterfront frontage resulting from the related consent. The application is therefore consistent with the Rural Area policies of the PPS.

In addition, and as required under Section 2 of the *Planning Act*, Council has had regard to the relevant matters of provincial interest, including the orderly development of safe and healthy communities (Section 2(h)).

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 property is designated Rural Area in the County Official Plan. Permitted uses include resource based recreational uses, small-scale transport terminals, building and yards associated with the trades, including contractor's yards, plumbing, electric, heating/cooling shops, etc., residential farm cooperatives, agri-miniums, institutional uses including cemeteries, churches or schools, and recreational or tourist-based rural clusters. Minimum lot size in the rural land use type are determined by the Zoning By-law of the local municipality.

Conformity with the County of Grey Official Plan

The proposed rezoning conforms to the Rural Area designation of the County of Grey Official Plan. Residential use is contemplated within the Rural Area, and the subject lands will continue to be used for residential purposes; the application does not introduce a new use or alter the designation. The purpose of the rezoning is to reflect the lot's new waterfront frontage arising from the related consent, applying the "Residential Shoreline (RS)" zone to a parcel that will front on Lake Eugenia once the severed portion is conveyed. As minimum lot sizes within the Rural Area land use type are established by the local Zoning By-law, the County Official Plan defers to Zoning By-law 2004-50 on the appropriate standards for the lot. The rezoning maintains an established, permitted rural residential use, aligns the zoning with the physical condition of the land, and is consistent with the County's broader objective of managing land use change in a manner that supports active, healthy living within the regional community. The application therefore conforms to the County of Grey Official Plan.

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. Application and development proposals will accord with the policy

framework of the following Plans, with the most restrictive policies of each document applying and requiring consistency with the Provincial Policy Statement, and conformity with the policies of the County of Grey Official Plan.

The property is designated Rural Area in the Municipality of Grey Highland's Official Plan. Permitted uses include: agricultural uses, agricultural-related uses, on-farm diversified uses, single detached dwelling, forestry and reforestation, golf courses, resource based recreational uses, wayside pits and quarries, sand and/or gravel extraction operations identified within the Schedule B High Potential Mineral Aggregate Resources, uses connected with the conservation of water, soil, wildlife, and other natural resources, limited non-farm recreational and institutional uses such as: churches, schools, cemeteries, in addition to other non-residential uses such as community halls, public uses, airstrips, communication towers and historic sites, and electric power facilities and accessory use and structures.

Conformity with the Municipality of Grey Highlands Official Plan

The proposed rezoning conforms to the Rural Area designation of the Municipality of Grey Highlands Official Plan. A single detached dwelling is a permitted use within the Rural Area, and the subject lands will continue to be used for residential purposes; the rezoning does not introduce a new use or alter the underlying designation. The purpose of the application is to reflect the lot's new waterfront frontage arising from the related consent, applying the "Residential Shoreline (RS)" zone to a parcel that will front on Lake Eugenia once the severed portion is conveyed. The Official Plan further contemplates electric power facilities and accessory uses within the Rural Area, which supports the related arrangement to secure legal access to Ontario Power Generation Inc.'s dam over the existing driveway. As a lower-tier document, the Official Plan applies the most restrictive policies of the Provincial Planning Statement and the County of Grey Official Plan; as addressed in the foregoing sections, the application is consistent with the PPS and conforms to the County Official Plan, and the rezoning does not conflict with the more restrictive policies of any applicable Plan. The application therefore conforms to the Municipality of Grey Highlands Official Plan.

ZONING BY-LAW 2004-50

The property is zoned "Rural Residential (RUR)". The property is suggested to be rezoned to "Residential Shoreline (RS)", to align better with zoning regulations, given the property will now be on waterfront.

The property meets the minimum lot area and lot frontage requirements, and the setback regulations in the Zoning By-law.

Comments Received to Date (Referencing both Consent/Zoning By-law Amendment)

Comment Received By	Summary of Comments
Grey Sauble Conservation Authority	The property is partially regulated under Ontario Regulation 41/24. The regulated area is associated with a watercourse connected to Lake Eugenia. As no development is proposed: • a permit under Ontario Regulation 41/24 will not be required. • Proposal is consistent with Section 5.2 PPS policies. No objections for the consent application.
County Planning and Ecology	Provided no new development or change of use is proposed, staff have no comments or concerns with the proposed easement and lot adjustment.
Grey Highlands Transportation and Public Spaces	No comments or concerns from Transportation and Public Spaces at this time.
Grey Highlands Building Department	Building Services has no concerns with this lot addition.
Grey Highlands Environmental Services Department	No comments or concerns from Environmental Services at this time.
Niagara Escarpment Commission	An easement does not require a development permit. Any physical work done in the easement as upgrades will almost certainly require a Development Permit from the NEC. Lot additions/severances located within the Niagara Escarpment Plan Area will require a development permit from the NEC.

Planning Report

TO:	Council
FROM:	Ashley Bilodeau
DATE:	Public Planning Hearing - 22 Jun 2026
REPORT:	Planning Report 2026-31
SUBJECT:	Z15.2026 - Fairmount Farms

RECOMMENDATION:
That Planning Report No. 2026-31 be received for information.

Application:
Concurrent File: B08.2026

Pre-Consultation File: P93.2025

Location:
The property is legally described as PT LT 25 CON 5 EUPHRASIA AS IN R544605; GREY HIGHLANDS

The municipal address is 806097 Sideroad 25.

Registered Owner:
Registered Owner: Fairmount Farms Ltd., Jon Wiley & Geertruida Wiley
Agent/Applicant: Cuesta Planning Consultants Inc. c/o Genevieve Scott

Proposal:
This Zoning By-law Amendment application is being considered as a condition of consent, to sever a surplus farmhouse (+/- 1.59 ha) from the lot (+/- 42.54 ha), with the intent of creating one new lot. The Zoning By-law Amendment involves:

(1) rezoning the severed lands (the surplus farmhouse lot) from "Agricultural (A1)" to "Rural Residential Exception (RUR-xx)", to align more appropriately in the Zoning By-law, and
(2) rezoning the retained land from "Agricultural (A1)" to "Agricultural Exception (A1-xx)" to eliminate the ability for a single detached dwelling to be constructed on the property.

Overview (Purpose and Effect):
The purpose of this application is to:

(1) rezone the proposed surplus farmhouse lot from "Agricultural (A1)" to "Rural Residential (RUR-xx)" to recognize the deficient lot frontage.
(2) rezone the retained lands from "Agricultural (A1)" to "Agricultural Exception(A1-xx)" to restrict the permitted uses on the property for agricultural purposes only.

Niagara Escarpment Plan (NEP):
Please see the attached Professional Planning Analysis

Approved By	**Status**
Karen Govan, Chief Administrative Officer	Approved - 17 Jun 2026

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

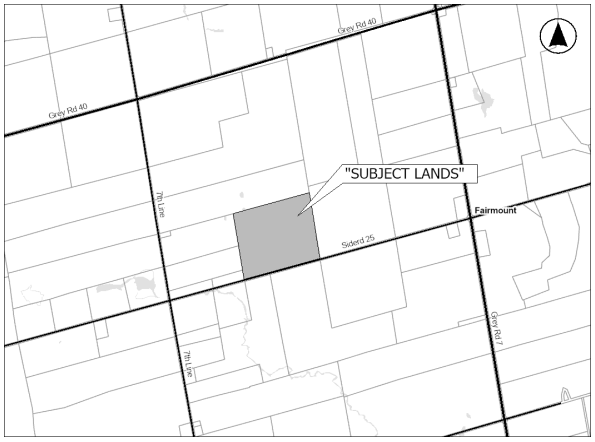
The subject application relates to the property having address 806097 Sideroad 25, known legally as PT LT 25 CON 6 EUPHRASIA AS IN R544605; GREY HIGHLANDS. The property has roll number 420839000507500.

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' 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

ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

The Municipality of Grey Highlands has received an application to amend the Zoning By-law. The application is being considered under the requirements of the *Planning Act RSO 1990* and applicable regulations. The purpose of this notice is to inform you of the application and invite you to observe Council's decision on this matter.

Public Hearing Information:

When: Monday June 22, 2026 at 5:00 PM

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

To watch the meeting: 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: Z15.2026

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 amend the zoning by-law 2004-50 to facilitate the related consent.

The severed parcel will be rezoned to recognize the reduced lot area and lot frontage.

The retained parcel will be rezoned to prohibit any residential use on the farm parcel.

Related file: B08.2026

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



ZONING BY-LAW AMENDMENT
NOTICE OF COMPLETE APPLICATION
& PUBLIC MEETING

Your Rights to AppealYour Rights to Appeal

If a person If a person or public body does not make oral submissions at a public meeting or or public bod make written submissions to the Municipality of Grey Highlands before the by-law is have written submi passed, the person or public body:passed, the person or public body:

i) is not entitled to appeal the decision of Grey Highlands Council to the Ontario is not entitle Land Tribunal; and Land Tribunal; and

ii) may not be added as a party to the hearing of an appeal before the Ontario may not be Land Tribunal unless, in the opinion of the Tribunal, there are reasonable Land Tribun grounds to do so. grounds to do so.

Please visit Please visit https://olt.gov.on.ca/ for information on filing an appeal for information on filing an ap

*Notwithstanding the above, only a 'person' listed in subsection 17(36) of the *Notwithstanding t Planning Act may appeal the decision of the Municipality of Grey Highlands to the Municipality of Grey Hi Ontario Land Tribunal (OLT) as it relates to the proposed Zoning By-law Amendment. Ontario Land Tribunal (OLT) as it relates Amendment. Below is the prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands related to the proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act. These are recent changes that have been made to the Planning Act. A link to the Planning Act revised Planning Act can be found here revised Planning Act can be found here https://www.ontario.ca/laws/statute/90p13. For more information about these recent changes, please visit the OLT website or contact OLT https://olt.gov.on.ca/about

The prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands Grey Highlands proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the Zoning By-law Amendment would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the

ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

operation and referenced in the risk and safety management plan is within the area to which the Zoning By-law Amendment would apply.

7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the Zoning By-law Amendment would apply.

8. A company operating as a telecommunication infrastructure provider in the area to which the Zoning By-law Amendment would apply.

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 Planning Department: Renelle Harripaul

Planning@greyhighlands.ca

519-986-2811 x228

Visit the Planning Department by appointment only:

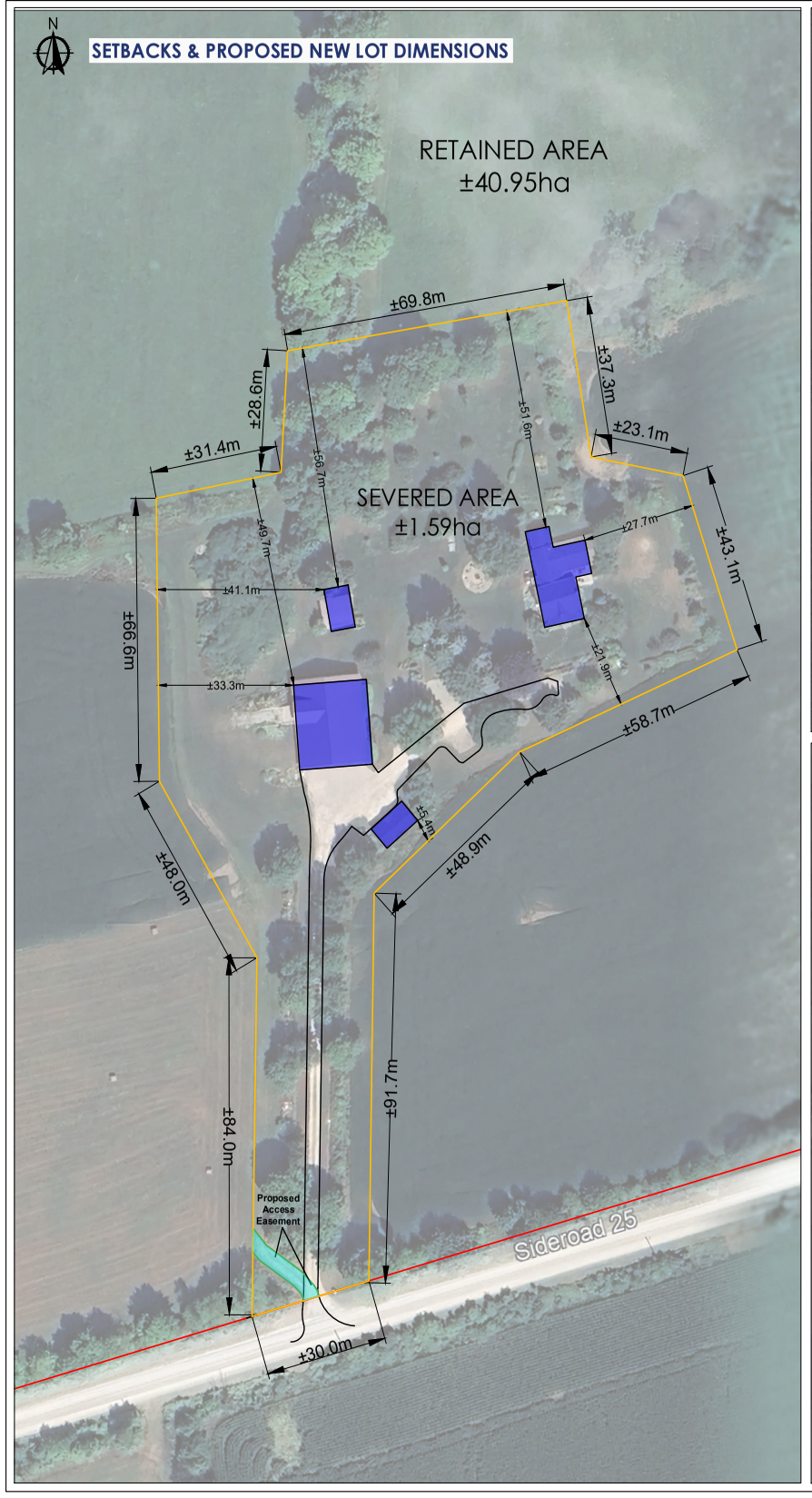
206 Toronto Street South, Markdale, ON, Monday to Friday, 8:30 am to 4:30 pm

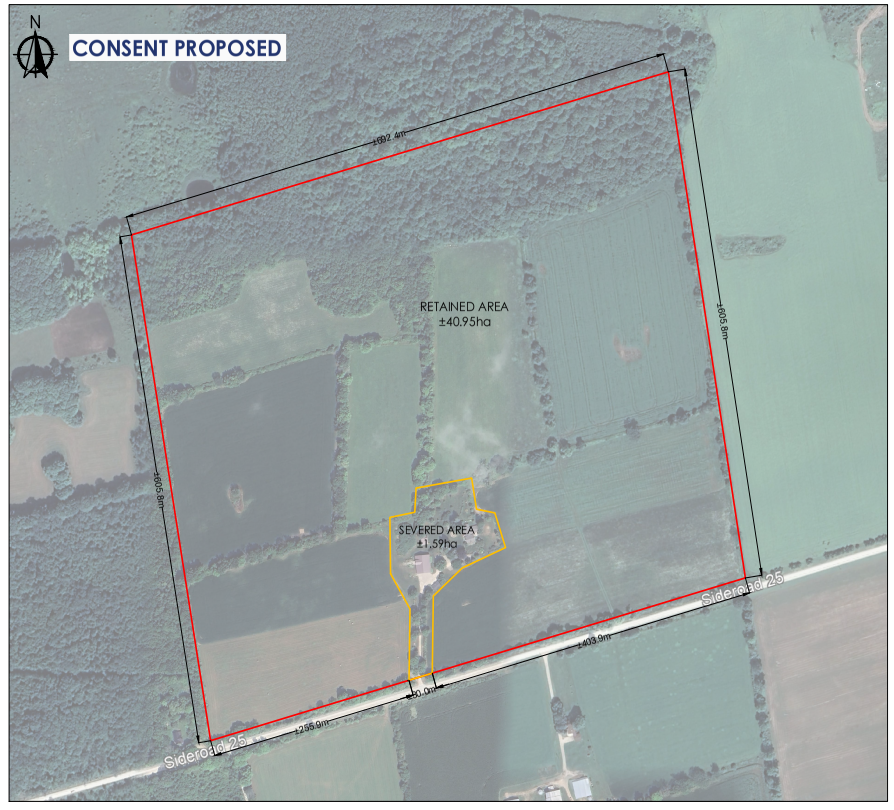
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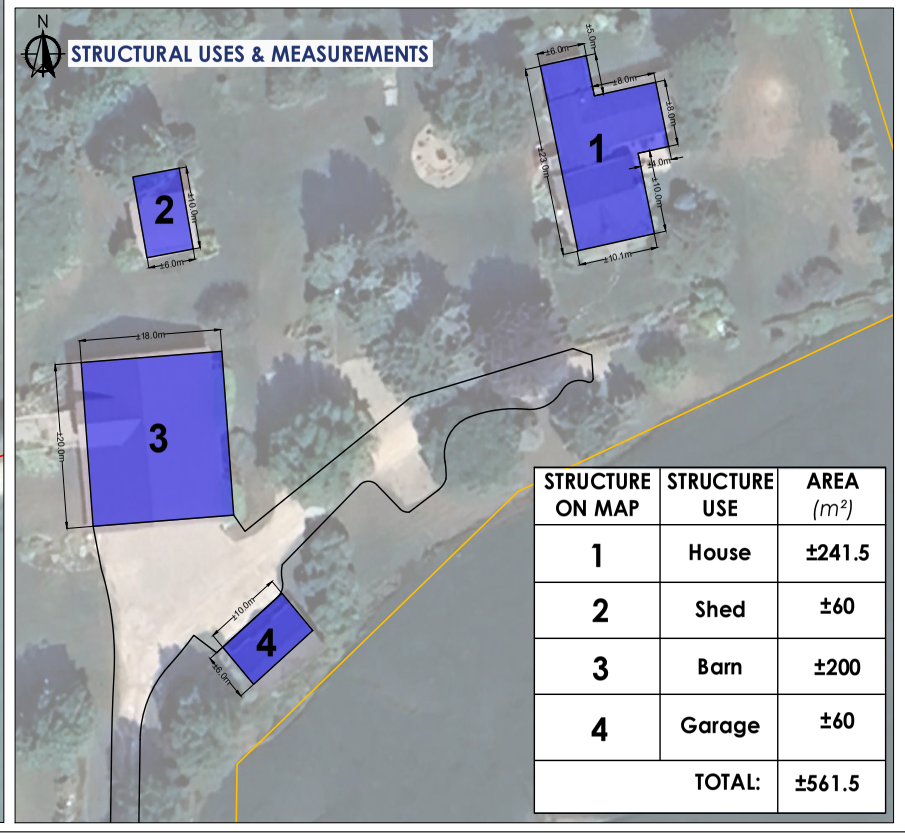
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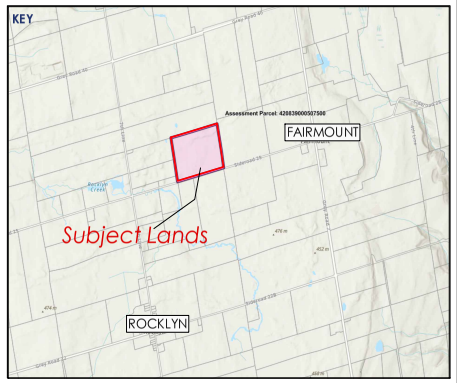
Notice Dated: May 26, 2026







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



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		COM-PLIANCE
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

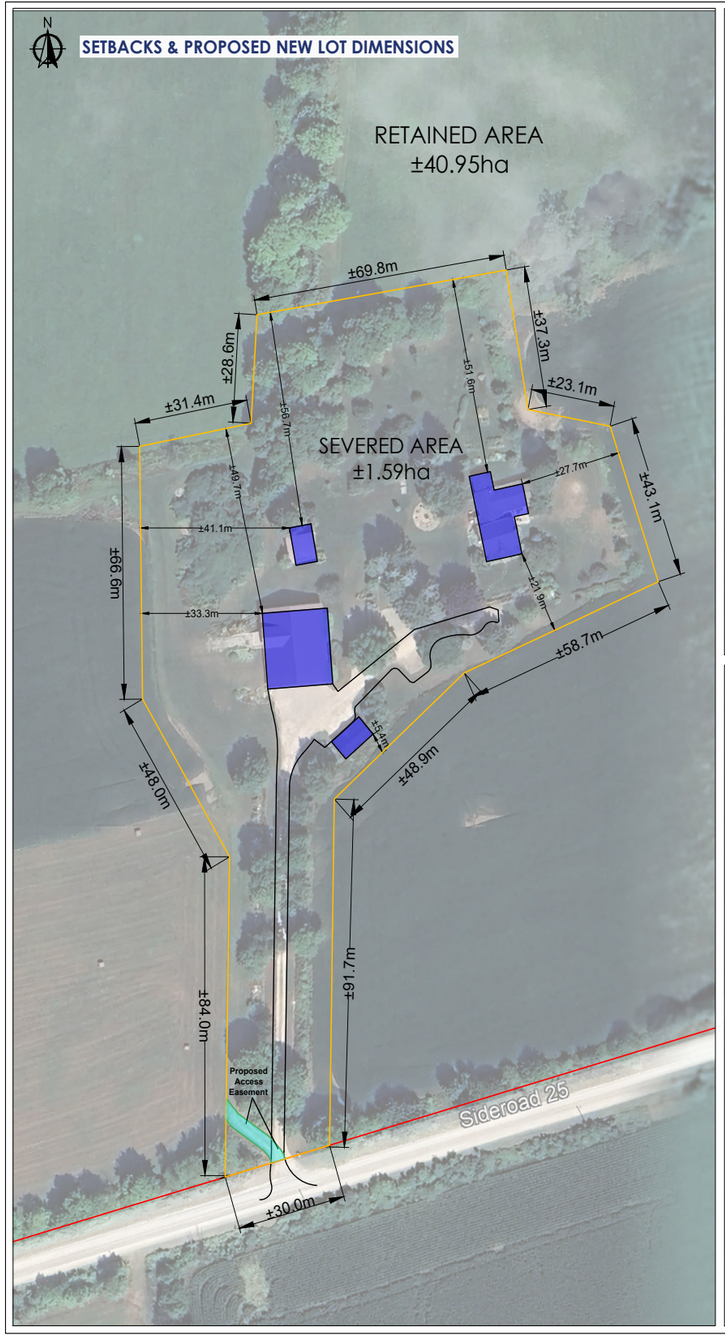
* All measurements are approximate

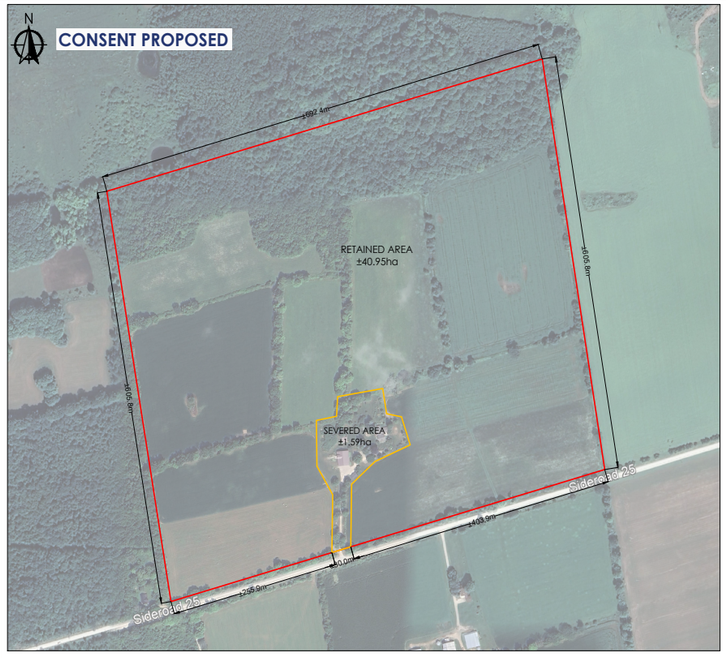
Consultant:

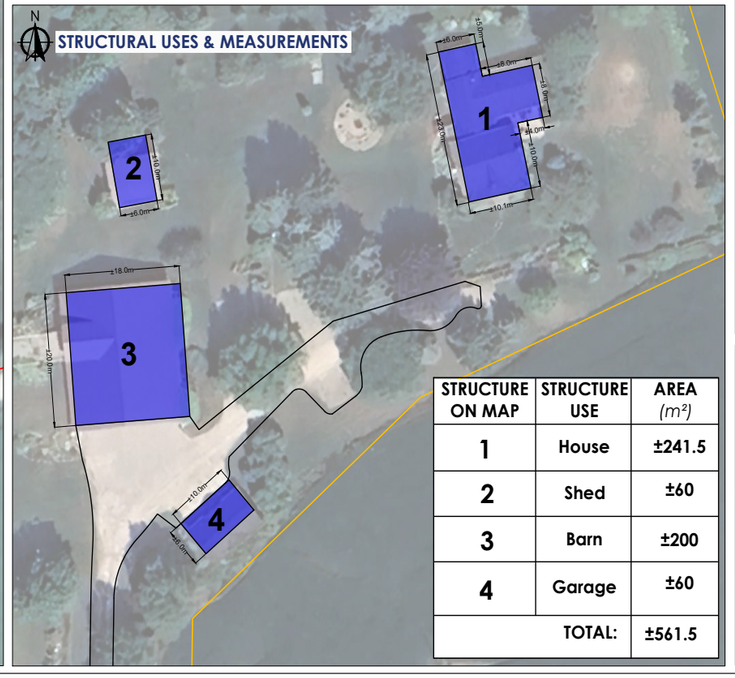
Cuesta
PLANNING CONSULTANTS INC.

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

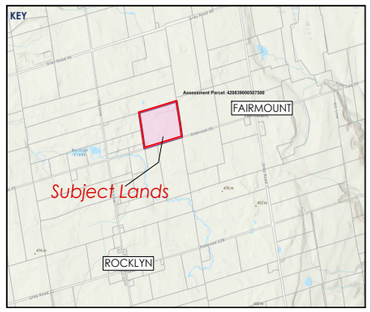
Drawn by:	Date printed:
J Bruwer	December 29 2026
Project File No:	**Project name:**
25025	Fairmont







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



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Site Plan

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LEGEND

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Consultant:

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

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

Professional Planning Analysis

Application

Grey Highlands Files: Z15.2026

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*, municipalities are authorized to regulate the use of land through zoning by-laws. Section 34 of the *Planning Act* permits Council to pass zoning by-laws that regulate the use of land, buildings and structures, including matters such as permitted uses, minimum lot sizes, building setbacks, height, density, and other development standards.

Zoning By-law Amendments

When evaluating a Zoning By-law Amendment application, Council should consider whether the proposal:

- Has regard to the matters of provincial interest identified in Section 2 of the *Planning Act*
- Is consistent with the Provincial Planning Statement
- Conforms with the applicable Official Plans, including the County of Grey Official Plan and the Municipality of Grey Highlands Official Plan, and
- Represents good planning and is appropriate for the site and surrounding area

Having established the legislative authority governing zoning amendments 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 other pertinent provincial plans, 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 Zoning By-law Amendment respond 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 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*
        ii. *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; and*
    d. *infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.*

2. *Lot adjustments in prime agricultural areas may be permitted for legal and technical reasons.*

3. *Lot creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1c).*

The applicant has received conditional approval from the Committee of Adjustment to sever the surplus farmhouse on the property. The severed parcel is to be 1.59 hectares, and the remaining lands will consist of a 42.54-hectare parcel. This is consistent with Section. 4.3.3.1(c). The surplus farmhouse property is large enough to accommodate the use as well as the appropriate water and sewer services, but due to the need to limit the amount of land associated with the surplus farmhouse, a rezoning is needed to

recognize the use to be more residential in nature. This application is being submitted as a condition of consent, to rezone the lands to Rural Residential and to recognize the deficient lot frontage of 30 metres, instead of the required 100.0 metres. This rezoning is also required to restrict the uses on the remaining lands, to be consistent with Provincial policy. The Zoning By-law Amendment is, in my professional opinion, consistent with this Policy.

Niagara Escarpment Plan

The subject lands fall outside of the Niagara Escarpment Plan's Area of Development Control, and therefore, the policies do not apply to this consent application.

CONSISTENCY WITH PROVINCIAL REGULATIONS, PLANS AND POLICIES

The purpose of the surplus farmhouse severance policy is to retain as much agricultural land in active production as possible. In these situations, the severance is intended to accommodate only the existing dwelling, accessory structures, and associated private servicing, which typically necessitates a rezoning to reflect a more appropriate rural residential use.

In this case, the applicant has proposed a severance that removes the minimum amount of land required from the agricultural parcel, thereby maintaining the maximum area for continued farm use. As a result of this approach, a rezoning and reduced lot frontage is necessary to support the proposed configuration.

To remain consistent with policy, the retained lands are also required to be subject to a rezoning application, to rezone the lands from "Agricultural (A1)" to "Agricultural Exception (A1-xx)", to restrict residential development on these lands.

Once both changes are approved, the severance would be consistent with applicable provincial policies and would conform to the intent of the relevant planning framework.

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 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 ths 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.*

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.

Conformity with the Official Plans

The proposed Zoning By-law Amendment is consistent with the policies of the 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 uses are generally restricted, the rezoning in this instance is a direct result of an approved surplus farmhouse severance, which is recognized within the policy framework as a limited and appropriate exception.

The purpose of the rezoning is to reflect the change in land use resulting from the severance, recognizing the parcel as a rural residential lot containing an existing dwelling that is no longer required for the farm operation. The site-specific “Rural Residential Exception (RR-xx)” zoning appropriately acknowledges this use, while ensuring that the parcel is no longer considered part of the active agricultural land base.

The reduced lot frontage associated with the rezoning is appropriate in this context. It reflects the configuration established through the severance, which was designed to remove only the minimum amount of land necessary to accommodate the dwelling, accessory structures, and private servicing. This approach supports the broader policy objective of retaining as much agricultural land as possible for ongoing production.

Importantly, the retained agricultural lands are also intended to be restricted for future development, by limiting development to uses specific to farm operation, strengthening the overall viability of the agricultural land base. The rezoning does not introduce new

residential fragmentation but rather formalizes a condition that is both anticipated and supported through the surplus farmhouse severance policies.

Overall, the proposed Zoning By-law Amendment implements the intent of the Official Plans by recognizing the resulting rural residential use, while continuing to protect and preserve the surrounding agricultural lands for long-term farm use.

ZONING BY-LAW 2004-50

The subject lands are zoned "Agricultural (A1)". The minimum lot area and minimum lot frontage of an "Agricultural (A1)" lot is 40 hectares and 200 metres respectively. The consent, once finalized, will result in a surplus farm lot that is undersized for the A1 zone. The applicant has applied for a rezoning application for the surplus lot, to rezone the lands from "Agricultural (A1)" to "Rural Residential (RUR)", where the minimum lot frontage is 100 metres, and the minimum lot area is 0.8 hectares. A special provision is proposed as part of this rezoning, to reduce the minimum lot frontage from 100 metres to 30 metres. The minimum lot area is being maintained. This is supported by staff as it results in the least amount of impact to the agricultural productivity of the retained lands.

The second part of this amendment includes rezoning the retained lands from "Agricultural (A1)" to "Agricultural (A1-xx)" to restrict the property from being used for residential purposes. This ensures consistency with broader local, county and provincial policy objectives, that have been defined above.

Comments Received to Date (Combined with Consent Application)

Comment Received By	Summary of Comments
Grey Sauble Conservation Authority	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. As no development is being proposed within a regulated area, a permit under Ontario Regulation 41/24 will not be required. 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. GSCA has no objections to the proposal for the consent and zoning by-law amendment applications
County Planning	As the subject lands are approximately 41 hectares in size and Fairmount Farms Ltd. Is a bona fide farmer, staff have no concerns. 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. 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.

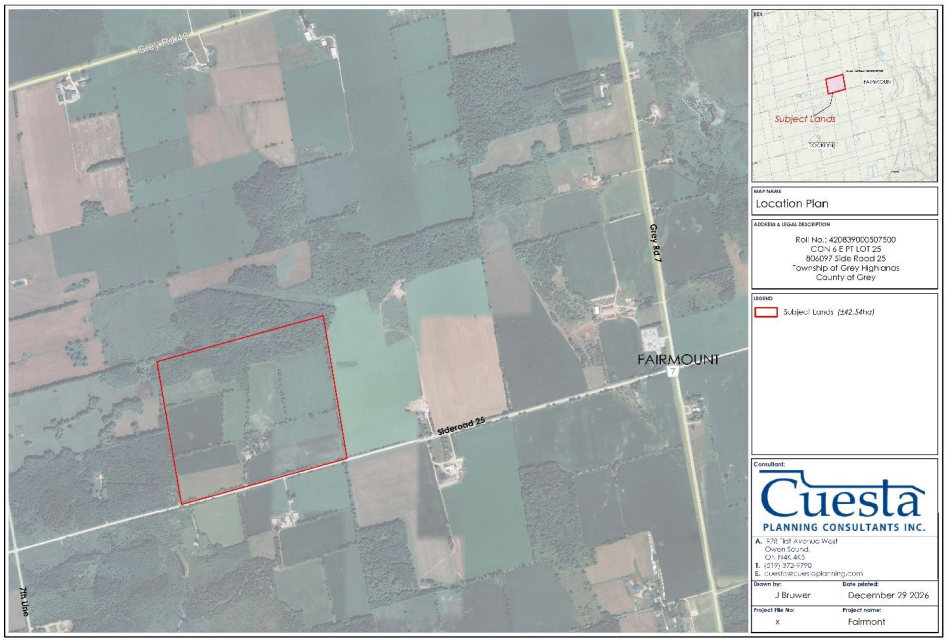


Figure 1: Location Map

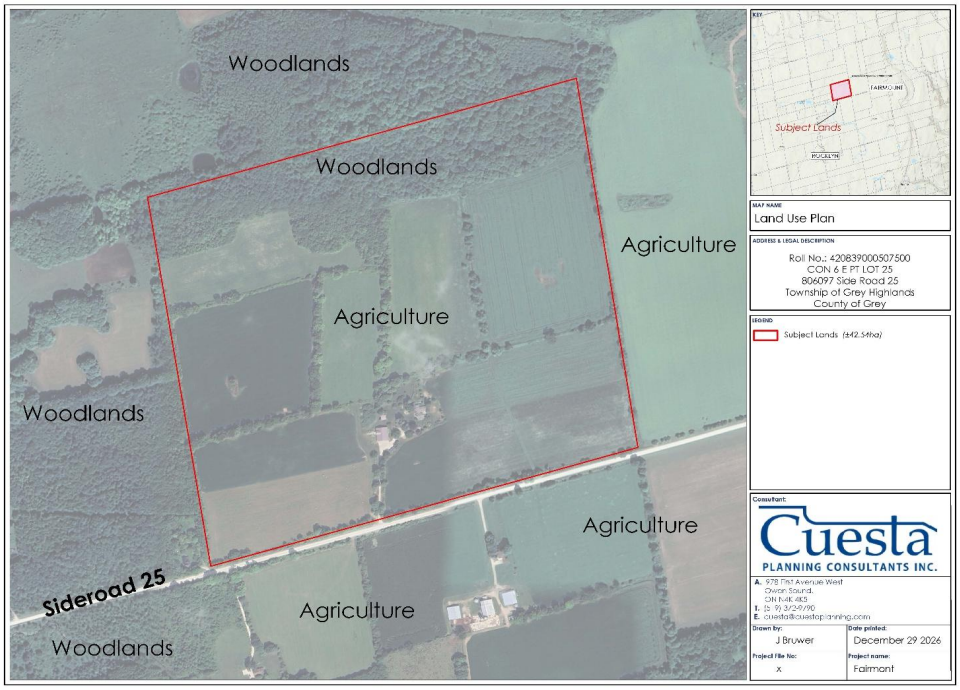


Figure 2: Surrounding Land Use

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**.

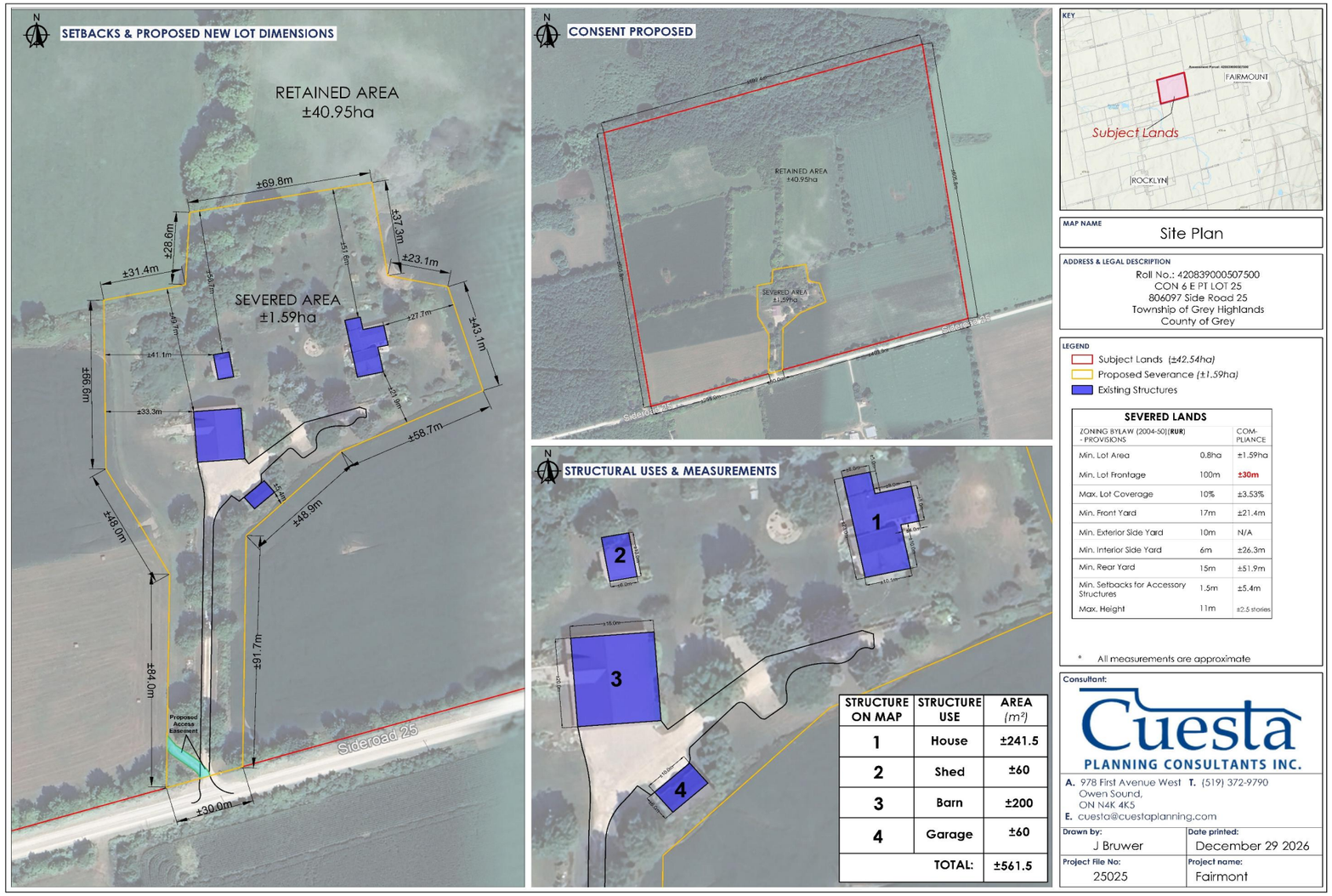


Figure 3: Site Plan ***– see Appendix A for full size plan***

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: • 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: • 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 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. 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: 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.
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	4.1 Natural Heritage 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.
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
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.	
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.
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.	

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	5.2 Agricultural Land Use Type 5.2.1 Uses Permitted Policies 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. 5.2.2 Agricultural Development Policies 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. 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. 5.2.3 Consent Policies 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.

COUNTY OF GREY OFFICIAL PLAN EVALUATION	
AGRICULTURAL LOT CREATION POLICIES	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: 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: 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. 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 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 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.

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	8.9 Services, Utilities, Broadband and Other Technology Considerations 8.9.1 Services 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: d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1. 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.
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	

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.

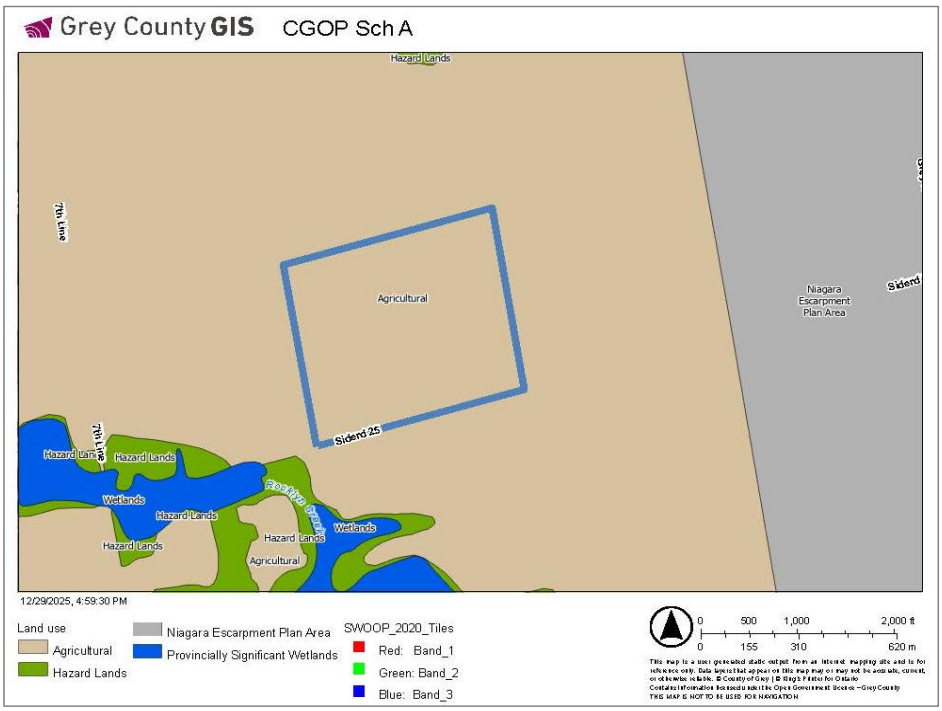


Figure 4: County of Grey Official Plan – Schedule 'A'

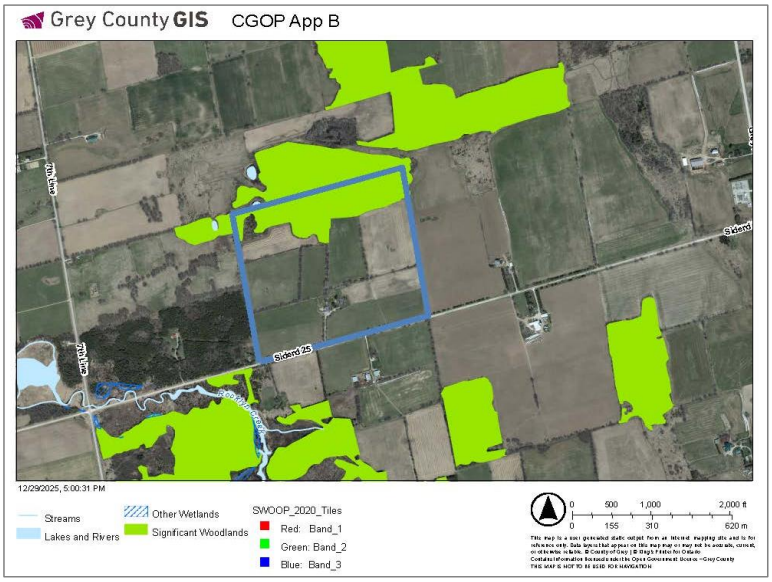


Figure 5: County of Grey Official Plan – Appendix 'B'

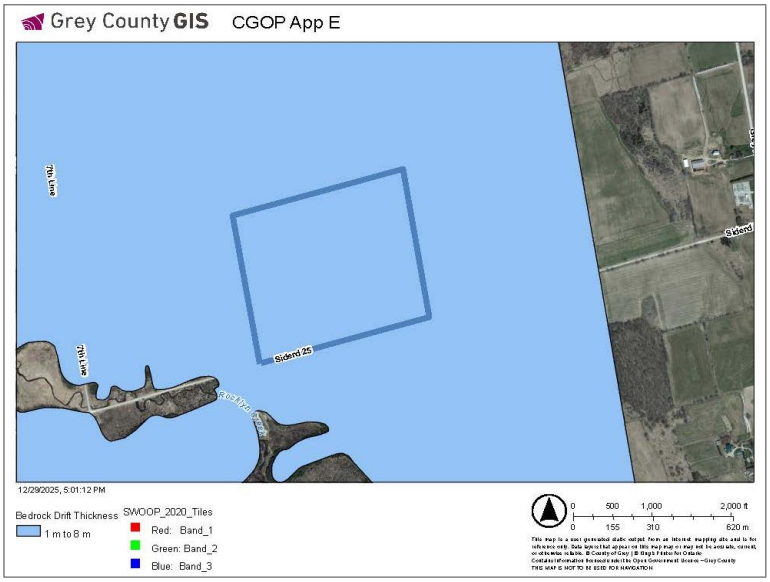


Figure 6: County of Grey Official Plan – Appendix 'E'

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 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: 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 development 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	Section 3.0 - Development Criteria The following criteria will apply to all development conditions, in addition to the more specific criteria located within Section 4: Land Use Designations. (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).
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.

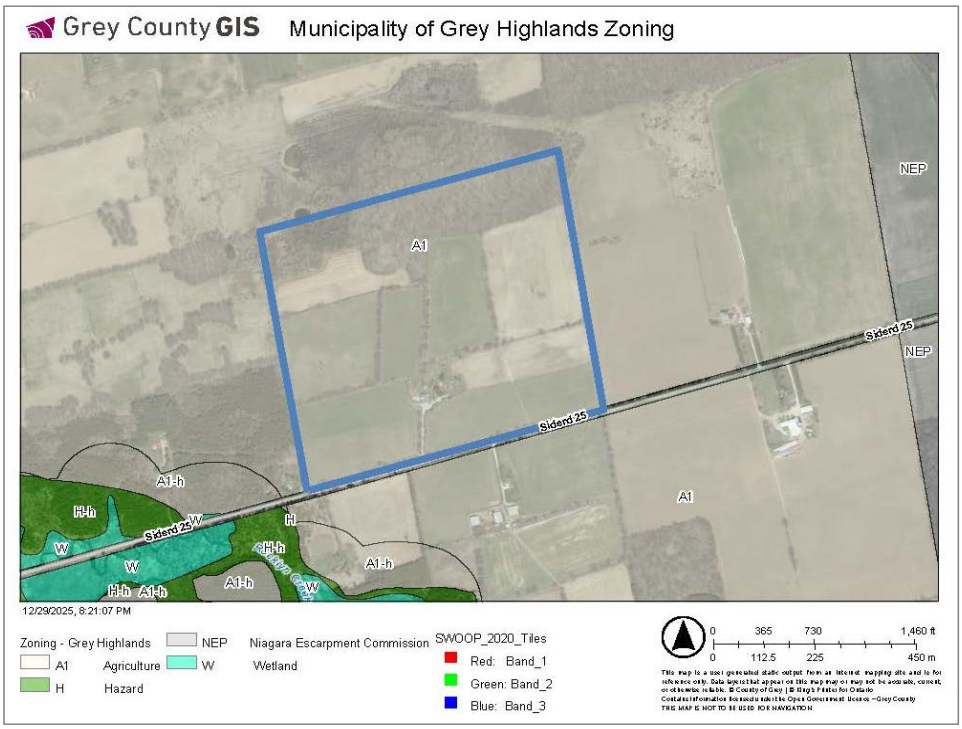


Figure 7: Municipality of Grey Highlands - Zoning

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.

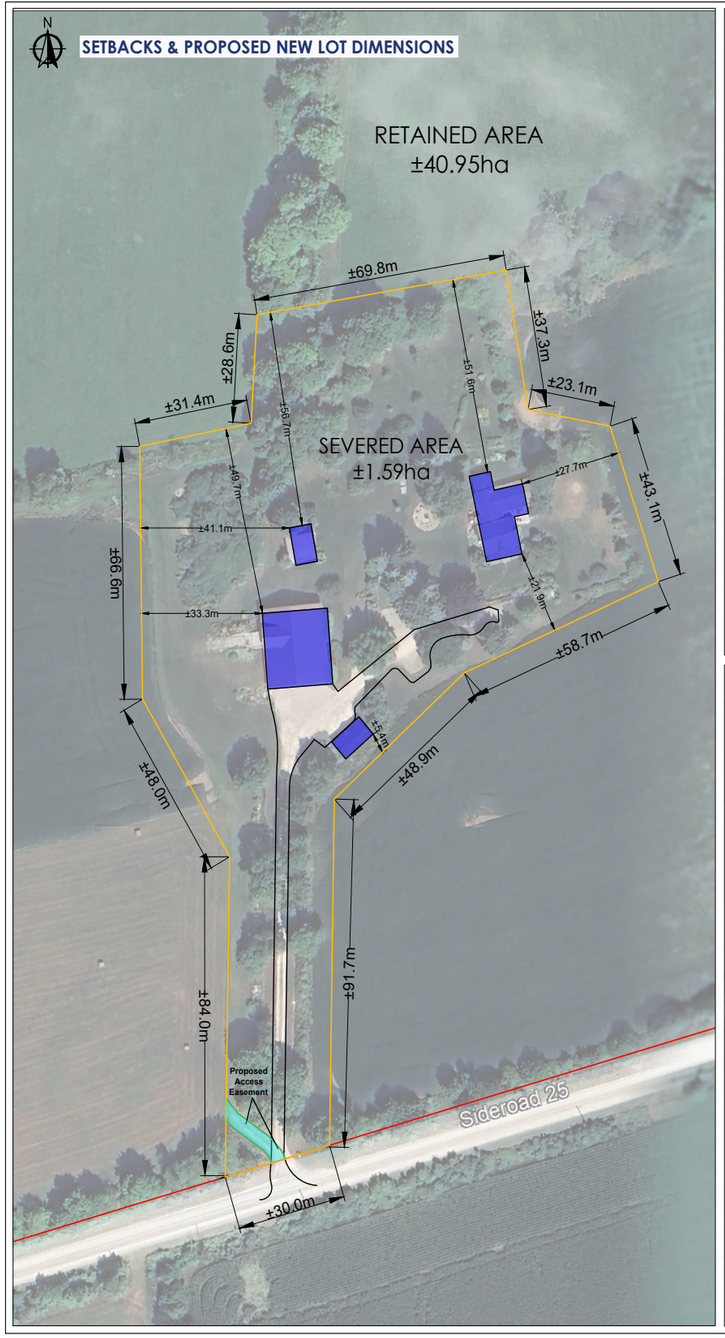
Respectfully submitted,

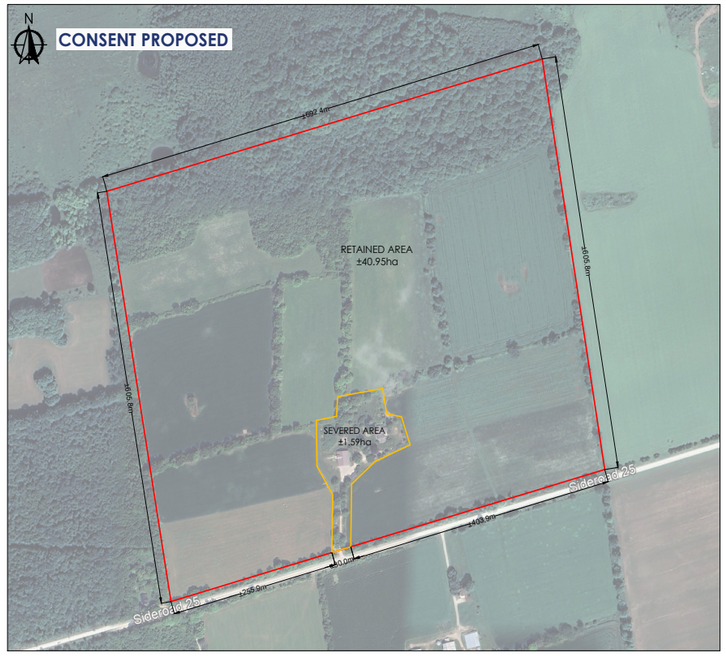


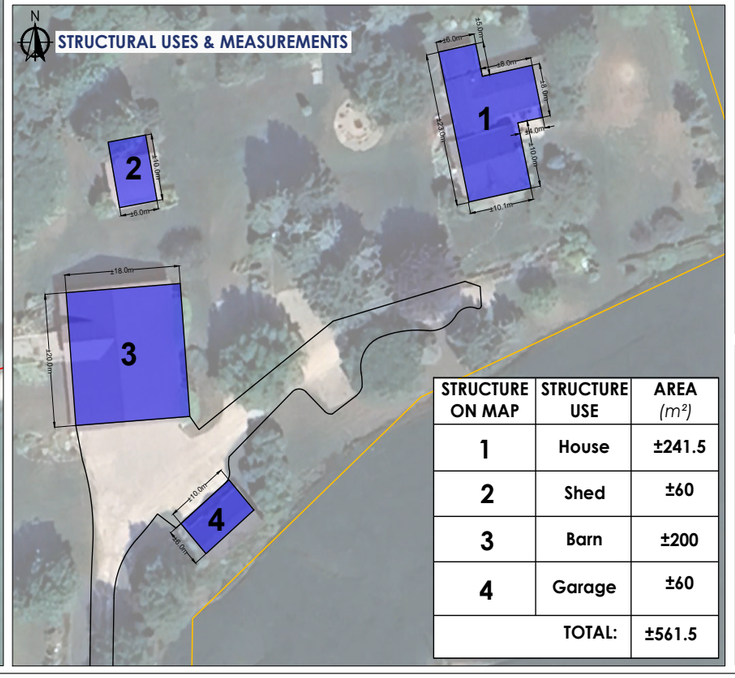
Prepared by **Genevieve Scott**, *MCIP, RPP*
Cuesta Planning Consultants Inc.

APPENDIX A

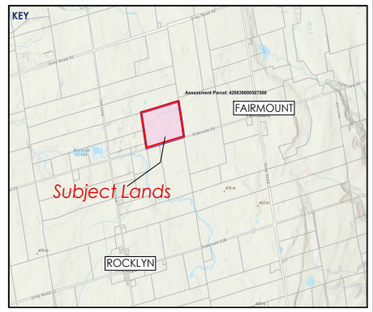
Site Plan







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



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		COM-PLIANCE
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:

Cuesta PLANNING CONSULTANTS INC.

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

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

Planning Report

TO:	Council
FROM:	Ashley Bilodeau
DATE:	Public Planning Hearing - 22 Jun 2026
REPORT:	Planning Report 2026-32
SUBJECT:	OP01.2026 & Z16.2026

RECOMMENDATION:
That Planning Report No. 2026-032: OP01.2026 & Z16.2026 Old Durham Enterprise Inc. be received for information.

Application:
Pre-consultation file: P13.2025

Location:
The property is legally described as PT LT 21, CON 1 SDR ARTEMESIA AS IN R486981, GREY HIGHLANDS.

Civic Address: 113451 Grey Road 14

Registered Owner:
Registered Owner: Old Durham Enterpise Inc.

Agent: Ron Davidson Land Use Planning Consultant Inc.

Proposal:
The subject property is a 19.24 hectare parcel of land located at the southeastern corner of Durham Road B and Grey Road 14. The property mostly remains in a natural state, with approximately 3 hectares of active tillable land. The property is designated Agricultural, Rural and Hazard Lands in the Official Plan and zoned "Agricultural (A1)" and Environmental Protection (EP)" in the Municipality's Zoning By-law.

The proposal involves the construction of a single detached dwelling and barn/shed on their property, along with a 250 square metre workshop to accommodate a small business (on-farm diversified use) involving the making of plastic products through injection molding. The shop will be situated in an area of the property that is subject to the "Agricultural (A1)" and "Agricultural Holding (A1-h)" zones.

Based on the County and local Official Plan, an On-Farm Diversified Use (OFDU) is not permitted on properties less than 20 hectares. The applicant has applied for a local Official Plan Amendment to recognize the deficiency of 0.76 ha, and a rezoning application to lift a hold in the small portion of the property, and rezone the property from "Agricultural (A1)" and "Agricultural Holding (A1-h)" to "Rural Commercial Exception (C4-xx)" zone. The applicant proposed use is intended to occupy 2,340 square metres of land, thereby meeting the general intent of the County's Official Plan language related to OFDU.

If successful, the rezoning application will rezone a portion of property from "Agricultural (A1)" and "Agricultural Holding (A1-h)" to Rural Commercial Exception (C4-xx)" The site specific exception will permit the manufacturing and fabrication of agricultural and automotive components within the OFDU, as well as recognize the deficient lot area of 19.24 hectares and the maximum outdoor storage area of 100.0 square metres.

Overview (Purpose and Effect):
The purpose of these applications are as follows:

(1) The local Official Plan Amendment is to recognize the deficiency in required lot area to accommodate an On-Farm Diversified Use from 20 hectares to 19.24 hectares, and recognize the size of the OFDU at 2,340 square metres.

(2) The Zoning By-law Amendment application is to amend the Municipality of Grey Highlands Zoning By-law 2004-50 by rezoning a portion of the subject lands from "Agricultural (A1)" to "Rural Commercial Exception (C4-xx)", to permit the establishment of an on-farm diversified use.

The effect of the By-law is:

1. On lands zoned C4-xx, the following uses shall be permitted in addition to all uses that are permitted in the C4 zone:

i. The fabrication, manufacturing, storage, and wholesale of automotive or agricultural components.
ii. A sawmill operation including the assembly, storage, and wholesale of wood furniture products.
iii. The assembly, storage and wholesale of plastic products.
iv. The construction, storage and sale of garden sheds.

2. That the minimum lot area be 19.24 hectares.

3. That the maximum outdoor storage area be 100.0 square metres.

(3) The Zoning By-law Amendment application will also lift the hold in a small section of the property, as seen on the site plan.

Background and Analysis:
Please see the Professional Planning Analysis that is attached to this Report.

Approved By	Status
Karen Govan, Chief Administrative Officer	Approved - 16 Jun 2026

ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

The Municipality of Grey Highlands has received an application to amend the Zoning By-law. The application is being considered under the requirements of the *Planning Act RSO 1990* and applicable regulations. The purpose of this notice is to inform you of the application and invite you to observe Council's decision on this matter.

Public Hearing Information:

When: Monday June 22, 2026 at 5:00 PM

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

To watch the meeting: 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: Z16.2026

The subject application relates to the property having address 113451 Grey Road 14, known legally as PT LT 21 CON 1 SDR ARTEMESIA AS IN R486981; GREY HIGHLANDS. The property has roll number 420818000507300.

The purpose of the application is to amend the zoning by-law 2004-50 to remove the holding provision and to rezone a portion of the subject lands to permit an On-Farm Diversified Use.

Related file: OP01.2026

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



ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Your Rights to AppealYour Rights to Appeal

If a person If a person or public body does not make oral submissions at a public meeting or or public bod make written submissions to the Municipality of Grey Highlands before the by-law is have written submi passed, the person or public body:passed, the person or public body:

i) is not entitled to appeal the decision of Grey Highlands Council to the Ontario is not entitle Land Tribunal; and Land Tribunal; and

ii) may not be added as a party to the hearing of an appeal before the Ontario may not be Land Tribunal unless, in the opinion of the Tribunal, there are reasonable Land Tribun grounds to do so. grounds to do so.

Please visit Please visit https://olt.gov.on.ca/ for information on filing an appeal for information on filing an ap

*Notwithstanding the above, only a 'person' listed in subsection 17(36) of the *Notwithstanding t Planning Act may appeal the decision of the Municipality of Grey Highlands to the Municipality of Grey Hi Ontario Land Tribunal (OLT) as it relates to the proposed Zoning By-law Amendment. Ontario Land Tribunal (OLT) as it relates Below is the prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands related to the proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act. These are recent changes that have been made to the Planning Act. A link to the Planning Act revised Planning Act can be found here https://www.ontario.ca/laws/statute/90p13. For more information about these recent changes, please visit the OLT website or contact OLT https://olt.gov.on.ca/about

The prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands to the proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the Zoning By-law Amendment would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the separation distance is within the hazard distance

ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

operation and referenced in the risk and safety management plan is within the area to which the Zoning By-law Amendment would apply.

7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the Zoning By-law Amendment would apply.

8. A company operating as a telecommunication infrastructure provider in the area to which the Zoning By-law Amendment would apply.

For More Information

To see additional application materials, please visit our website: https://greyhighlands.civicweb.net/filepro/documents/398825/

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 Planning Department: 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' 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 Council in respect of the proposed consent, please submit your request in writing to the Planning Department using the contact information provided above.

Notice Dated: May 26, 2026

OFFICIAL PLAN AMENDMENT
NOTICE OF COMPLETE APPLICATION
& PUBLIC MEETING

zseThe Municipality of Grey Highlands has received an application to amend the Official Plan. The amendment is being considered under the requirements of the *Planning Act RSO 1990* and applicable regulations. The purpose of this notice is to inform you of the application and invite you to observe Council's decision on this matter.

Public Hearing Information:

When: Monday June 22, 2026 at 5:00 PM

Where: Online zoom meeting - To register: www.greyhighlands.ca/register
To watch the meeting: 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 519-986-1216 extension 228.

The Proposal:

Application Number: OP01.2026

The subject application relates to the property having address 113451 Grey Road 14, known legally as PT LT 21 CON 1 SDR ARTEMESIA AS IN R486981; GREY HIGHLANDS. The property has roll number 420818000507300.

The purpose of the application is to amend the Grey Highlands Local Official Plan to permit an On-Farm Diversified Use on lands that are less than 20 hectares in area.

Related file: Z16.2026

The following key map shows the location of the subject lands.



OFFICIAL PLAN AMENDMENT
NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Your Rights to Appeal

Note that the County of Grey is the ultimate approval authority for Grey Highlands Official Plan Amendments.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Grey Highlands or the County of Grey before the proposed Official Plan Amendment is adopted, the person or public body:

i) is not entitled to appeal the decision of the County of Grey to the Ontario Land Tribunal; and

ii) may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please visit https://olt.gov.on.ca/ for information on filing an appeal.

For More Information

To see additional application materials, please visit our website: https://greyhighlands.civicweb.net/filepro/documents/398825/

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 Planning Department: Planning@greyhighlands.ca

519-986-2811 x228

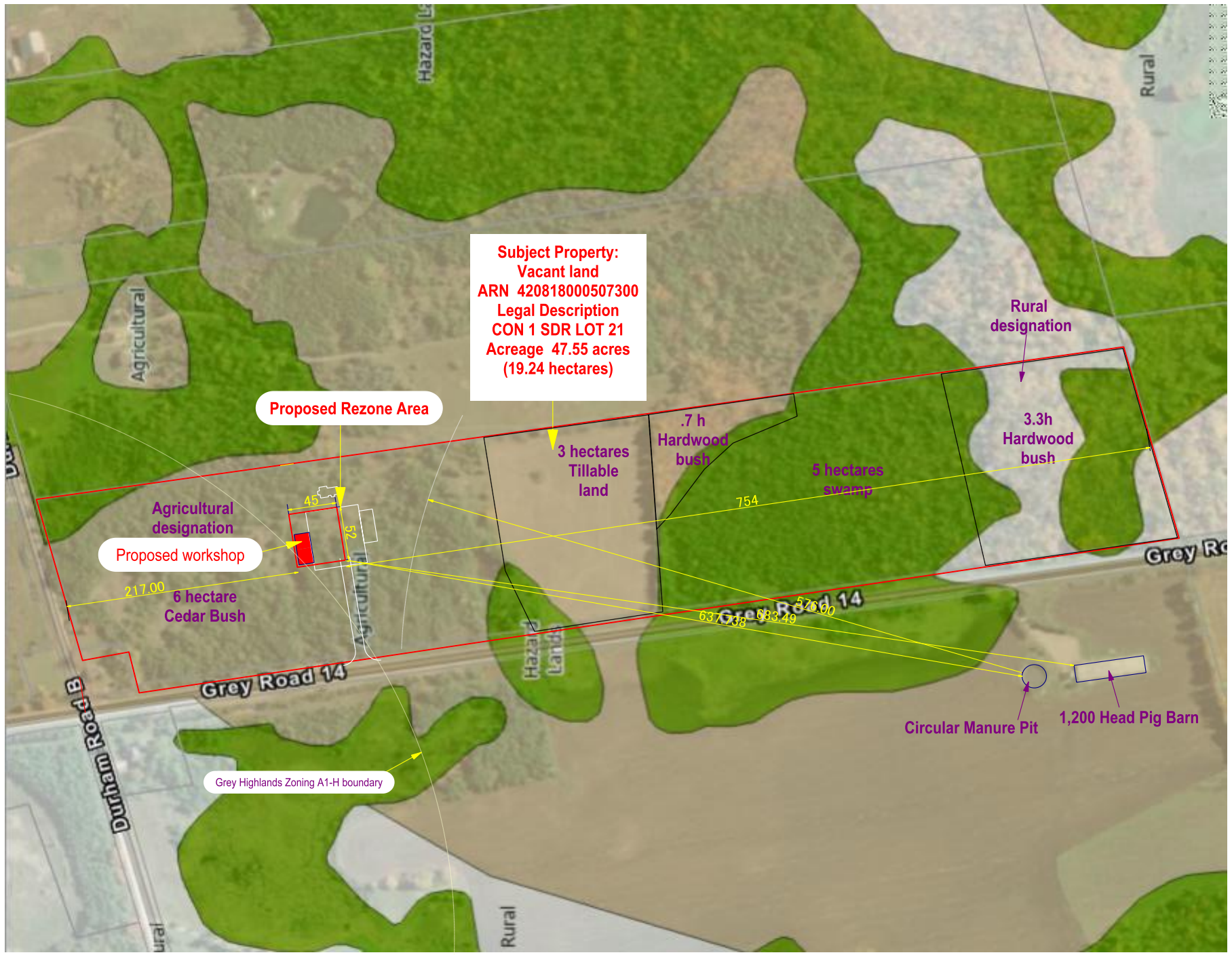
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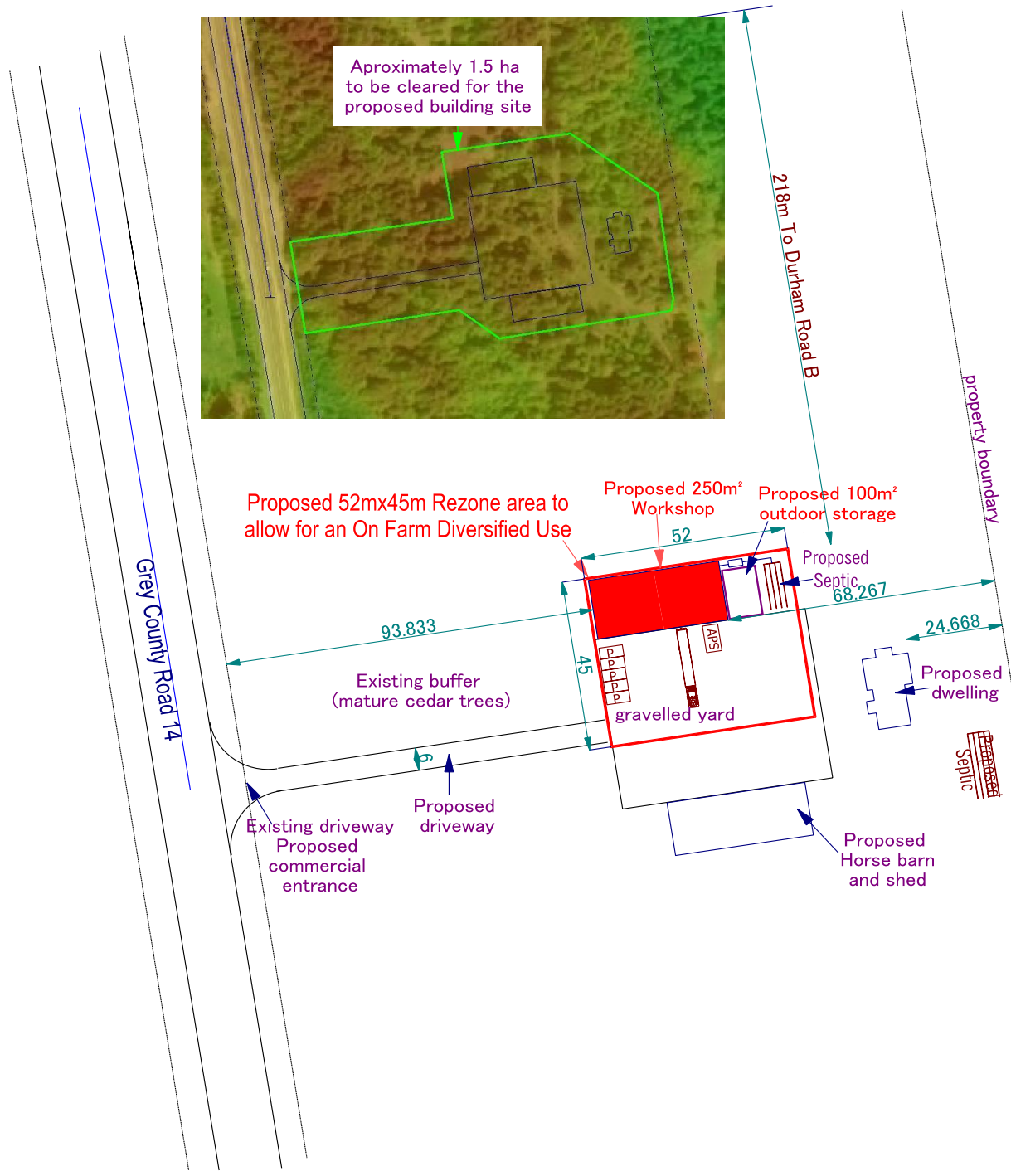
If you wish to be notified of the decision of Council in respect of the proposed amendment, please submit your request in writing to the Planning Department using the contact information provided above. **Notice Dated: May 26, 2026**



Land use Schedule

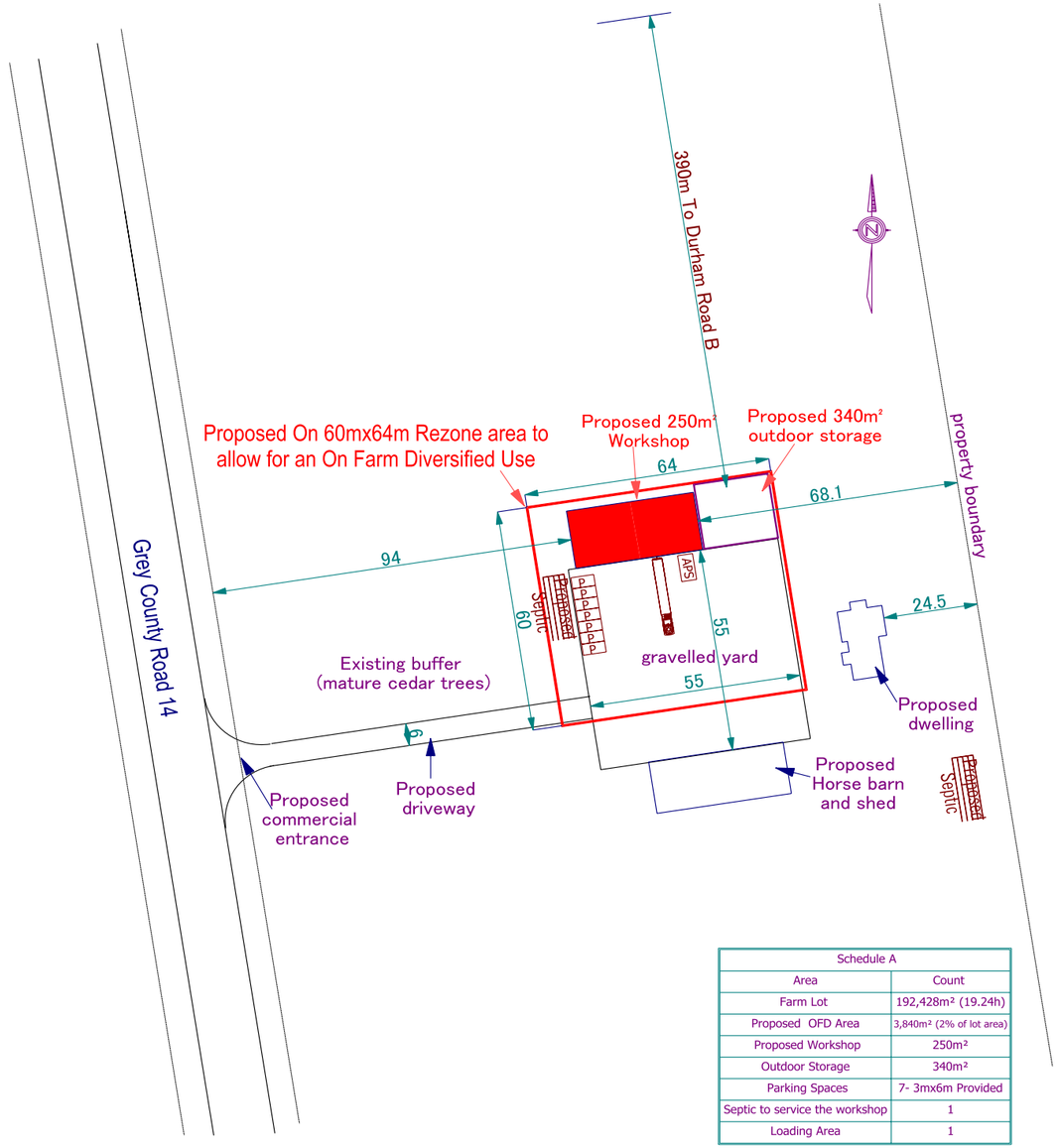
Items	Area	Proposed Use
Hardwood Bush	4 hectares	Maple Syrup Production
Swamp	5 hectares	
Tillable Land	3 hectares	Grazing for beef cattle and horses
Building Site	1.2 hectares	
Cedar Bush	6 hectares	Logging (Thinning for good forest practices)
Total Area	19.2 hectares	

< Proposed Project >
GH-P13. 2025 Development
< Drawing Title >
Key Map & MDS
< Property Owner >
Old Durham Enterprise Inc
Phone : Abraham Martin 519-897-0232
< Project Address >
113451 Grey Rd 14
Priceville Ont.
Artemesia Con.1 SDR Lot 21
< Drawing Scale > 1:3600
Roll No.420818000507300
Drawn By E.M.S
Page: 1 of 2
Drawing Date April 20, 2026

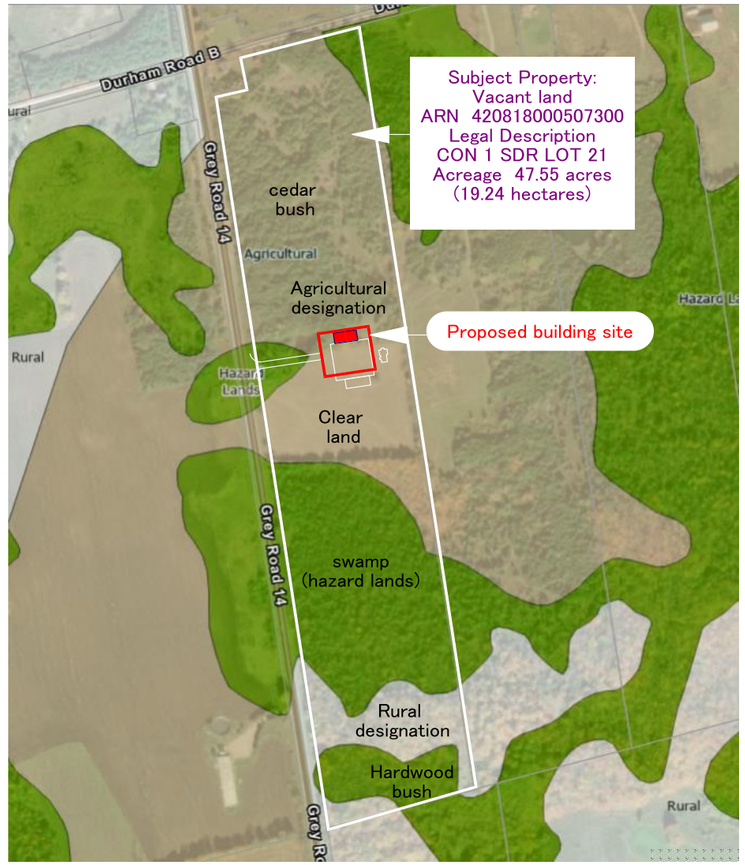


Schedule A	
Area	Count
Farm Lot	192,428m² (19.24h)
Proposed OFD Area	2,340m² (1.2% of lot area)
Proposed Workshop	250m²
Outdoor Storage	100m²
Parking Spaces	6- 3mx6m Provided
Septic to service the workshop	1
Loading Area	1

< Proposed Project >
GH-P13. 2025 Development
< Drawing Title >
Site Plan
< Property Owner >
Old Durham Enterprise Inc
Owner/phone ; Abraham Martin 519-897-0232
< Project Address >
113451 Grey Rd 14
Priceville Ont.
Artemesia Con.1 SDR Lot 21
< Drawing Scale > 1:1200
Roll No.420818000507300
Drawn By E.M.S
Page 2 of 2
Drawing Date April 20, 2026



Schedule A	
Area	Count
Farm Lot	192,428m² (19.24h)
Proposed OFD Area	3,840m² (2% of lot area)
Proposed Workshop	250m²
Outdoor Storage	340m²
Parking Spaces	7- 3mx6m Provided
Septic to service the workshop	1
Loading Area	1



Key Map

< Proposed Project >	
GH-P13. 2025 Development	
< Drawing Title >	
Site Plan	
< Property Owner >	
Old Durham Enterprise Inc	
Phone ; Abraham Martin 519-897-0232	
< Project Address >	
113450 Grey Rd 14 Priceville Ont.	
CON 1 SDR LOT 21	
< Drawing Scale > 1:1162	Revision-
Drawn By E.M.S	Page:
Drawing Date	May 20, 2025

Professional Planning Analysis

Application

Grey Highlands Files: OP01.2026 & Z16.2026

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 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.

An Official Plan sets out the long-term land use policy framework for a municipality. Under Sections 17 and 22 of the Planning Act, Council may adopt an amendment to its Official Plan, and any person may request such an amendment. When evaluating an Official Plan Amendment, Council should consider whether the proposal has regard to the matters of provincial interest in Section 2 of the *Planning Act*, is consistent with the Provincial Planning Statement, conforms to the County of Grey Official Plan, does not conflict with the Niagara Escarpment Plan where it applies, maintains the intent and integrity of the Grey Highlands Official Plan, and represents good planning that is appropriate for the site and surrounding area.

Additionally, under the *Planning Act*, municipalities are authorized to regulate the use of land through zoning by-laws. Section 34 of the *Planning Act* permits Council to pass zoning by-laws that regulate the use of land, buildings and structures, including matters such as permitted uses, minimum lot sizes, building setbacks, height, density, and other development standards.

A Zoning By-law Amendment is required when a proposal does not fully comply with the provisions of the existing zoning by-law. When evaluating a Zoning By-law Amendment application, Council should consider whether the proposal:

- Has regard to the matters of provincial interest identified in Section 2 of the *Planning Act*
- Is consistent with the Provincial Planning Statement
- Conforms with the applicable Official Plans, including the County of Grey Official Plan and the Municipality of Grey Highlands Official Plan

- Does not conflict with the Niagara Escarpment Plan, and
- Represents good planning and is appropriate for the site and surrounding area

Having established the legislative authority governing official plan and zoning amendments 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 other pertinent provincial plans, 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 Official Plan and Zoning By-law Amendments respond 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 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.

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission, or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under section (1) that are in effect on the date of decision, and

(b) shall conform with the provincial plans that are in effect on the date, or shall not conflict with them, as the case may be.

The details of the provincial interest defined under the Act are primarily articulated through provincial plans, in particular the Provincial Planning Statement 2024 (PPS 2024). Further detail on how provincial interests are to be achieved is defined in regional and local municipal official plans.

A decision by Council to approve or deny the subject application must be guided by the direction provided by the *Planning Act*, and by extension the direction provided by the PPS 2024, the County Official Plan, and the Grey Highlands Official Plan.

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.

Section 2.6.4 provides policy direction for Rural Lands. It states that rural areas should encourage "*the promotion of diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources"*. Section 2.6.1(d) also permits *"agricultural uses, agriculture-related uses, on-farm diversified uses (OFDU), and normal farm practices, in accordance with provincial standards"* on rural lands.

Section 4.3 of the PPS provides general policies for Agricultural Lands. 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.

For the purposes of this section, an on-farm diversified use (OFDU) is defined in the PPS as a use that is secondary to the principal agricultural operation and limited in scale. These uses may include, but are not limited to, home occupations, home industries, agri-tourism activities, value-added agricultural production, and energy-related facilities such as generation, transmission, and storage systems.

The proposed Official Plan and Zoning By-law Amendments are consistent with Section 4.3 of the PPS, which supports on-farm diversified uses as a means of enhancing economic viability within the agricultural system. The subject property is located within a broader agricultural area where farming remains the dominant land use.

The proposed use is secondary to the principal agricultural operation, limited in scale, and compatible with surrounding agricultural activities. As such, it aligns with the definition and intent of on-farm diversified uses set out in Section 4.3.2.1.

Overall, the proposal supports the long-term sustainability of the agricultural operation by contributing to the agri-food network, while maintaining the integrity of the surrounding agricultural land base and not interfering with ongoing farm practices.

Section 4.5 of the PPS provides policy direction on Mineral Aggregate Resources. It states that "*Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified*". It further states: "*In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

a) resource use would not be feasible; or
b) the proposed land use or development serves a greater long-term public interest; and
c) issues of public health, public safety and environmental impact are addressed."

The limited 2,340 square metre area proposed for the use sits within a much larger identified resource area and would not preclude or hinder the establishment of new aggregate operations or access to the resource on the balance of the lands.

Section 5.2 of the PPS provides policy direction on Natural Hazards. It states:

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
2. *Development shall generally be directed to areas outside of:*
    a. *…*
    b. *Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;*

3. *Development and site alteration shall not be permitted within: … ©areas that would be rendered inaccessible to people and vehicles during times of flooding hazards…unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard*."

The buildings are proposed to be located outside of the Hazard Area. Saugeen Valley Conservation Authority and Grey Sauble Conservation Authority have both found the application consistent with the natural hazard policies of the PPS, confirming that the workshop is not affected by flooding hazards, erosion hazards or unstable organic soils.

Section 5.3 of the PPS provides policy direction on Human-Made Hazards. Due to the nearness of an active landfill site, it's important to consider policies within this section. It states "*sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects*". A D-4 Study has been submitted with the application, identifying no significant concerns with the proposed development.

CONSISTENCY WITH PROVINCIAL REGULATIONS, PLANS AND POLICIES

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with section 4.3 of the PPS, as the proposed use promotes economic diversification and employment opportunities, while maintaining the existing character of the area. The workshop is proposed to be 250 square metres in floor area, with 100 square metre outdoor storage area; for a total area of 2,340 square metres being rezoned (includes buildings, laneway, gravel yard and septic system). The applicants have sited the OFDU to be located in the proposed farm cluster, and outside of the defined Hazard area, which limits the amount of agricultural land being taken out of future production.

It has been determined by the SVCA and GSCA that the application is consistent with the Natural Heritage sections of the PPS. The proposal is also consistent with Section 4.5 of the PPS, as the limited area proposed for the use sits within a much larger identified aggregate resource area and would not preclude or hinder the establishment of new aggregate operations or access to the resource on the balance of the lands. Consistent with Section 5.3 of the PPS, a D-4 study has been submitted confirming that the lands proposed for development are secure from methane gas and leachate migration from the nearby landfill site. In staff's professional opinion, the application is consistent with the PPS.

County and Local Plans and By-law

The sections that follow set out the specific policies of the County of Grey Official Plan and the Grey Highlands Official Plan that are relevant to the proposed single detached dwelling and the proposed on-farm diversified use. These include the policies that direct development on agricultural land, the policies that govern the size and scale of on-farm diversified uses, and the overlay policies that apply because the property contains an aggregate resource area, hazard lands and significant woodlands, and sits within 500 metres of a landfill site. A conformity analysis follows the policy excerpts. It explains how the application addresses each of these matters and why the requested Official Plan Amendment and Zoning By-law Amendment represent good planning.

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".

Section 3 of the Official Plan provides policies related to "Developing Grey" and "Growing our Economy". Section 3.2 describes the economic objectives of the County of Grey. It states:

1) *Ensure the County's natural and cultural resources and environment are protected and developed in a balanced approach to support the tourism and recreation sector and for the benefit of citizens.*

Section 3.2.5 of the Official Plan indicates support for countryside employment opportunities.

Section 3.2.5.1 specifically states: "*the main employment generator in the rural areas will be resource-based industries, such as tourism, agriculture, aggregate operations, forestry, and on-farm diversified uses (e.g. rural manufacturing)*."

The property is designated *Agricultural* and *Rural* and *Hazard Lands*. The area subject to development is in the *Agricultural* designation. The property is also recognized as having aggregate resources, which implies sand and gravel may exist on the site, significant

woodlands on the south portion of the property, and is within 500 metres of an active landfill site. The following breaks down all applicable policies from the County Official Plan, that must be considered for consistency purposes.

Agricultural Land Use Policies

Section 5.2 provides policy direction on development within the *Agricultural Land Use Type*. It states:

"*In the mid 1990's Grey County Council and staff worked with the Ministry of Agriculture, Food and Rural Affairs to develop an alternative land evaluation system for determining the highest priority of agricultural lands. The Agricultural land use type is not just traditional Class 1, 2 or 3 agricultural land classifications, but also includes the larger blocks of good agricultural land under active production, generally in blocks of 160 hectares or larger, as shown on Schedule A. This 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. Within this land use type, the agricultural land base and the long-term viability of agriculture and the agri-food sector will be maintained and enhanced.*"

Section 5.2.1 lists the permitted uses in the Agricultural designation. It states:

Permitted uses in the Agricultural land use type include:

a) *All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses (see Table 7),*
b) *Agricultural-related uses (see Table 7),*
c) *On-farm diversified uses (See Table 7),*
d) *Marihuana/Cannabis production in accordance with any Federal laws and subsection (3) below (see Table 7),*
e) *Forestry,*
f) *Conservation uses,*
g) *Institutional uses on existing lots, serving segments of the population whose primary means of transportation is via horse and buggy and active transportation, subject to policy 5.2.2(4)(b),*
h) *Sand and/or gravel operations proposed within Aggregate Resources Areas on Schedule B to this Plan,*

i) *Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B,*
j) *Wayside pits and quarries,*
k) *Portable asphalt or concrete plants used for a specific public use contract.*

Municipalities may require a zoning by-law amendment for items (c), (d), (f), (g), and (h) above, including requiring additional technical studies, at the discretion of the County or municipality, or associated legislation e.g. the Aggregate Resources Act.

Table 7 in the Official Plan details permitted use examples for on-farm diversified uses, and lists "home industries (e.g. sawmill, welding or woodworking shop, manufacturing/fabrication, storage of boats or trailers, biomass pelletizer)".

Under Section 5.2.2(1) of the Official Plan, it states that the plan will protect and improve economic development in agriculture by promoting:

a) *All types, sizes, and scales of agriculture, including forms of agriculture that provide more employment on a per hectare basis;*
b) *Food systems planning, including stronger linkages between local food producers, local food distributors, and customers;*
c) *Identification and exploitation of non-traditional, local-food, and niche markets;*
d) *On-farm and local processing and/or retail of agricultural products and by-products*
e) *On-farm diversification including agri-tourism; and*
f) *Promoting agricultural practices which promote the conservation of soil, water, and/or significant environmental features.*

Section 5.2.2(5) states "*new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae….(e) MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law. For the purpose of MDS, on-farm diversified uses should be considered a Type A land use*".

Section 5.2.2(5)(f) states *"Where a new dwelling is permitted on an existing lot, MDS I formulae is applied to the new dwelling. If there is no building area available on the existing lot, the dwelling shall be as far from the neighbouring livestock barn or manure storage facility as possible*".

Section 5.2.15 states that:

"New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-line with the level and type of traffic being generated by the uses. Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per section 8.3 of this Plan. Servicing or Noise studies may also be required for new or expanded on-farm diversified or agricultural-related uses. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultura-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8. Subject to the size limitation requirements of Table 8 of this Plan and sections 5.2.2(17) on-farm diversified uses may be considered on lots less than 10 hectares in size in the Rural land use type."

Section 5.2.16 states:

"*When determining the size of the on-farm diversified use it shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified use. Shared laneways/servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size. The passing of an implementing zoning by-law amendment will generally be required to permit new on-farm diversified uses, unless otherwise permitted 'as-of-right' in municipal zoning by-laws.*"

Table 8: On-farm Diversified Use Size Criteria

Land Use Type	Property Size	On-farm Diversified Use Maximum Size
Agricultural	20 ha or greater	The lesser of; - 2% of the total size of the property, or - A maximum combined area of the use of 8,000 square metres
Less than 20 ha	Bed and breakfast and/or home rural occupations within the dwelling only	

Special Agricultural	10 ha of agriculturally productive area or greater	The lesser of: - 2% of the total size of the property, or - A maximum combined area of the use of 8,000 square metres
Less than 10 hectares of agriculturally productive area	Bed and breakfast and/or home rural occupations within the dwelling only	
Rural	20 ha or greater	The lesser of: - 2% of the total size of the property, or - A maximum combined area of the use of 8,000 square metres
Less than 20 ha	The lesser of: - 2% of the total size of the property, or - A maximum combined area of the use of 8,000 square metres	

Section 5.2.17 also states:

"The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use."

Section 5.2.19 and 5.2.20 state:

19) Prior to considering a new on-farm diversified use, it shall be demonstrated that the following criteria can be met:

a) *The use or activity does not interfere with, or generate off-site adverse impacts, and is compatible with surrounding uses,*
b) *The use or activity can be sustained by local service levels and infrastructure,*

c) *The buildings to be used meet all Building Code requirements for the type of use being proposed,*
d) *The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area,*
e) *The timing and duration of activities does not hinder agricultural operations on site or in the area,*
f) *For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures, and*
g) *On-site parking can be accommodated without impacting the agricultural operation.*

20) Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural related uses or on-farm diversified uses, or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses or other sensitive non-agricultural uses.

Aggregate Resources Area

Section 5.6.2(1) states that "*where the aggregate resources area overlaps an agricultural, … rural, or hazard land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction*."

Section 5.6.2(7) states "*In Aggregate Resource Areas shown on Schedule B, new non-agricultural uses may be considered on existing lots of record, where they are a permitted use in the Agricultural, Special Agricultural, or Rural land use types. Where such non-agricultural uses are not permitted by those land use types, and an official plan amendment is required, new non-agricultural uses may only be permitted if:*

a) *The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-agricultural development; or*
b) *The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and*
c) *Issues of public health, public safety, and environmental impact are addressed.*

Notwithstanding the foregoing, a proposed land use that conforms with the Official Plan and Zoning By-law, but requires Site Plan approval pursuant to Section 41 of the Planning Act, shall not be required to address the above criteria.

Hazard Areas

The Official Plan also provides general policy on Hazard Lands under Section 7.2. It states:

"New *development* shall generally be directed away from *Hazard lands*."

7.2.2 further states:

"*Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed*

In the Hazard Lands land use type buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 7."

Section 7.2.9 further states:

"In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:

l) The hazards can be safely addressed and new hazards are not created or existing ones aggravated
m) No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan
n) Vehicles and people have a way of safely entering and exiting at all times;
o) …
p) The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site."

Significant Woodlands

Section 7.4(1) states that *"no development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions."*

Proximity to Landfill Site

Section 8.10.1(2) states "*No development or site alteration will be permitted within 500 metres of an operating landfill site as shown on Appendix A, unless a D-4 study document has been prepared and submitted for review in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-4 Guidelines or its successor document. The D-4 study or its successor document will need to identify that the lands to be developed are secure from potential methane gas and/or leachate prior to any development approval being granted.*"

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.

The Grey Highlands Official Plan (GHOP) policies related to OFDUs generally reiterate County OP policies with the following additional requirements.

Section 4.1 of the GHOP states that the purpose of the agricultural designation is to ensure the long-term viability of the agricultural sector, the protection of prime

agricultural areas, and that agricultural practices are integral and compatible with the natural and built environment. According to section 4.1.1., the permitted uses include:

- *Agricultural uses, see Table 1 below,*
- *Agricultural related uses, see Table 1 below,*
- *On-farm diversified uses, see Table 1 below,*
- *Single detached dwelling,*
- *Forestry and reforestation,*
- *Wayside pits and quarries (excluding the stockpiling of sand salt mixtures) and portable asphalt plants,*
- *Sand and/or gravel extraction operations identified within the Schedule B High Potential Mineral Aggregate Resources,*
- *Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B High Potential Mineral Aggregate Resources,*
- *Limited non-farm recreational and institutional uses such as:*
    - *Churches, schools, cemeteries, in addition to other non-residential uses such as community halls, public uses, airstrips, communications towers and historic sites,*
    - *Electric Power Facilities and accessory uses and structures.*

On-Farm Diversified Uses means uses that are secondary to the principle agricultural use of the property and are small scale. For the purpose of this section, small-scale is defined as "*on parcels 20 hectares or greater, in the Agricultural or Rural designation, small-scale when used in the context of commercial or industrial uses means those uses which exceed the provisions of a Home/Rural Occupation, but do not exceed the following:*

- *Occupies combined building(s) not exceeding 250 square metres,*
- *Outside storage and display is limited to an area not greater than 750 square metres,*
- *The passing of an implementing zoning by-law amendment.*

Table 1: Permitted Uses Examples in Agricultural and Rural Land Use Designations indicates that small scale on-farm diversified uses include:

- Home occupations (e.g. professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel, classes or workshops)
- Home industries (e.g. sawmill, welding, or woodworking shop, manufacturing/fabrication, seasonal storage of boats or trailers, biomass pelletizer)

- Café/small restaurant, cooking classes, food store (e.g. cheese, ice cream)
- Agri-tourism uses (e.g. farm vacation suite, bed and breakfast, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, equine events, wine tasting)
- Value-added uses (e.g. processor, packager, cheese factory, bakery)
- Retail use (e.g. farm market, antique business, tack shop)

Section 4.1.2 provides policy direction:

d) On-Farm Diversified uses are those uses that are secondary to the principal agricultural use of the property, and are limited in area. On- farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. On-farm diversified uses must generally meet the Ministry of Environment and Climate Change (D-6 Guidelines).

MDS 1 is also required for on-farm diversified uses. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.

Section 4.1.2 d) of the GHOP requires OFDUs to meet Minimum Distance Separation 1 (MDS) requirements.

Section 4.1.2 e) of the GHOP states "*New agricultural-related uses and on-farm diversified uses and recreational and institutional development will require an amendment to the implementing zoning by-law and may be subject to Site Plan Control approval. On-Farm Diversified Uses shall not be permitted on any parcel of land less than 20 ha in size.*"

<u>Hazard Lands</u>

Section 4.4 of the Grey Highlands Official Plan also provides general policy related to the Hazard Lands. It states:

"The purpose of the Hazard Lands designation is to identify lands having inherent environmental hazards, such as flood plains, …, poorly drained areas or lands that have seasonally and/or permanently high groundwater table."

Section 4.4.2(c) states that "*no buildings or structures permitted within hazard lands except for the following:*

i. Renovated or minor expansions to existing buildings or structures which were legally established on the date of approval of this Plan,
ii. Non-habitable buildings connected with public parks (i.e. picnic shelters),

iii. *Flood and erosion/sedimentation control structures,*
iv. *Fences, provided they will not constitute an obstruction or debris catching obstacle to the passage of flood waters or create or aggravate an erosion problem, and*
v. *Recreational facilities, as approved by the Niagara Escarpment Commission, on lands identified as being prominent escarpment slope.*

Section 4.4.2(e) states that "*no development shall be permitted within 30 metres of water bodies.*"

Proximity to Landfill Site

The landfill site is located to the northwest of the subject property. Section 4.11.9 states "*New development or site alteration shall not be permitted within 500 metres of an existing or known abandoned landfill site, unless a MOECC Guideline D-4 Study has been prepared and submitted for review in accordance with the Ministry of the Environment and Climate Change (MOECC) Guideline D-4, indicating that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted. Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of the Plan prevail.*
The location of the landfill sites have been identified on the Schedule F to this Plan symbolically through the use of a labelled circle. Appropriate setback provisions shall be established in the implementing Zoning By-law."

Aggregate Deposits

The northern half of the property is designated as an aggregate resource area. Section 4.11.10 of the local Official Plan states:

"*New non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated to the appropriate approval authority that:*

a) *the extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns;*
b) *the proposed land use or development serves a greater long term interest of the general public than does the aggregate extraction; and,*
c) *it has been demonstrated that the proposed development within 300 metres of Aggregate Resource Area would not significantly preclude or hinder future aggregate extraction."*

Conformity with the Official Plans

The application conforms to the County of Grey Official Plan and the Grey Highlands Official Plan, subject to the local Official Plan Amendment, described below and the supporting technical work identified in this section. The analysis is organized by the policy matters raised by the proposal.

On-Farm Diversified Use as a Permitted Use Type

An on-farm diversified use is a permitted use within the Agricultural designation under Section 5.2.1 of the County Official Plan and Section 4.1.1 of the Grey Highlands Official Plan. Table 7 of the County Plan and Table 1 of the Grey Highlands Plan list home industries such as a woodworking shop and manufacturing or fabrication as recognized examples of on-farm diversified uses. The proposed use falls within these examples. The use is therefore contemplated in principle by both Plans, and the question for this application is one of lot size and siting rather than land use type.

Lot Size Threshold and the Purpose of the Official Plan Amendment

Section 4.1.2(e) of the Grey Highlands Official Plan states that on-farm diversified uses shall not be permitted on any parcel of land less than 20 hectares in size. The subject property is 19.24 hectares, which is 0.76 hectares, or approximately 3.8 percent, below the threshold. Because Section 4.1.2(e) is a mandatory prohibition, a local Official Plan Amendment is required to permit the proposed use on a parcel of this size. The County has indicated that the shortfall does not raise an upper-tier conformity concern and that a County amendment is not required, so the requested local amendment does not create a conformity gap with the County Official Plan.

The purpose of the 20-hectare threshold is to ensure that an on-farm diversified use remains genuinely secondary to the use of the property and to protect the active agricultural land base from fragmentation. The proposal meets that purpose. The use is confined to a 250 square metre building within a total use area of 2,340 square metres, which captures the building, septic system, parking, gravel areas and outdoor storage. County Planning has confirmed that, while Table 8 would otherwise limit an Agricultural lot of this size to in-dwelling uses, its established practice is to support an on-farm diversified use of up to approximately 2,000 square metres on lots that fall just short of 20 hectares. The proposed area of 2,340 square metres exceeds that figure only because Section 5.2.16 of the County Plan requires servicing used solely for the on-farm diversified use, including the septic system, to be counted within the area zoned

for the use. County Planning has reviewed the proposal on that basis and raised no concerns.

Relationship to the Agricultural Use

Section 5.2.19(d) of the County Plan requires the scale of the operation to be secondary to the active agricultural use on the property. An active agricultural operation is carried out on the tillable portion of the lands. The extent of cultivable land is limited by the physical character of the site, since hazard lands associated with flooding and the significant woodlands occupy a large share of the property and are not suitable for cultivation. The proposed on-farm diversified use is sited on these constrained, non-productive lands rather than on the tillable area, so it displaces no agricultural land and does not fragment the active agricultural land base. At 2,340 square metres, the use also remains subordinate in area to the property as a whole.

Locating the use in this way is consistent with the broader economic objectives of the Plans. Section 3.2.5.1 of the County Plan identifies on-farm diversified uses as a recognized rural employment generator, and Section 5.2.2(1) directs the Plan to support on-farm diversification as a means of strengthening the agricultural and rural economy. The proposal advances that intent while keeping the use secondary to the agricultural use of the land.

Size and Scale of the On-Farm Diversified Use

The proposal conforms to the size and scale policies of both Plans. The 250 square metre building satisfies the Grey Highlands definition of a small-scale on-farm diversified use, which limits combined buildings to 250 square metres. Under Section 5.2.16 of the County Plan, the total use area of 2,340 square metres correctly accounts for the building, laneways, parking, outdoor storage and servicing. Section 5.2.17 limits the gross floor area of buildings to 20 percent of the total use area. At 250 square metres of building within a 2,340 square metre use area, the building occupies approximately 10.7 percent of the use area, well within the 20 percent limit.

The implementing Zoning By-law Amendment will confirm these limits as site-specific provisions, including a maximum building area, a maximum outdoor storage area and the extent of the rezoned area, so the use cannot expand beyond the scale assessed in this application.

Minimum Distance Separation

Section 4.1.2(d) of the Grey Highlands Official Plan requires on-farm diversified uses to meet Minimum Distance Separation I and to be treated as a Type A land use. The proposed dwelling is also subject to Minimum Distance Separation I under Section 5.2.2(5)(f) of the County Plan. An MDS I calculation has been prepared in support of the application to confirm that the proposed dwelling and the proposed on-farm diversified use meet the required separation from any neighbouring livestock facility or manure storage.

Aggregate Resource Area

The northern portion of the property is identified as an aggregate resource area. Under Section 5.6.2(1) of the County Plan, the policies and permitted uses of the underlying Agricultural designation apply until the site is licensed for extraction, and on-farm diversified uses are among those permitted uses. Section 4.11.10 of the Grey Highlands Plan calls for new non-farm development to demonstrate that it would not significantly preclude or hinder future aggregate extraction within 300 metres. The limited 2,340 square metre footprint of the use, contained within a much larger resource area, does not sterilize the broader resource and would not significantly hinder future extraction on the balance of the lands. The Zoning By-law Amendment rezones only the area required for the use rather than the full aggregate resource area, which preserves the resource on the remainder of the property.

Hazard Lands and Flooding

The property carries a Hazard Lands designation associated with flooding, and these hazard lands occupy a significant share of the site. Section 7.2 of the County Plan directs new development away from hazard lands, Section 7.2.2 confirms that buildings are generally not permitted within the designation, and Section 7.2.9 sets out the criteria for any development that is contemplated. Section 4.4.2 of the Grey Highlands Plan similarly limits buildings within hazard lands and prohibits development within 30 metres of a water body. Both the proposed dwelling and the proposed on-farm diversified use are sited outside the hazard lands and outside the 30-metre water setback. Both Saugeen Valley Conservation Authority and Grey Sauble Conservation Authority have reviewed the proposal and raised no objection, and both confirm that no development is proposed within the hazard features. Grey Sauble has recommended that the property be assessed for karst topography, due to it being flagged as “potential area”. The applicant has been made aware of this and will use caution while developing

the site to ensure the development is sited properly. Any visible karst will need to be raised with the Conservation Authority for further comment, if found.

Significant Woodlands

The significant woodlands are located in the southern portion of the property, away from the area proposed for development. The proposed dwelling and on-farm diversified use are sited in the northern portion of the property, outside the significant woodlands and their adjacent lands. Section 7.4(1) of the County Plan is therefore satisfied, since no development or site alteration is proposed within the significant woodlands or on adjacent lands. County Ecology however has advised that there generally would have been a requirement for an Environmental Impact Study (EIS) because of the OPA and ZBLA applications being submitted. They have indicated that the EIS can be waived provided the removed trees are replanted at a 1:1 compensation rate. A Tree Planting Plan prepared by Abraham Martin (November 2025) has been submitted and found generally acceptable by County Ecology.

Proximity to the Landfill Site

The property is approximately 500 metres from an active landfill site. Section 8.10.1(2) of the County Plan and Section 4.11.9 of the Grey Highlands Plan prohibit development within 500 metre distance unless a study prepared in accordance with the Ministry of the Environment, Conservation and Parks D-4 Guidelines confirms that the lands to be developed are secure from methane gas and leachate migration. A D-4 study has been prepared in support of the application, indicating that potential concerns to the subject property related to landfill derived leachate impacts have not been identified.

Compatibility and the D-6 Guidelines

Section 5.2.20 of the County Plan and Section 4.1.2(d) of the Grey Highlands Plan call for the D-6 Guidelines to be considered where an on-farm diversified use is industrial in nature, to guide separation from nearby dwellings and other sensitive uses. The proposed use is a dry, light manufacturing operation appropriately classified as a Class I industrial use under the D-6 Guidelines, for which the applicable potential influence area is 70 metres. The nearest sensitive noise receptor is a dwelling located approximately 214 metres from the proposed development, which exceeds the 70-metre distance by a wide margin. The use is therefore compatible with surrounding sensitive uses and conforms to the separation direction of both Plans.

Summary of OFDU Requirements

To summarize the policy directive of the PPS, the County OP and the Grey Highlands OP, an on-farm diversified use (OFDU) in Grey Highlands are generally supportive of the development, subject to the following:

Policy Requirements	Assessment of Conformity
The uses are less than 2% of the total lot area and are less than 8,000 square metres.	The proposed total area is 2,340 square metres (1.2%)
The structure may have a maximum footprint of 250 square metres and a maximum outdoor storage area of 750 square metres	The proposed use aligns with this maximum.
The gross floor area of the buildings related to the use do not exceed 20% of the total area to be zoned for the use.	The proposed use aligns with this maximum. The total building area related to the area zoned for use is 10.7%
The use must satisfy the provincial D-6 guidelines, which require the buildings to be a minimum of 70 metres from sensitive noise receptors (e.g. proximal houses).	The nearest sensitive receptor is more than 70 metres away.
The use must maintain minimum distance separation setbacks from neighbouring existing livestock facilities.	The use maintains MDS setbacks from neighbouring existing livestock facilities.
The use does not generate off-site adverse impacts and is compatible with surrounding uses.	The use is compatible with the Agricultural designation and is buffered from surrounding uses by distance and proposed tree cover.
The buildings meet all Building Code requirements.	Will be confirmed at the building stage.
The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area.	This is addressed through compliance with size restrictions for the area to be rezoned.
The timing and duration of activities does not hinder agricultural operations on-site or in the area.	There is no feasible hindrance to agricultural operations.
On-site parking can be accommodated without impacting the agricultural operation.	There is ample on-site parking proposed.

ZONING BY-LAW 2004-50

Zoning By-law 2004-50 contains a specific zone for OFDUs, the “Rural Commercial (C4)” zone. The applicant is requesting a change in zoning from “Agricultural (A1)” and “Agricultural Holding (A1-h)” to “Rural Commercial (C4-xx)”, with the intent of only rezoning the area designated for the OFDU.

Section 8.4 of Zoning By-law 2004-50 lists the permitted uses and zoning standards for the Rural Commercial (C4) Zone:

8.4.1 C4 - Permitted Uses

a) Small-scale commercial/industrial sawmill and woodworking shop

b) Small-scale commercial/industrial metal works shop

c) Uses permitted according to the Rural (RU) Zone (Section 6.3)

8.4.2 C4 – Zone Provisions

a) Minimum Lot Frontage - 100 metres.

b) Minimum Lot Area - 20 hectares will need to be reduced to 19.24 ha

c) Maximum Lot Coverage - 10 %

d) Maximum outdoor storage for small-scale commercial/industrial related uses - 750 square metres will need to be reduced to 100 square metres

e) Minimum Front Yard Setback - for residential and residential accessory buildings and structures - 30 metres

f) Minimum Front Yard Setback - for agricultural buildings and agricultural accessory buildings and structures, and small-scale commercial/industrial buildings - 55 metres

g) Minimum Interior Side Yard Setback - 15 metres

h) Minimum Exterior Side Yard Setback - 20 metres

i) Minimum Rear Yard Setback - 15 metres

j) Maximum Height - 2.5 stories

k) Maximum Gross Floor Area (GFA) for small-scale commercial/industrial related uses - 250 square metres

The holding provision represents the 500m buffer from the landfill site and affects a very small piece of the northwest corner of the area to be rezoned to C4-xx. Based on the D-4 brief that was submitted with this application, there were no concerns related to the proposed development of a dwelling and on-farm diversified use. As a result, staff have no concerns associated with lifting the hold in this area to accommodate the proposed development.

Maintenance of General Intent of Zoning By-law

The proposal is to amend a portion of the "Agricultural (A1)" and "Agricultural Holding (A1-h)" zoned lands to "Rural Commercial Exception (C4-xx)". The exception intends to permit additional uses related to On-Farm Diversified Uses (OFDU) within the C4 zone, and will recognize the deficient lot area, and reduced outdoor storage area. The proposed shop will be situated in an area that will meet the provisions of the C4 zone in terms of lot coverage, height and the GFA requirements of Section 8.4 of Zoning By-law 2004-50. The shop will be adequately screened proposed tree buffers, minimizing line of sight issues. The proposed location also remains within the required noise buffer and preserves more agricultural land.

The C4-xx exception adds dry manufacturing and fabrication to the permitted uses of the base C4 zone and establishes site-specific minimum lot area and maximum outdoor storage area provisions corresponding to the area zoned for the on-farm diversified use, since the standard C4 minimum lot area of 20 hectares would not otherwise be met. The proposed building complies with the C4 standards for lot coverage, height, gross floor area, and the front, side, and rear yard setbacks under Section 8.4.2.

Comments Received to Date

Comment Received By	Summary of Comments
Grey Sauble Conservation Authority	All proposed development outlined within the provided site plan is located outside of the regulated area associated with the wetland feature. A permit under Ontario Regulation 41/24 will not be required.

	No development is being proposed within the hazard features on the lot. The application is consistent with Section 5.2 PPS policies. Recommend that the property be assessed for karst topography by a trained individual. No objections to the proposal for the described zoning and official plan amendment application or associated development.
Saugeen Valley Conservation Authority	SVCA staff find the application acceptable. The workshop is not affected by flooding hazards, erosion hazards or unstable organic soils. SVCA staff finds the application is consistent with the natural hazard policies of the PPS.
County Planning	The subject property is approximately 19.2 hectares in size, with approximately 14 hectares designated as 'Agricultural' and ~5 hectares as 'Rural'. The proposed development is located within the Agricultural designation, which does not permit onfarm diversified uses on Agricultural lots less than 20 hectares. At the pre-consultation stage, County staff offered the opinion that permission for an OFDU on the property may be considered given that the property is very close to 20 hectares and is a 'split designation' property and hence would meet the general intent of the Official Plan. However, the overall size of the on-farm diversified use was not discussed or clarified during the pre-submission consultation process. The applicants are seeking to zone an area of 2,340 square metres for the OFDU, which would meet the 2% size requirement if the lot were to be greater than 20 hectares in size. However, Table 8 of the County's Official Plan limits the size of OFDU's on properties less than 20 hectares to a maximum of 2000 m2. In the past, staff have supported on-farm diversified uses on Agricultural lots that are just less than, but very close to 20 hectares, provided the zoned area is limited to a

	maximum size of 2,000 square metres. In this case, the proposed development would slightly exceed 2,000 square metres; however, this is due to the County Official Plan requiring that any servicing used solely for the OFDU must be included in the rezoned area. As per Section 5.2.2(16). The slightly larger zoned area is to ensure that the proposed septic tank is within the zoned area. Therefore, County Planning staff have no concerns. It should be ensured that the subject property can safely provide on-site water and sewage servicing. The proposed development is located outside of the Hazard Lands therefore County planning staff have no concerns. The subject property is not currently licensed for the extraction of sand, gravel or bedrock, therefore the Agricultural/Rural policies apply. County Planning staff have no concerns. A D-4 Study was submitted with the application and determined that the potential impacts to surface water, groundwater, and the migration of methane gas from the landfill were considered to not be a concern for the subject property. County Planning staff have no concerns.
County Transportation	The existing field entrance off of Grey Road 14 may be used however it must be upgraded to a CSAS commercial entrance.
County Ecology	The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands and fish habitat. It is staffs understanding that the proposed development will be located within and/or adjacent to the features. It is staffs understanding that the woodlands proposed for removal are of a monoculture cedar thicket that contains limited ecological function. As such, it is staffs opinion that the potential impact to natural

	heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived provided the removed trees are replanted at a 1:1 compensation rate. Staff have reviewed the Tree Planting Plan submitted by Abraham Martin (November, 2025) and find the plan generally acceptable. Staff recommend the completion of the plan/planting be added as a condition of approval, through an agreement, zoning holding, or other planning means. It is staffs understanding that stormwater management infrastructure is not needed for the proposal. A grading and drainage plan may be required at building permit stage. It is staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.
Grey Highlands Transportation and Public Spaces Department	A new civic address is requested for the change in entrance location. No other comments or concerns from Transportation and Public Spaces at this time.
Grey Highlands Environmental Services Department	No comments or concerns from Environmental Services at this time
Grey Highlands Fire and Emergency Services	No concerns from Fire and Emergency Services.
Grey Highlands Building Department	N/A

RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 22, 2026

Municipality of Grey Highlands
Planning Department
50 Lorne Street
Markdale, ON
N0C 1H0

Attention: Nora Salami, Junior Planner

Dear Nora:

Re: Planning Justification Report (revised)
Official Plan Amendment and Zoning By-law Amendment Applications
Lot 21, Concession 1 SDR
Geographic Township of Artemesia, Municipality of Grey Highlands
113451 Grey Road 14
Owner: Old Durham Enterprise Inc. c/o Abraham and Sarah Martin

Further to recent pre-consultation discussions regarding the above-noted property, enclosed please find a joint Official Plan Amendment / Zoning By-law Amendment application. Also included are:

- Articles of Incorporation;
- Site Plan;
- Tree Planting Plan;
- MDS Report; and,
- D-4 Brief.

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

The Proposal:

Old Durham Enterprise Inc. c/o Abraham and Sarah Martin owns a vacant 19.24-hectare lot located along the east side of Grey Road 14, in the former Township of Artemesia. The owner will be constructing a family residence and barn/shed on their

265 BEATTIE STREET OWEN SOUND ONTARIO N4K 6X2
TEL: 519-371-6829 ronalddavidson@rogers.com www.rondavidson.ca

property and also propose to erect a 250 square metre workshop to accommodate a small business that involves the making of plastic products through injection moulding.

The intended operation exceeds the size limits of a "home industry", which is normally permitted as of right under the site's current zoning, and therefore an amendment to the Grey Highlands Comprehensive Zoning By-law is necessary. Given the size of the property, an amendment to the Grey Highlands Official Plan is also required. Details of both amendments are provided later in this Planning Justification Report.

The Operation:

This business will involve the custom manufacturing of a variety of plastic products through a process known as injection moulding, which includes the melting and pouring of resin pellets into moulds.

The raw resin will be transported to the property in pellet form, mostly in large boxes, and stored indoors. The injection moulding machines will also be located inside the new workshop. The finished product will be temporarily stored either inside or within the designated outdoor storage area until pick-up or delivery occurs.

The business will employ Mr. Martin and possibly one or two others.

Utility vans or small cube vans will be used to transport the raw and finished products to and from the site. Occasionally, a trailer may be attached to the vehicle. Mr. Martin predicts a maximum of one to two truck-trips per day frequenting the site.

The hours of operation will be Monday to Friday from 7 am to 5 pm, on an as-needed basis, and sometimes on Saturdays.

All operations will occur within a 45 metre x 52 metre area, as identified on Figure 1. The 250 square metre workshop will be located within this designated area, along with an outdoor storage area, a small parking lot, and a gravel yard. The new house and barn/shed will be located outside of this area and will share a driveway with the business.

Subject Property:

The subject property is located southeast of the Grey Road 14 / Durham Road B intersection and has frontages along both roads, as illustrated on Figure 1 of this Planning Justification Report.

Approximately 3.0 hectares of this 19.24-hectare parcel are cash-cropped. The balance of the site is primarily forested, with a few small clearings. The area designated for the business is situated within a partially treed / partially cleared portion of the property.

Adjacent Land Use:

Land use in this area of the former Artemesia Township is represented predominantly by a mix of agriculture, forested lands, and residential lots. Other uses in the area include an active landfill site to the northwest, a cemetery to the north, and a golf course to the southeast. Furthermore, several of the farm properties located in the area include on-farm diversified uses.

County of Grey Official Plan:

i. Land Use Designation

The subject lands are designated 'Agricultural', 'Rural', and 'Hazard Lands' on Schedule A of the Grey County Official Plan, as per Figure 2 of this Report. The proposed shop, storage area, parking lot, and graveled area will be situated on lands designated 'Agricultural'.

ii. On-Farm Diversified Uses

The Grey County Official Plan gives consideration to on-farm diversified uses in both the 'Rural' and 'Agricultural' land use designations. Table 7 of the Official Plan provides examples of on-farm diversified uses, which include *"home industries (e.g. sawmill, welding or woodworking shop, manufacturing / fabrication, storage of boats or trailers, biomass pelletizer)".* The proposed manufacturing of plastic products would fall under this classification.

The relevant policies for on-farm diversified uses are found in Section 5.2.2 *Agricultural Development Policies*, as follows:

15) *New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-line with the level and type of traffic being generated by the uses. Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per*

section 8.3 of this Plan. Servicing or Noise Studies may also be required for new or expanded on-farm diversified or agricultural-related uses. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8. Subject to the size limitation requirements of Table 8 of this Plan and section 5.2.2(17), on-farm diversified uses may be considered on lots less than 10 hectares in size in the Rural land use type.

Notwithstanding the above, home rural occupations may be permitted in the Rural land use type on lots less than 10 hectares in size, which exceed the size limitations in Table 8, only where permitted in municipal zoning by-laws, or where adequate justification has been provided in support of a zoning amendment.

Table 8: On-farm Diversified Use Size Criteria

Land use type	*Property Size*	*On-farm diversified Use Maximum Size*
Agricultural	*20 hectares or greater*	*The lesser of;* • *2% of the total size of the property, or* • *a maximum combined area of the use of 8,000 square metres*
	Less than 20 hectares	*Bed and breakfasts and/or home rural occupations within the dwelling only.*
Special Agricultural	*10 hectares of agriculturally productive area or greater*	*The lesser of;* • *2% of the total size of the property, or* • *a maximum combined area of the use of 8,000 square metres*
	Less than 10 hectares of agriculturally productive area	*Bed and breakfasts and/or home rural occupations within the dwelling only.*
Rural	*20 hectares or greater*	*The lesser of;* • *2% of the total size of the property, or* • *a maximum combined area of the use of 8,000 square metres*
	Less than 20 hectares	*The lesser of;* • *2% of the total size of the property, or* • *a maximum combined area of the use of 2,000 square metres*

16) *When determining the size of the on-farm diversified use it shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shared laneways / servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size. The passing of an implementing zoning by-law amendment will generally be required to permit new on-farm diversified uses, unless otherwise permitted 'as-of-right' in municipal zoning by-laws.*

Comment: The subject lands are designated both 'Agricultural' and 'Rural'. The property comprises 19.24 hectares of land, which is very close to the 20 hectares required for on-farm diversified uses in the 'Agricultural' designation. Because the figures used in the Official Plan are generally meant to have a minor degree of flexibility, the County Planning Department has advised that an amendment to the Grey County Official Plan is not necessary to reflect this minor deficiency, provided the area to be rezoned is limited to approximately 2000 square metres. The application is proposing to rezone 2340 square metres of land, which is consistent with the County's recommendation. Please note that the size of this area has been reduced since the original submission in order to meet the County's recommendation, but reducing it further is not possible as it would not leave sufficient area for the building, gravel yard, and septic system. Ideally, this new industrial building would share the detached dwelling's septic system; however, this is not permitted by the Municipality's Building Department.

17) *The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use.*

Comment: The new 250 square metre workshop represents about 10.7% of the area to be rezoned, which is well under the allowed 20%.

18) *Municipalities may choose to limit the size and accessory uses related to wineries, cideries, breweries, meaderies, or distilleries, based on local characteristics, and/or the availability of servicing.*

Comment: This policy is not relevant.

19) *Prior to considering a new on-farm diversified use, it shall be demonstrated that the following criteria can be met:*

a) The use or activity does not interfere with, or generate off-site adverse impacts, and is compatible with surrounding uses,

b) The use or activity can be sustained by local service levels and infrastructure,

c) The buildings to be used meet all Building Code requirements for the type of use being proposed,

d) The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area,

e) The timing and duration of activities does not hinder agricultural operations on site or in the area,

f) For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures,

g) On-site parking can be accommodated without impacting the agricultural operation, and

h) The timing and duration of activities does not hinder agricultural operations on site or in the area,

Comment: The proposed business should not have a negative impact on any adjacent land uses or residents, nor should it be disruptive to the nearby agricultural operations. More information on potential impact, specifically in regard to the Province's D-6 Guidelines, is provided below.

The new use will not place additional demand for services on the Municipality.

The workshop will meet all requirements of the Ontario Building Code.

Agricultural activity will continue on the subject lands. By locating the development within a partially treed area, no lands will be removed from agricultural use. It is recognized that the amount of land that will be cropped is not significant. The property is appropriate for an on-farm diversified use as it is large, and it will include the Martin's family residence. As well, the majority of the existing trees will be maintained,

thereby providing for a very effective screening of the workshop and outdoor storage from public view.

Mr. Martin intends to operate the business Monday to Friday, from 7 am to 5 pm, and occasionally on Saturdays. Agricultural activities on the property or adjacent lands should not be hindered by the new use, as explained above, regardless of the hours of operation.

As well, the rezoning will comply with the Minimum Distance Separation (MDS) formulae, as demonstrated in the attached MDS Report. Although the Grey County Official Plan does not require an on-farm diversified use to conform to MDS, compliance with this Provincial document remains a good practice.

There is ample area on the property to accommodate the limited number of vehicles that will visit the site.

20) *Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses. Uses which are covered as normal farm practices by the Farming and Food Practices Protection Act (FFPPA) shall not be required to meet the D-6 Guidelines, provided they meet all required Provincial noise, air, water, and wastewater standards.*

Comment: The proposed welding shop is not expected to create a negative impact on any adjacent sensitive receptors, which in this case would be the nearby residences. A welding shop would generally not create any air, water, or wastewater pollutants. A minor amount of noise is possible; however, given the small-scale size of the business, the hours of operation, and the small amount of truck traffic to be generated from this on-farm diversified use, it is highly doubtful that noise will become an issue.

The D-6 Guidelines would classify the intended operation as a *"Class I Industrial Facility"*, which is defined as:

Class I Industrial Facility

A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has

low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

The Guidelines state that lands situated within 70 metres of a Class 1 Industrial Facility, such as the intended on-farm diversified use, are considered to be located in an area of potential influence. On this note, the area to be rezoned is situated approximately 214 metres from the closest neighbouring dwelling, which is located to the north, and therefore the neighbour's house is well outside of the potential area of influence. This notwithstanding, it is still worth noting that the new business will not create an odour or dust or cause vibrations, and that any noise generated will be very limited and should not be heard beyond the property limits. The proposed tree retention will assist in buffering noise.

With regard to the Minimum Distance Separation (MDS) formulae, Section 5.2.2, subparagraph 5) of the Official Plan states the following:

(a) *MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.*

Comment: The Grey Highlands Official Plan still applies the MDS formulae to on-farm diversified uses, as explained later in this Planning Justification Report. One livestock facility exists within 750 metres of the area to be rezoned. The attached MDS Report prepared by Eli Sherk, a representative of the landowner, has demonstrated that the new use meets the required setback from that barn and manure storage facility.

iii. Aggregate Deposits

Schedule B of the County Official Plan recognizes the north 50% (approximately) of the subject property as 'Aggregate Resource Area'. This implies that a primary source of sand and gravel may exist on the site. Section 5.6.2 *Aggregate Resource Area Policies* includes the following:

7) *In Aggregate Resource Areas shown on Schedule B, new non-agricultural uses may be considered on existing lots of record, where they are a permitted use in the Agricultural, Special Agricultural, or Rural land use types. Where such non*

agricultural uses are not permitted by those land use types, and an official plan amendment is required, new non-agricultural uses may only be permitted if:

a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the nonagricultural development; or

b) The proposed land use or development serves a greater long-term interest of the general public than the aggregate extraction; and

c) Issues of public health, public safety, and environmental impact are addressed.

Comment: An on-farm diversified use is permitted in the 'Rural' and 'Agricultural' designations, and therefore this new non-agricultural activity may be considered.

iv. Landfill Site Setbacks

The municipal landfill (known as the "Artemesia Landfill") is located to the northwest of the subject lands and is recognized on Appendix A of the Official Plan. Section 8.10.1 *Operating and Known Abandoned Landfill Sites* includes the following:

1) No development or site alteration will be permitted within 500 metres of an operating landfill site as shown on Appendix A, unless a D-4 study document has been prepared and submitted for review in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-4 Guidelines or its successor document. The D-4 study or its successor document will need to identify that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any development approval being granted.

Comment: GEI Consultants (formerly GM BluePlan Engineering Ltd.) has been monitoring the Artemesia Landfill for several decades on behalf of the Municipality. This firm had also conducted a D-4 Study in 2023 on behalf of a landowner located on the north side of the landfill. As such, the Hydrogeologist working for GEI Consultants has extensive knowledge regarding the leachate and methane that is produced by the landfill and has advised in the attached D-4 Brief that no development on the south side of the landfill site would be affected by leachate or methane.

v. Natural Heritage

Some of the forested lands situated on the subject property fall within the 'Significant Woodland' constraint on Appendix B of the Grey County Official Plan, including a very small portion of the area to be rezoned. Section 7.4 *Significant Woodlands* includes the following:

1) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. Adjacent lands are defined in Section 7 and 9.18 of this Plan.

Note: The Official Plan defines "adjacent lands" for a 'Significant Woodland' to be those lands located within 120 metres of this feature.

Comment: The County Ecologist reviewed the development proposal during the pre-consultation exercise and advised that an Environmental Impact Study is not necessary if the development occurred in this particular location, as these lands are mainly mono-culture cedars with very limited wildlife habitat.

Nevertheless, to offset the tree loss that will occur on the site, Mr. Martin is willing to plant trees in two other locations on this property and also on a nearby farm parcel. A Tree Planting Plan has been prepared and has been deemed relatively acceptable by the County Ecologist. That plan has been included with the application package file with the Municipality.

iv. Policy Review Conclusion

In view of foregoing, the prosed on-farm diversified use conforms to the Grey County Official Plan.

<u>Grey Highlands Official Plan:</u>

i. Land Use Designation

In a manner identical to the Grey County Official Plan, Schedule A of the Grey Highlands Official Plan designates the subject lands as 'Agricultural', 'Rural', and 'Hazard Lands', as illustrated on Figure 3 of this Report.

The area to be rezoned for the non-farm diversified use is designated 'Agricultural'.

ii. On-farm Diversified Uses

Permitted within the 'Rural' and 'Agricultural' designations are on-farm diversified uses. Examples of such uses are provided in Table 1 of the Official Plan and include home industry operations.
Section 4.1.2 *Agricultural Policies* states the following:

(d) On-Farm Diversified uses are those uses that are secondary to the principal agricultural use of the property, and are limited in area. On- farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value-added agricultural products. On-farm diversified uses must generally meet the Ministry of Environment and Climate Change (D-6 Guidelines). MDS 1 will be required for on-farm diversified uses. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.

(e) New agricultural related uses and on-farm diversified uses and recreational and institutional development will require an amendment to the implementing zoning by-law and may be subject to Site Plan Control approval. On-Farm Diversified Uses shall not be permitted on any parcel of land less than 20 ha in size.

The definition section of the Official Plan provides the following with regard to on-farm diversified uses:

ON-FARM DIVERSIFIED USES means uses that are secondary to the principle agricultural use of the property, and are small scale. On-Farm Diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural uses.

SMALL SCALE on parcels 20 hectares or greater in the Agricultural or Rural designation small scale when used in the context of commercial or industrial uses means those uses which exceed the provisions of a Home/Rural Occupation, but do not exceed the following:

- *occupies combined building(s) not exceeding 250 square metres;*
- *outside storage and display is limited to an area not greater than 750 square metres;*
- *the passing of an implementing Zoning By-law Amendment.*

Comment: The subject property comprises 19.24 hectares of land and is therefore slightly deficient in size for on-farm diversified uses. Grey Highlands Planning staff advised during the pre-consultation exercise that this deficiency would require an amendment to the local Official Plan in order for the proposed Zoning By-law Amendment to be approved. For this reason, an application to amend the Grey Highlands Official Plan has been filed.

The justification for the Official Plan Amendment is simple: The size of the property makes up 96.2% of the 20-hectare requirement, which clearly maintains the intent of the Official Plan. The lot would have achieved the 20-hectare requirement if the former schoolhouse had not been severed from these lands decades ago. In terms of impact, it would be virtually impossible to identify a difference between an on-farm diversified use on a 19.24-hectare lot and an identical business on a lot that is 0.76 hectares larger. Furthermore, the figures used in an Official Plan are generally meant to be interpretated with a minor degree of flexibility.

The requested Zoning By-law Amendment is intended to establish a 'C4' zone on a small portion of the subject property. Following its approval, the owner will enter into a Site Plan Agreement with the Municipality.

The workshop will occupy 250 square metres of floor area.

The outdoor storage area encompasses 100 square metres of land at the rear of the new building.

Compliance with the D-6 Guidelines has been demonstrated earlier in this Planning Justification Report.

Whereas the Grey County Official Plan does not apply MDS to on-farm diversified uses, the Grey Highlands Official Plan does require compliance with the MDS formulae. On this note, an MDS Report has been prepared for the one livestock facility existing within 750 metres of the site, and it has demonstrated compliance with the MDS formulae.

iii. Aggregate Deposits

Schedule B of the Grey Highlands Official Plan recognizes a portion of the subject property as an 'Aggregate Resource Area'. The associated policies are virtually identical to those contained in the County Official Plan in terms of protecting this resource from development that might otherwise impede potential future aggregate

extraction while also giving consideration to land uses that are currently permitted in the 'Rural' and 'Agricultural' designations. The proposal conforms with this policy.

vi. Landfill Site Setbacks

The landfill site located to the northwest of the subject property is identified on Schedule E. The policies require a D-4 Study for any development located within 500 metres of a landfill. A D-4 Brief has been conducted by the Hydrogeologist that is responsible for the ongoing monitoring of the landfill site on behalf of the Municipality, and it has concluded that the development raises no concerns regarding leachate or methane.

v. Natural Heritage

Schedule C of the Grey Highlands Official Plan shows a portion of the subject property as 'Significant Woodland'. As explained earlier, the County Ecologist is satisfied that the proposed development does not warrant an Environmental Impact Study.

iv. Policy Review Conclusion

Based on the above, the proposed Zoning By-law Amendment conforms to the Grey Highlands Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) permits on-farm diversified uses on prime agricultural areas and on rural lands. The PPS provides the following definition:

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

Section 2.3.3.1 of the PPS includes the following policy for on-farm diversified uses in rural and prime-agricultural areas:

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 guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

This Planning Justification Report has demonstrated that no impact on the surrounding agricultural operations should occur.

Also, the PPS protects natural heritage features and aggregate deposits. The policies have been carried forward into the Official Plans and have been addressed in this Planning Justification Report.

Furthermore, the PPS requires municipalities to provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses. This policy would support the proposed land use.

The proposal complies with the relevant policies of the PPS.

Grey Highlands Zoning By-law:

The subject lands are currently zoned 'A1' (Agricultural) and 'EP' (Environmental Protection) on Schedule A of the Municipality's Zoning By-law, as shown on Figure 4.

As well, a holding (h) symbol has been applied to the 'A1' zoned area at the north end of the property. The Zoning By-law was attempting to implement the Official Plan by placing this holding symbol on the zoning of all lands located within 500 metres of the landfill site to ensure that no development occurs without a D-4 Study; however, the 500-metre setback appears to have been measured from the centre of the landfill instead of from the actual boundary of the licensed area, resulting in the holding symbol being applied to a smaller portion of the property than required by the Official Plan. This notwithstanding, since the D-4 Brief has taken into consideration the entire subject property, whether or not there was a mapping error is no longer relevant.

The proposed Zoning By-law Amendment would change the zoning of 3840 square metres of land from 'A1-h' to 'C4-x' (Rural Commercial with special provision), as shown on Figure 5.

The Township's Zoning By-law has created the 'C4' (Rural Commercial) zone to implement the on-farm diversified policies of the County and Grey Highlands Official Plans. Permitted uses in the 'C4' zone include a small-scale commercial/industrial metal workshop; however, a business involving the moulding of plastic products would appear to require a special 'C4' zoning, and therefore a site-specific zone is proposed.

The suggested wording of this new zone is as follows:

Notwithstanding any provisions of By-law 2004-50 to the contrary, the following provision in addition to any other provision within the Rural Commercial (C4) zone shall apply to those lands zoned Rural Commercial (C4-x):

(i) Additional Permitted use shall be limited to the fabrication of moulded plastic products.

The balance of the property would remain zoned 'A1' and 'EP'. The Martin family residence will be constructed on lands zoned 'A1'.

In addition, a holding symbol would be added to the entire property to ensure that an Archaeological Assessment is conducted before any development occurs. The Assessment will need to be completed for at least the on-farm diversified use development envelope plus a buffer area. The size of the buffer area will be determined by Saugeen Ojibway Nation (SON). Following the completion of the Assessment to the satisfaction of SON and its registration with the Province, the holding symbol will be removed by By-law. SON is satisfied with the holding symbol remaining on the balance of the property. It is worth noting that the Stage 2 Assessment was supposed to be carried out in 2025; however, snow arrived early last year, making it impossible to undertake this work. The Archaeologist expects to conduct the fieldwork in early spring of this year, once site conditions allow.

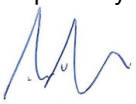
Concluding Comments:

The proposed Official Plan Amendment and Zoning By-law Amendment have strong planning merit and should be given favourable consideration.

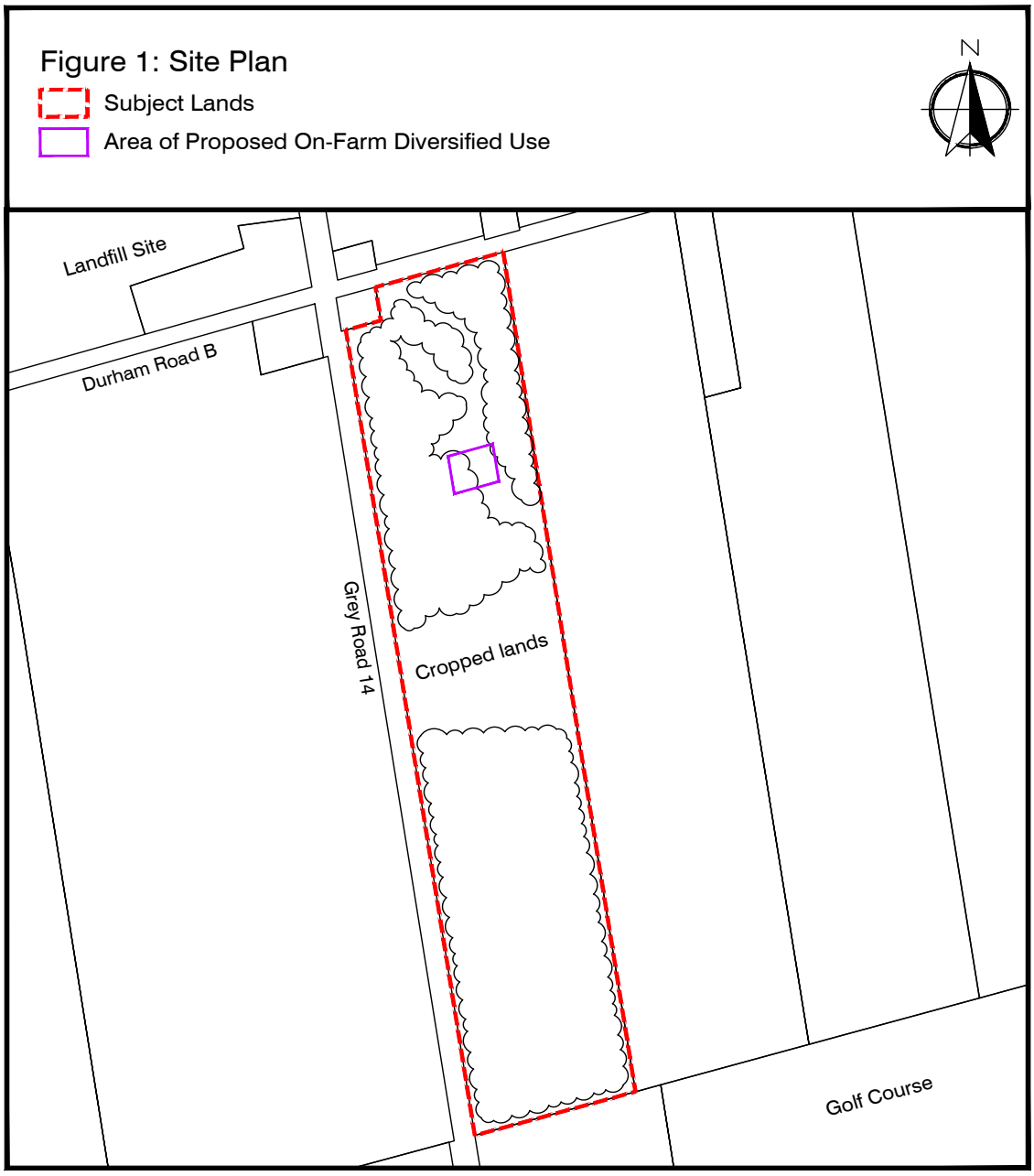
I trust your office will deem the application complete. Should you require additional information, please do not hesitate to contact the undersigned.

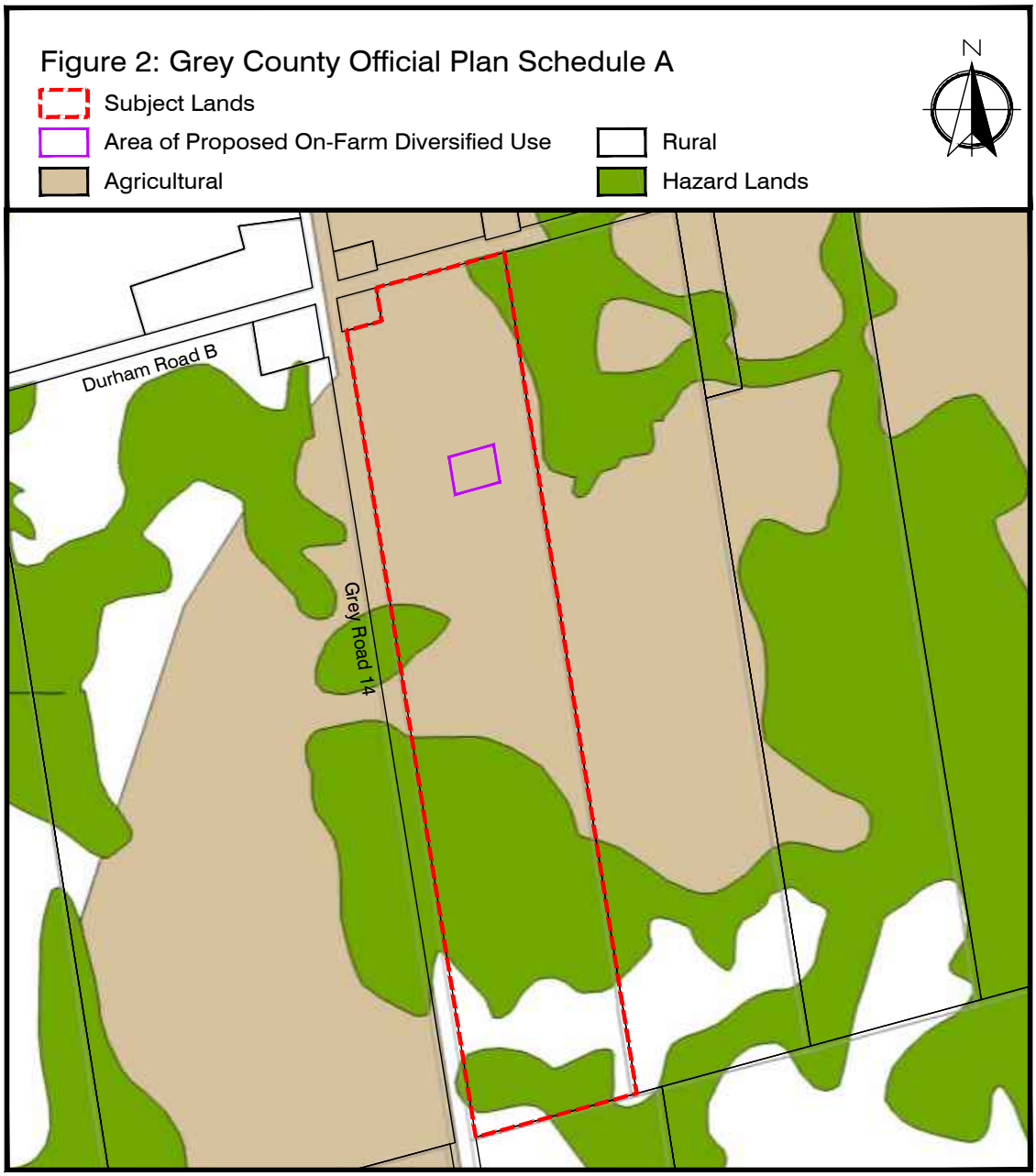
Before scheduling the public meeting, please advise of the potential meeting date to ensure my availability. Your assistance in this matter is sincerely appreciated.

Respectfully submitted,



Ron Davidson, RPP, MCIP
c.c. Abraham Martin
Eli Sherk


Figure 1: Site Plan
Subject Lands
Area of Proposed On-Farm Diversified Use
N
Landfill Site
Durham Road B
Grey Road 14
Cropped lands
Golf Course
113451 Grey Road 14
Grey Highlands
RD
RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000


Figure 2: Grey County Official Plan Schedule A
Subject Lands
Area of Proposed On-Farm Diversified Use
Agricultural
Rural
Hazard Lands
N
Durham Road B
Grey Road 14
113451 Grey Road 14
Grey Highlands
RD
RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

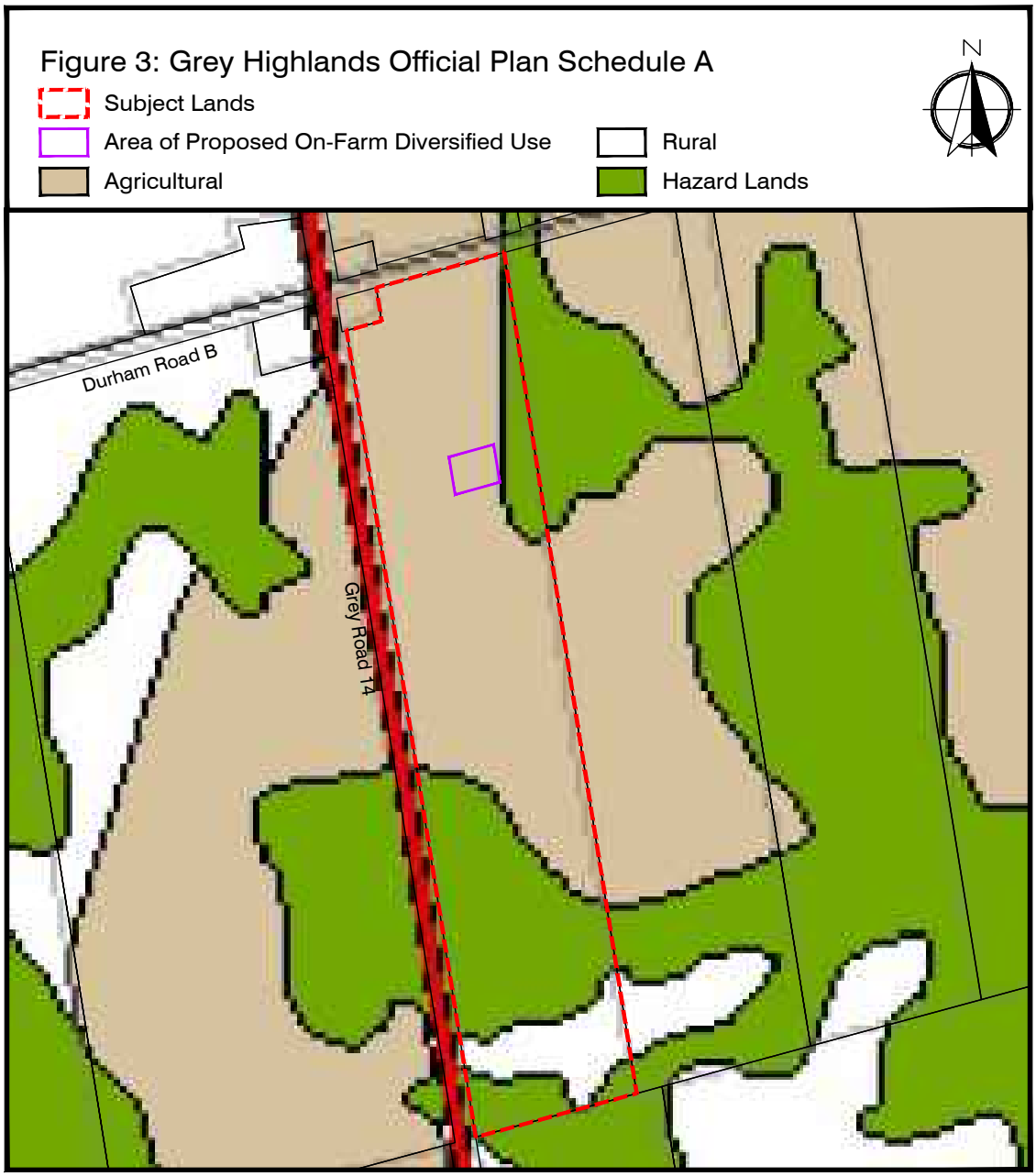
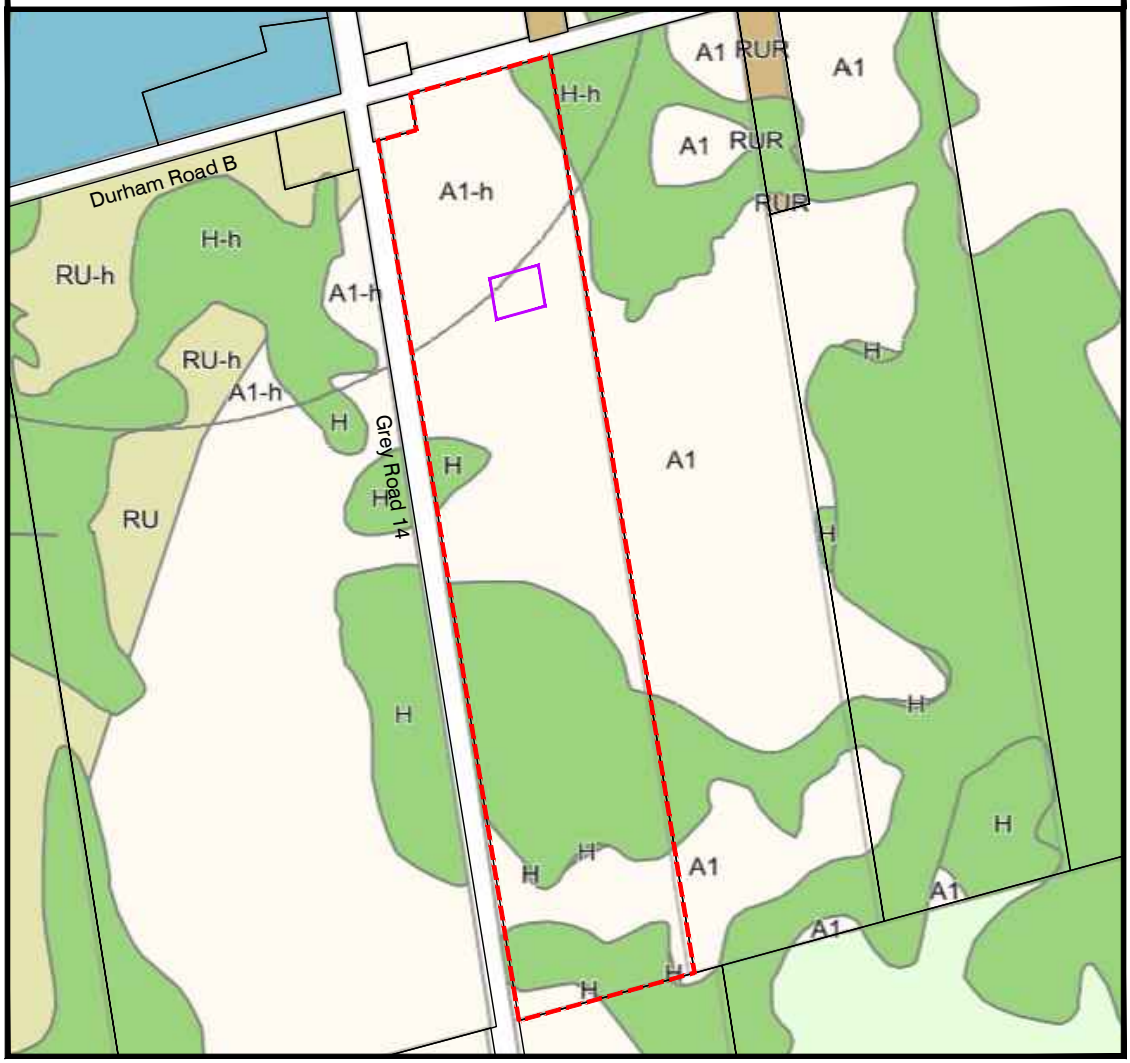

Figure 3: Grey Highlands Official Plan Schedule A
Subject Lands
Area of Proposed On-Farm Diversified Use
Agricultural
Rural
Hazard Lands
N
Durham Road B
Grey Road 14
113451 Grey Road 14
Grey Highlands
RD
RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 4: Grey Highlands Zoning By-law Schedule A

Subject Lands

Area of Proposed On-Farm Diversified Use



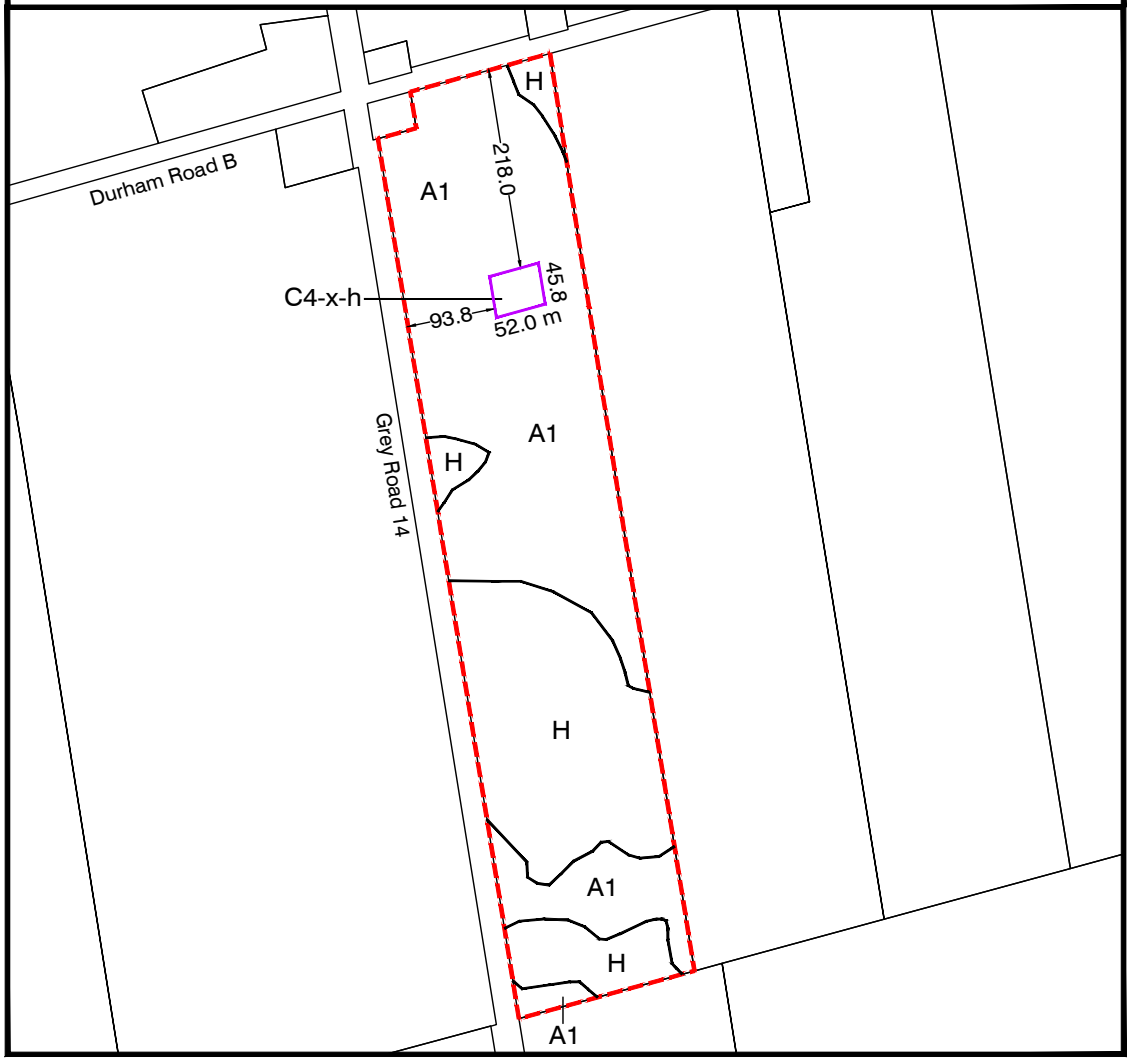
113451 Grey Road 14
Grey Highlands

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 5: Proposed Zoning

Subject Lands

Area of Proposed On-Farm Diversified Use



113451 Grey Road 14
Grey Highlands

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SCALE 1:6000



GEI Consultants Canada

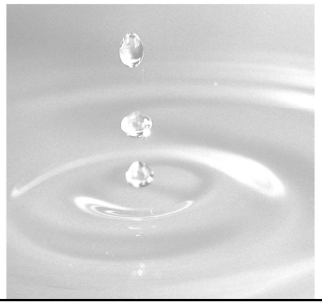
D-4 Study

113451 Grey Road 14, Grey Highlands - ON

Submitted to:
Old Durham Enterprise Inc.
1459 Gerber Road
Wellesley, ON, N0B 2T0

Submitted by:
GEI Consultants Canada Ltd.
1260 2nd Avenue East, Unit 1
Owen Sound, ON, N4K 2J3

March 2026
Project No. 2600771



Alen Bringleson, B.E.S., C.E.T.
Senior Project Manager

Jessica Weller, C.E.T.
Technical Specialist

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Figure 4. Landfill Gas Area of Potential Impacts and Recommended Limit for Planning Restriction

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Appendix A: Certificate of Approval No. A261204 – Artemesia Waste Disposal Site
Appendix B: Borehole and Monitoring Well Logs
Appendix C: MECP Water Well Records

1. Introduction & Background

GEI Consultants Canada (GEI) was retained by Old Durham Enterprise Inc. to undertake a Ministry of the Environment, Conservation and Parks (MECP) D-4 Study (Guideline for Land Use On or Near Landfills and Dumps) to support the potential future development of the vacant property located southeast of the active Artemesia Landfill Site. The Subject Property is legally described as: Concession 1 SDR Lot 21, in the former Township of Artemesia, Municipality of Grey Highlands.

The subject property consists primarily of undeveloped, wooded lands with some open fields, and is situated southeast of the Artemesia Landfill Site. The landfill site is located west of the right-of-way for Grey Road 14 (i.e., on the west side of the County Road) at 113524 Grey Road 14. The landfill is approximately 6 km southwest of the Village of Flesherton, and approximately 4.5 km east of the Village of Priceville. The landfill property comprises an approved landfill footprint encompassing an area of 4.5 hectares (11.1 acres) within a total property area of 18.5 hectares (45.7 acres). The location of the subject property, the landfill site, and the lands within the proposed study area are presented on the Site Plan provided on Figure 1.

Of significance for this D-4 Study, it is noted that an annual monitoring program associated with the Artemesia Landfill property has been conducted with annual MECP consultation and approval to support the operation of the landfill since 1979. The annual monitoring program includes the annual sampling of groundwater, surface water, and the measurement of landfill gas (primarily methane). Based on the completion of the annual monitoring program at the Landfill site and annual report submission to the Ministry since 1979, extensive analytical findings are available for review since the inception of the monitoring program. The active Landfill site has been operated under MECP Provisional Environmental Compliance Approval (ECA) number A261204. The ECA has been amended over time to include the new active areas. A copy of the ECAs are presented in Appendix A.

Considering the proposed development on the study lands identified herein and the proximity to the existing Artemesia Landfill Site, it is our understanding that a D-4 Study is required to be completed as part of the planning and permitting process for potential development on the subject property.

2. Purpose and Scope of Work

The purpose of this study is to evaluate the potential impacts or risks to the proposed development activities on the Subject Property due to the presence of the Artemesia Landfill Site on the adjacent property and from the associated activities on the Landfill Site. This study is based on a review of the available monitoring and operations information to date and considers the potential risk to the Subject Property based on the existing and planned development at the Landfill Site. This report does not consider development beyond the currently approved landfill area.

For the purposes of this Study, it is assumed that no development is proposed on the landfill property and that the buffer lands would remain under the ownership of the Municipality. Since the Subject Property is removed from the actual Landfill Site and property, potential soil impacts and land settlement due to landfilling are not considered to be a concern. Based on the progressive closure of the remaining active area, issues such as traffic, noise, blowing litter, and other aesthetic considerations have not been identified as a concern and will not be addressed further herein.

This study will evaluate the potential impacts to the study area resulting from:

1. Leachate impacts to surface water;
2. Leachate impacts to groundwater;
3. The generation, migration, and accumulation of landfill gas, particularly methane.

As a result, the scope of work conducted to evaluate the aforementioned potential impacts to the Subject Property involved, the review and summation of the available historical information related to landfill activities and the annual monitoring program for the Artemesia Landfill Site, and a review of associated hydrogeological information including regional groundwater studies, and applicable regional and physiographic mapping.

3. Previous Studies and Background

As part of this study, a review of available information and reports was completed to assess the potential for impacts from the landfill to the subject property. As part of the original landfill site planning, an initial Hydrogeological Assessment for the Township of Artemesia Landfill was completed by Morrison Beatty Limited in October 1979 and an initial Plan of Development and Operations (PDO) for the Site was completed by Gamsby and Mannerow Limited (now operating as GEI Consultants Canada Ltd.) in August 1980. Landfilling at the Artemesia Landfill Site reportedly commenced in the fall of 1971. However, initial groundwater and surface water quality monitoring at the Site first occurred in 1979. Since 1988, water quality has consistently been monitored (i.e., at minimum once or twice annually), with additional intermittent measurements taken in the intervening years (i.e., between 1979 and 1988). It is noted that the original Hydrogeological Assessment and PDO were updated by GEI to support the ongoing development and operation of the Site, including progression to the subsequent stages of approved waste placement. The updated PDO was completed by GEI in August of 2013, and the supporting Hydrogeological Assessment was completed in June of 2015.

As previously reported, an annual monitoring program was established at the landfill site in 1979. As a result of the above noted investigations, annual monitoring reports have been completed by GEI for each calendar year since the inception of the annual monitoring program. The annual reports provide the findings of the previous hydrogeological studies, tabulated historical analytical data for each monitoring year, and also provide findings, conclusions, and ongoing recommendations pertaining to the entire data set.

For the purposes of this D4 Study, a significant amount of existing data and previous studies, assessments, and documentation is available due to the long-term monitoring that has been conducted under MECP review and acknowledgement. Therefore, a review of the following reports has been completed as part of this study:

- Hydrogeological Assessment – Township of Artemesia Landfill, Morrison Beatty Limited, October 1979 (revised and updated January 1980).
- Landfill Development Plan, Township of Artemesia, Gamsby and Mannerow Limited, August 1980.
- Plan of Development & Operations, Artemesia Landfill Site, Gamsby and Mannerow Limited, August 2013.
- Hydrogeological Investigation Report, Artemesia Landfill Site, Gamsby and Mannerow Limited, June 2015.

- Annual Monitoring Report (2023) - Artemesia Landfill Site, GEI Consultants, March 2024.
- Annual Monitoring Report (2024) - Artemesia Landfill Site, GEI Consultants, March 2025.

The above noted reports provide the findings of the monitoring programs and present a significant amount of information regarding the local geology, hydrogeologic setting, and groundwater conditions in the area. As part of the current and previous investigations associated with the landfill Site, a total of 26 monitoring wells have been installed at different locations across the site and around the perimeter of the property since 1979. Additionally, it is noted that the individual Annual Monitoring Reports (i.e., for 2023, 2024, etc.) represent an extension of information from all the previous years and are not completed as a "snap-shot" report for only an individual year. Because the annual monitoring and reporting procedure is an iterative process, it represents ongoing findings and conclusions since the monitoring program was initiated in 1979 with a review and summation of the tabulated historical analytical data for groundwater and surface water. Therefore, a review of the most recent Annual Reports provides a summation of the full extent of the information, analytical data, long term trends, and findings since the initial annual reporting process started at the Site.

A discussion of the Site setting (as obtained from previous reports and available information) is provided in the following section.

4. Site Setting

4.1. Site Description

The subject property is located on the south side of Durham Road B, approximately 3.5 km northeast of the town of Priceville. The northerly property boundary of the subject property is noted to be located approximately 70 m southeast of the Artemesia Landfill property boundary and is approximately 170 m southeast of the landfill footprint (actual area of placed waste). The property is located in a mainly rural residential and agricultural area. The legal description of the property is Lot 21, Concession 1 SDR. The subject property encompasses an approximate area of 19.25 ha (47.55 acres).

A view of the subject property including the adjacent landfill property, and the area located within 500 m of the landfill property is presented on Figure 1.

4.2. Physiographic and Geologic Setting

The Site is located in the physiographic region known as the Horseshoe Moraines. The area is characterized by a complex of till ridges, kame moraines, outwash plains, and spillways, interspersed with more smoothly moulded till plains and drumlinized areas. The area also contains many small lakes, streams and numerous swampy areas (Chapman & Putnam, 1984).

Local water well records indicate that the overburden is comprised primarily of glacial tills that extend to a depth of approximately 45 to 60 m below ground surface (mbgs) in the vicinity of the Site (equivalent to an elevation of approximately 430 to 445 masl). Further review of the MECP well records indicates that within the overburden sequence is a unit of hardpan and/or silt/clay that is likely continuous in extent, although its thickness and depth is variable. The underlying bedrock is characterized by buff to brown, medium bedded dolostone of the Guelph Formation.

Elevations within the study area range from approximately 500 m above sea level (masl) to 480 masl. The highest point is associated with the kame moraine situated on the southern portion of the study area. The kame deposit then slopes downward toward the north-northwest, leading to the spillway deposits characterized by the low-lying, swampy depression and an intermittent tributary that is situated directly south of the landfill property. The intermittent tributary is the primary surface water feature in the vicinity of the study area. This tributary continues to flow northward for approximately 500 m before discharging to the Boyne River, which is part of the Beaver River Watershed.

Based on a review of the borehole logs and geologic cross-sections presented within the historical Annual Monitoring Reports for the landfill site, the shallow overburden at the site consists of a complex sequence of glacially derived sediments. The documented shallow overburden soils at the site are typical of a kame deposit which is often characterized by irregularly bedded silt, sand and gravel, resulting from the accumulation of debris/soils deposited by a melting glacier. Based on a detailed analysis of the overburden soil stratigraphy, discussed in the Hydrogeological Investigation, the shallow overburden soils are described as glaciofluvial outwash and ice-contact deposits observed to be a unit of unconsolidated/loose sand and silt overlying a unit of compact till with lower permeability soils.

The MECP Water Well Records are presented in Appendix C and borehole logs for the monitoring wells associated with the landfill site are presented for review in Appendix B.

4.3. Hydrogeologic Setting

The hydrogeological conditions in the study area were determined based on the information presented within the previous Hydrogeological Assessments, the Annual Monitoring Reports, and on a review of the available borehole/monitoring well logs. According to the above noted document review, the direction of shallow groundwater flow has been well established and documented as part of the previous Hydrogeological Assessment at the landfill site and as part of the annual monitoring program that has been conducted for a period of 41 years.

Based on the previous and ongoing studies, the direction of shallow groundwater flow in the overburden aquifer at the landfill is generally from south to north following the pronounced downward sloping topography. However, based on the combined water levels from historical/decommissioned and existing monitoring locations, the local topographic highs and lows associated with the kame and spillway deposits appear to locally influence the groundwater flow direction within the shallow overburden aquifer. The resulting groundwater flow pattern from the combined analysis is generally inferred to be from south to north, however the overall flow path is shown to have a local radial pattern in association with the various landfill site features. That is, along the southern boundary of the landfill the groundwater flow is directed slightly to northeast towards Grey County Road No. 14 and is then directed back to the north-northwest and groundwater flow from the southwest corner of Lot 20, Conc. 1 NDR appears to have a northwest flow component prior to being re-directed to the north-northeast towards the intermittent tributary.

The direction of shallow groundwater flow was determined through the measurement of groundwater elevations in the current and historical monitoring wells located on the Artemesia landfill property over a monitoring period of greater than 40 years. Based on the documented groundwater elevation measurements and groundwater flow determination, the groundwater flow associated with the landfill property migrates in a northerly direction toward the low-lying swampy area, creek complex, and ultimately toward the Boyne River.

Based on the water levels measured, shallow groundwater flow in the overburden aquifer continues to generally be in a northerly direction, with a hydraulic gradient of approximately 1% in the low-lying swampy area and between 2.5% to 4% in the upper portion of the study area at the top of the hill. The hydraulic conductivity of the glaciofluvial sand and silt unit associated with the shallow overburden was estimated to be 2.2x10-3 cm/sec. Of significance to the subject property, based on the inferred northerly direction of shallow groundwater flow measured on the landfill property, the subject property is inferred to be located hydraulically upgradient of the landfill property.

Previous hydrogeologic evaluations and ongoing annual monitoring programs have indicated that groundwater migration in the overburden unit is predominantly horizontal in a northerly direction, therefore leachate impacts are most likely to be observed in this shallow more permeable glaciofluvial sand and silt unit. Furthermore, the underlying low-permeability sediments associated with the compact till unit appear to act as an aquitard, which would reduce the downward migration of the shallow groundwater. Therefore, groundwater migration beneath the landfill is likely to be primarily horizontal within the shallow unconsolidated glaciofluvial sand and silt soils.

4.4. The Artemesia Waste Disposal Site

In 1971, the Ministry of the Environment and Climate Change (MECP, formerly the MOECC) approved landfilling within Lot 20, Concession 1NDR and operations reportedly began in the fall of that year. Subsequently, on March 19, 1985 the Ministry issued Provisional Certificate of Approval (CofA) No. A261204 to the Municipality. This CofA, (now referred to as an ECA) has been amended and re-issued on May 27, 1991, September 28, 2011, and January 2016. The landfill property comprises an approved area of 4.5 hectares (11.1 acres) within a total Site area of 18.5 hectares (45.7 acres). The general location of the landfill property relative to the proposed development area is shown on Figure 1. The landfill services the Residential and Industrial, Commercial, and Institutional (ICI) sectors located within the service area and is approved to accept domestic, commercial, and non-hazardous solid industrial waste.

Since 2018, the Artemesia Waste Disposal Site has been operating primarily as a transfer station with no waste placement or landfilling operations being completed at the site. During that period, all received waste is transferred to the Holland/Markdale Waste & Diversion site. The Municipality reports that a lift of interim soil cover has been applied to all inactive, partially filled areas (i.e., areas not filled to final contours) to reduce/prevent surface water infiltration within the landfill footprint.

5. Potential Impacts Due to Landfill Site

The following sections evaluate the potential impacts to potential future development on the Subject Property due to the presence of the Landfill Site and associated activities at the landfill property.

5.1. Potential Impacts to Surface Water

Shallow groundwater flow often correlates to topographical features and groundwater typically flows towards nearby lakes, streams and wetland areas. The Subject Property is observed to slope gently from north to south, with elevation ranging from 500 masl in the most northerly portion of the site to 490 masl in the most southerly portion of the property.

Currently, the surface water quality monitoring program at the Artemesia Landfill Site evaluates water quality within various surface water features identified at or in close proximity to the landfill Site including:

- SW1 – Roadside Swale: located at the northeast corner of the landfill property and monitors surface water flowing to the north within the roadside swale situated adjacent to Grey Road 14.
- SW2 – Downstream: located directly north of the landfill property and monitors surface water flowing within the intermittent tributary of the Boyne River, downstream of the landfill property.
- SW3 – Downgradient: located 75 m downgradient from the northern limit of the fill area.
- SW5 – Background/Upgradient: located upgradient of the landfill property, considered to be the background sample location collected within the Boyne River tributary.

Over twenty-five years of successive annual surface water quality data is available for various leachate indicator parameters from the various surface water quality monitoring locations adjacent to the Artemesia Landfill. The data from these surface water locations is considered to be generally consistent with the background surface water quality. This suggests that there is little to no leachate impact to the surface water quality downgradient of the landfill as a result of landfill operations. The surface water analytical findings indicate that there is a higher likelihood of impact/influence to the water quality from typical road salting/winter maintenance operations rather than from landfill leachate impacts.

Additionally, there is potential for surface water leachate from leachate break-out from the landfill mound. The MECP formerly requested that the Municipality maintain weekly records for observation of a leachate breakout, which historically occurred along the north toe of the landfill mound to the north of the closed portion of the landfill. In 1997, the Municipality completed work to mitigate the flow of leachate at this location. The area was excavated and re-graded through the progressive application of soil in this area to match surrounding contours in order to help prevent further leachate breakouts. It is noted that this area was located on the northwest portion of the former landfill footprint where surface water was directed to the intermittent tributary located northwest of the landfill property.

Inspections of the northerly toe of the landfill mound are completed by GEI staff during completion of the annual monitoring programs to evaluate the potential for leachate breakouts at this location. The observations made during these inspections consistently indicate dry conditions with no visual evidence of leachate, which suggest that the historical occurrence of leachate breakouts in this area is no longer an issue. Visual inspections along the tributary of the Boyne River and in the area to the north of the landfill footprint indicate consistently dry conditions. Based on the local topography and established surface water controls at the landfill property (onsite ditching, perimeter swales, roadside swale, etc.), the potential for migration of surface water beyond the landfill property boundaries or buffer lands is considered to be low.

In summary, potential impacts to surface water due to the closed or active landfill are not considered to be a concern since:

- Stormwater originating on the landfill mound is directed to the north-northwest toward the relatively large low-lying wetland complex and the tributary of the Boyne River, where it flows northeasterly away from the subject property. The subject property is located southeast of the landfill and the opposite direction of surface water flow originating at the landfill site;

- There is no surface water body or overland connection between the landfill site and the subject property. Additionally, any southerly or easterly component of stormwater flow from the landfill property would be intersected by the roadside swale system along Grey Road 14, which directs surface water downward toward the low-lying area to the south and away from the subject property;
- The findings of the previous Annual Monitoring Reports indicate that the ongoing surface water results suggest that there is little to no impact to the surface water quality downgradient of the landfill as a result of landfill operations.

As such, the potential for risks to the subject property associated with surface water impacts is considered to be low.

5.2. Potential Impacts to Groundwater

Based on the significant volume of previous reports completed specifically for the landfill site, a preliminary evaluation of the groundwater conditions at the site was initially completed in 1979 and ongoing monitoring of the groundwater elevations and conditions has been completed on an annual basis at the network of monitoring wells since that time. Additionally, one separate domestic water supply well, located in proximity to the Site, has also been sampled as part of the annual monitoring program to evaluate potential impacts to the bedrock aquifer. The monitoring program at the landfill site includes twice annual sampling and analytical testing that are conducted every spring and fall.

Based on the combined water levels from historical/decommissioned and existing monitoring locations, the local topographic highs and lows associated with the kame and spillway deposits appear to locally influence the groundwater flow direction within the shallow overburden aquifer. The resulting groundwater flow pattern from the combined analysis is generally inferred to be from south to north, however the overall flow path is shown to have a local radial pattern in association with the various landfill site features. That is, along the southern landfill property boundary the groundwater flow is directed slightly to northeast towards Grey County Road No. 14 and is then directed back to the north-northwest toward the low-lying swamp/creek complex; and groundwater flow from the southwest corner of Lot 20, Concession 1NDR appears to have a northwest flow component prior to being re-directed to the north-northeast towards the intermittent tributary. The documented groundwater flow pattern follows the pronounced topographic slope that extends downward to the north.

The historical investigations and ongoing monitoring program have not identified leachate related impacts to groundwater at the upgradient or downgradient landfill property boundaries. Historically, slightly elevated concentrations of certain parameters (hardness, alkalinity, and organic nitrogen) have been measured. However, these parameters are attributed to the natural mineralization of the groundwater, and the high organic content associated with the shallow soils downgradient of the landfill. Slightly elevated concentrations of the noted parameters are not attributed to landfill leachate.

Of significance for the subject property, there are several existing monitoring wells located within the most southeasterly portion of the landfill property. Specifically, in close proximity to the Durham Road B and Grey Road 14 intersection there are two existing monitoring wells (OW-16 located at the intersection of Durham Road B and Grey Road 14, and OW-17 located further west of OW16 along the Durham Road B ROW). Further upgradient of OW-16, the deep groundwater quality is monitored from the bedrock well located at 325460 Durham Road B (HW-4). The domestic well is reportedly greater

than 60 m deep. On-going water quality monitoring from the domestic well and the upgradient monitoring wells, first conducted in 1979, indicates relatively stable indicator parameter concentration trends.

As noted within the most recent Annual Monitoring Report, groundwater quality data collected from monitoring locations OW-16, OW-17, and HW-4, indicate that landfill-impacted groundwater is not present at these upgradient locations. The Annual Monitoring Report further concludes that based on the long-term trend analysis, and the monitoring results of the boundary monitoring wells that are situated directly between the landfill site and the subject property, the Ministry's site-specific Reasonable Use Criteria continue to be met for the leachate indicator parameters. Based on the monitoring data and the findings of the previous annual reports, impacts to groundwater beyond the existing buffer lands at the landfill property are not anticipated. However, it is recommended that the water supply well for the subject property be completed into the bedrock system. It is also recommended that the well be completed with a casing properly sealed through the overburden deposits and consistent with the requirements of Ontario Regulation 903.

In summary, potential impacts to groundwater at the subject property due to the landfill are not considered to be a concern since:

- The subject property is considered to be hydraulically upgradient of the landfill property based on completion of water level measurements and groundwater elevations determined since 1979;
- The groundwater elevations in the overburden aquifer have consistently been measured as part of the annual monitoring program at the landfill. Based on these measurements, the direction of groundwater flow at the landfill has consistently been in a northerly direction towards a tributary of the Boyne River, that is noted to flow in a northeasterly direction away from the subject property;
- Two monitoring wells exist along the southerly landfill property boundary, which monitor groundwater quality along the southerly property boundary. Additionally, a bedrock well (HW-4) is located directly adjacent to the subject property, and indicates relatively stable indicator parameter concentration trends;
- Groundwater sampling has been conducted at the property boundaries of the active landfill and in adjacent domestic water wells for a period of over 40 years with no impacts above the Ministry's Reasonable Use Criteria (RUC) that have been attributed to landfill leachate;
- The Annual Monitoring Reports reviewed conclude that the active landfill continues to comply with the requirements of the Site's Environmental Compliance Approval and with the requirements of the MECP Reasonable Use Policy.

5.3. Potential Impacts Due to Migration of Landfill Gas

Landfill gas is produced during the degradation of organic compounds buried within the landfill. In particular, methane gas is produced during anaerobic microbial decomposition of organic matter. Methane gas is a potential concern since it has the potential to migrate and accumulate within the subsurface in concentrations above the lower explosive limit (LEL) when it is produced in sufficient volumes. The LEL for methane is approximately 5% in air.

Methane gas is lighter than air, and therefore typically vents from the subsurface to the air where soil permeability permits. Low permeability soils or frozen ground conditions can prohibit the natural venting of methane gas and result in the lateral migration of methane. The migration of methane gas

from landfills in significant concentrations is typically observed to decrease with distance from the landfill footprint. Further, based on the Guidance Manual for Landfill Sites Receiving Municipal Waste (MOE, November 1993):

"…it is considered that methane gas migration, of any significance, may extend for a distance of ten (10) times the depth of the landfill between the ground surface and the water table."

Methane gas measurements have historically been completed within the existing network of monitoring wells for the landfill. Additionally, landfill gas probes were installed in 2006 to a depth of approximately 3.0 mbgs adjacent to the Grey Road 14 right-of-way at the locations of OW-16 and OW-17 to allow for the monitoring of landfill gas along the south and east property boundaries (i.e., in proximity to the existing residential properties in those areas). Based on the annual water level measurements completed at the locations of OW-16 and OW-17 between 2006 and 2022, the average depth to groundwater ranges from an elevation of 486.81 to 491.75 masl.

Based on the surface elevations at each respective monitoring wells of 494.63 and 494.39 masl, the depth of the landfill between the ground surface and the water table ranges from approximately 2.64 to 7.82 m. This range of depths equates to a calculated potential methane migration distance of approximately 26 m to 78 m.

To further evaluate the potential for methane gas migration from the landfill to the subject property, a review of the methane gas monitoring provided in the annual monitoring reports was also conducted as part of this study. The annual reports indicate that landfill gas monitoring has been completed at the site as part of the regular monitoring program. Based on a review of the monitoring results, methane is typically not detected or is only measured at trace levels (i.e., 0.1%) that are below 20% of the LEL. This suggests that natural venting of the landfill gas is taking place and that limited lateral migration of landfill gas is occurring. Based on the pronounced downward sloping topography to the north, northeast, west, and northwest of the landfill footprint, and based on the permeability of the native subsurface soils (i.e., primarily silty sand and gravel), the natural venting of landfill gases through the side slopes in these directions is expected. Therefore, the subsurface migration of landfill gas over a significant distance is not anticipated and has not been measured through the annual monitoring and reporting program at the landfill site.

In summary, potential impacts related to the migration of methane gas from the landfill to the subject property is not considered to be a concern since:

- The landfill is located in an area of relatively high-permeability sand and gravel soils that allow for natural venting of the landfill gases through the side slopes of the ridge that extends downward to the north and west of the landfill property;
- Methane gas has been measured at the network of monitoring wells and at the locations of OW-16 to OW 17, which are located between the landfill and the adjacent properties to the south and east of the landfill. Methane has not been detected above the LEL at the perimeter gas well locations during completion of the annual monitoring programs. The distance from the landfill footprint to the perimeter monitoring wells/gas probes is approximately 30 m. Given the long-term landfill gas measurement results at these perimeter monitoring locations, the findings suggest that venting is occurring and that migration of landfill gas above 20% of the LEL is not occurring within the distance between the landfill footprint and the adjacent subject properties;

- The proposed development area on the subject property is situated greater than 200 m from the landfill footprint (i.e., from the area of placed waste), which is greater than the estimated potential methane migration distance from the landfill site.

6. Conclusions and Recommendations

The purpose of this study is to evaluate the potential impacts to the subject property from the Artemesia Landfill Site which is located to the west of the Grey Road 14 right-of-way within the lands legally described as Concession 1 SDR Lot 21, in the former Township of Artemesia, Municipality of Grey Highlands.

This study evaluates the potential impacts to the subject property associated with the active Artemesia Landfill site due to:

1. Leachate impacts to surface water,
2. Leachate impacts to ground water, and
3. The generation of Landfill gases, particularly methane.

Based on the findings of this Study, potential concerns to the subject property related to landfill derived leachate impacts have not been identified. Based on a review of site conditions and historical operations on the landfill property, it is recommended to maintain a minimum 30 metre buffer area from the landfill footprint (i.e., location of placed refuse) to any proposed structures, as shown on Figures 3 and 4. It is further recommended that the water supply well for the subject property be completed into the bedrock system. It is also recommended that the well be completed with a casing properly sealed through the overburden deposits and consistent with the requirements of Ontario Regulation 903.

Based on a review of the methane gas monitoring conducted at the neighbouring landfill property, several landfill gas probes are monitored annually as part of the onsite monitoring program. Based on a review of the monitoring results, methane gas at the boundaries of the landfill property is typically not measurable, and when detected is only measured at trace levels (i.e., 0.1%) that are below 20% of the LEL. This suggests that natural venting of the landfill gas is taking place and that limited migration of landfill gas is occurring in the subsurface. For due diligence purposes, it is recommended that the proposed buildings constructed on the subject property be constructed with passive venting, in particular any basement or sub-grade portions of the buildings.

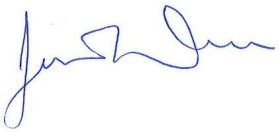
7. Statement of Limitations

This D-4 Study is intended for the sole use of Old Durham Enterprise Inc. The scope of this study is limited to the items presented in Section 2.0 of this report. This study pertains specifically to the subject property identified herein and investigates the potential impacts to the subject lands associated with the Artemesia Landfill located within the lands described as Concession 1 SDR Lot 21, in the former Township of Artemesia, Municipality of Grey Highlands. GEI Consultants Canada cannot guarantee the accuracy or reliability of information provided by others. GEI Consultants Canada does not accept liability for unknown, unidentified, undisclosed, or unforeseen surface or sub-surface contamination that may be later identified. I trust that this is sufficient for review at this time. If you have any questions, or should you wish to discuss this further, please do not hesitate to contact the undersigned.

All of which is respectfully submitted.

GEI CONSULTANTS CANADA LTD.

Per:



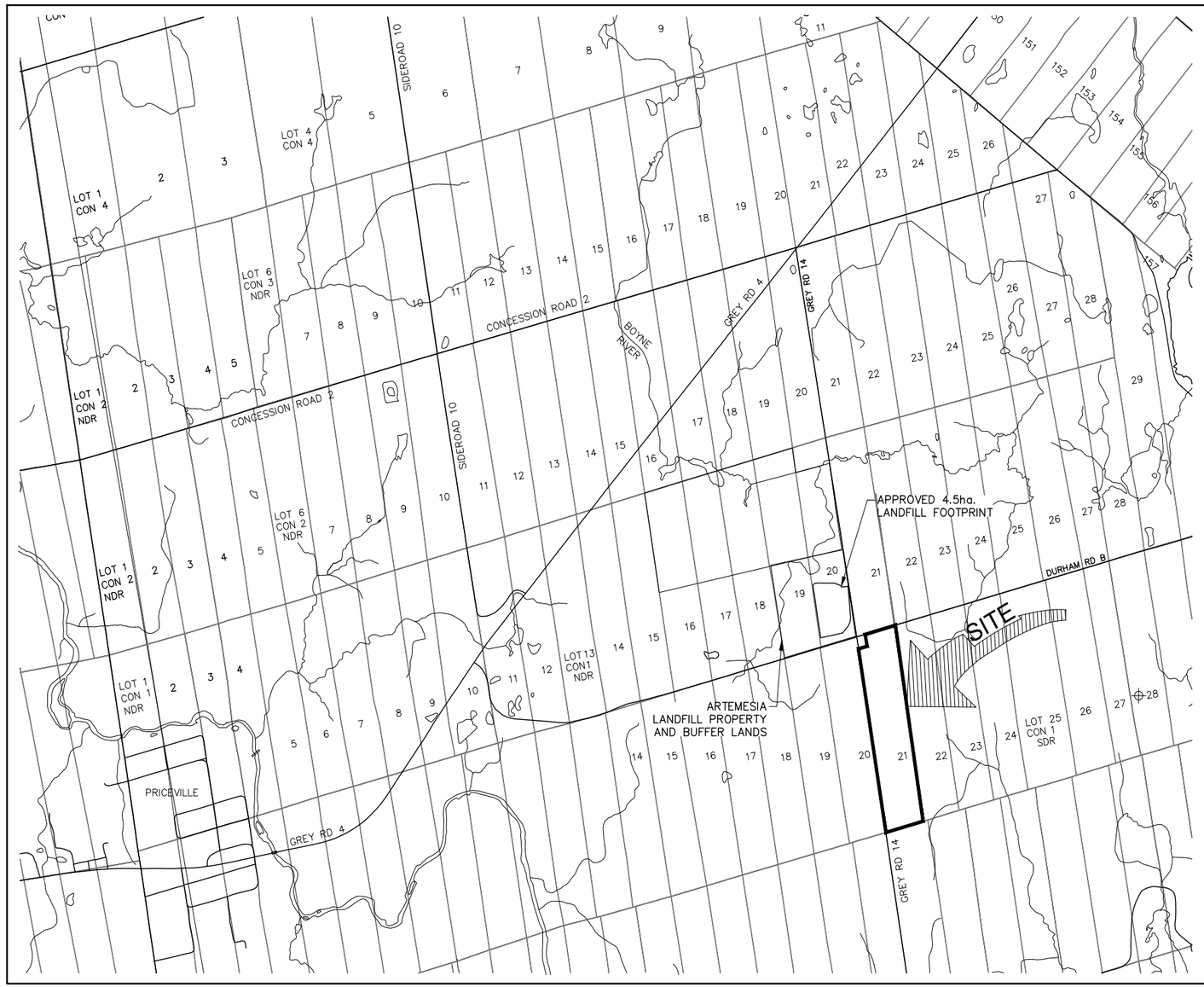
J.K. Weller, C.E.T.

Per:



A.W. Bringleson, B.E.S., C.E.T.

Figures



2600771
D4 Study

SCALE 1:20,000
FEBRUARY 2026

SITE LOCATION MAP AND LANDFILL PROPERTY BOUNDARY

113451 GREY RD 14
CONC. 1 NDR
MUN. OF GREY HIGHLANDS

Figure No. 1

GEI Consultants Canada
GEI CONSULTANTS CANADA LTD.
1260 - 2ND AVENUE EAST
UNIT 1
OWEN SOUND, ON
N4K 2J3
TEL. 519-376-1805

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2600771
D4 Study



SCALE 1:20,000
FEBRUARY 2026

SITE LOCATION MAP AND LANDFILL PROPERTY BOUNDARY

113451 GREY RD 14
CONC. 1 NDR
MUN. OF GREY HIGHLANDS

Figure No. 1a

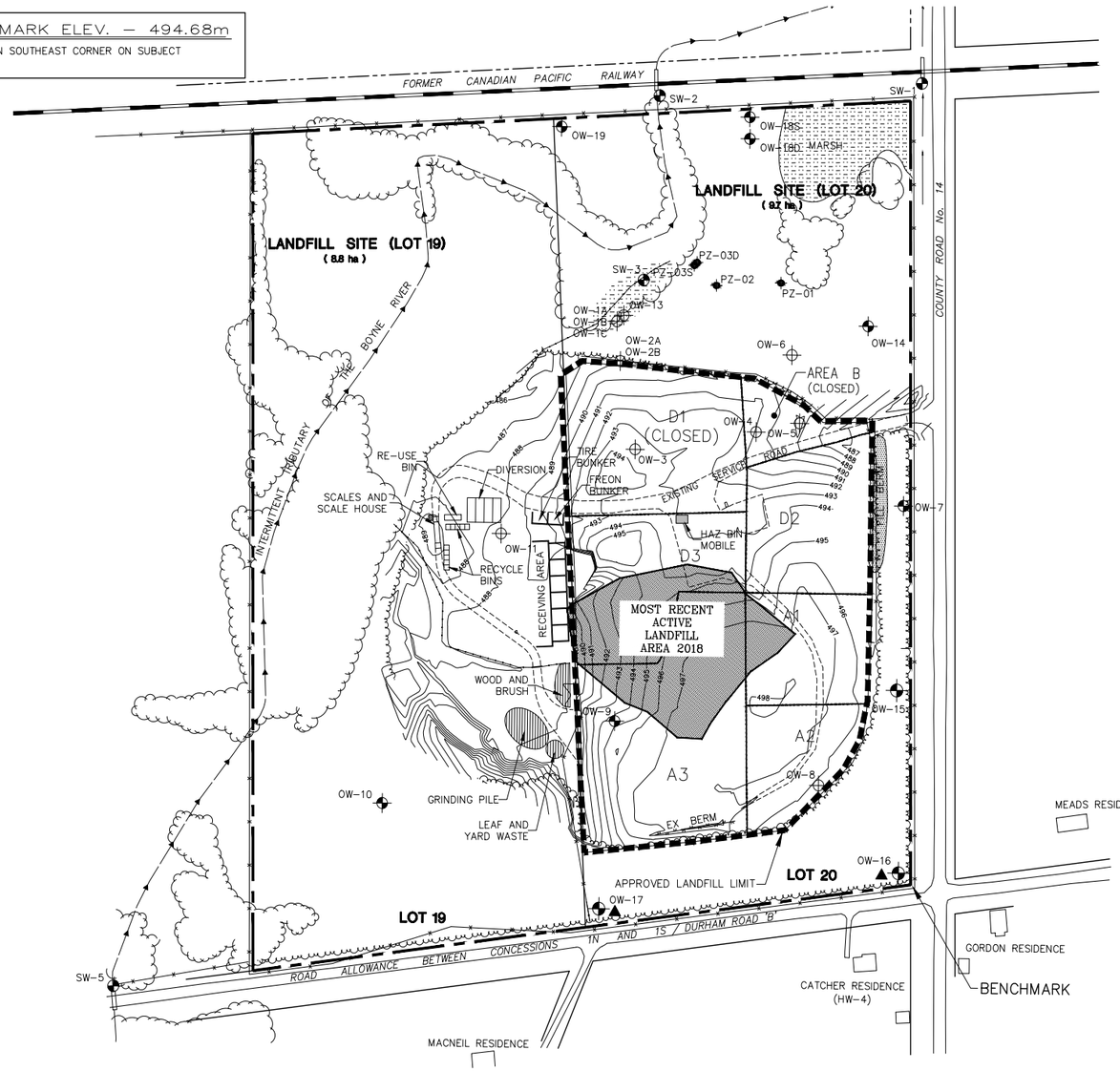
GEI CONSULTANTS CANADA LTD.
1260 - 2ND AVENUE EAST
UNIT 1
OWEN SOUND, ON
N4K 2J3
TEL. 519-376-1805

GEI Consultants Canada

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BENCHMARK ELEV. – 494.68m

TOP S.I.B. IN SOUTHEAST CORNER ON SUBJECT PROPERTY



2600771
D4 Study

LEGEND

- Road
- Former Railway
- Existing Fence
- Treed Area
- Property Limit/Compliance Boundary
- 485 Topographic Contour
- D2 Landfill Development Stages
- Landfill Stage Boundaries
- Limit of Fill Area
- OW-1 Existing Monitoring Well
- OW-3 Former Monitoring Well Location
- SW-2 Surface Water Sampling Station
- OW-16 Landfill Gas Monitoring Location
- PZ-02 Piezometer Location
- Subject Property Boundary

SCALE = 1:20,000
FEBRUARY 2026

SITE LAYOUT AND MONITORING NETWORK (ARTEMESIA LANDFILL)

113451 GREY RD 14
CONC. 1 NDR
MUN. OF GREY HIGHLANDS

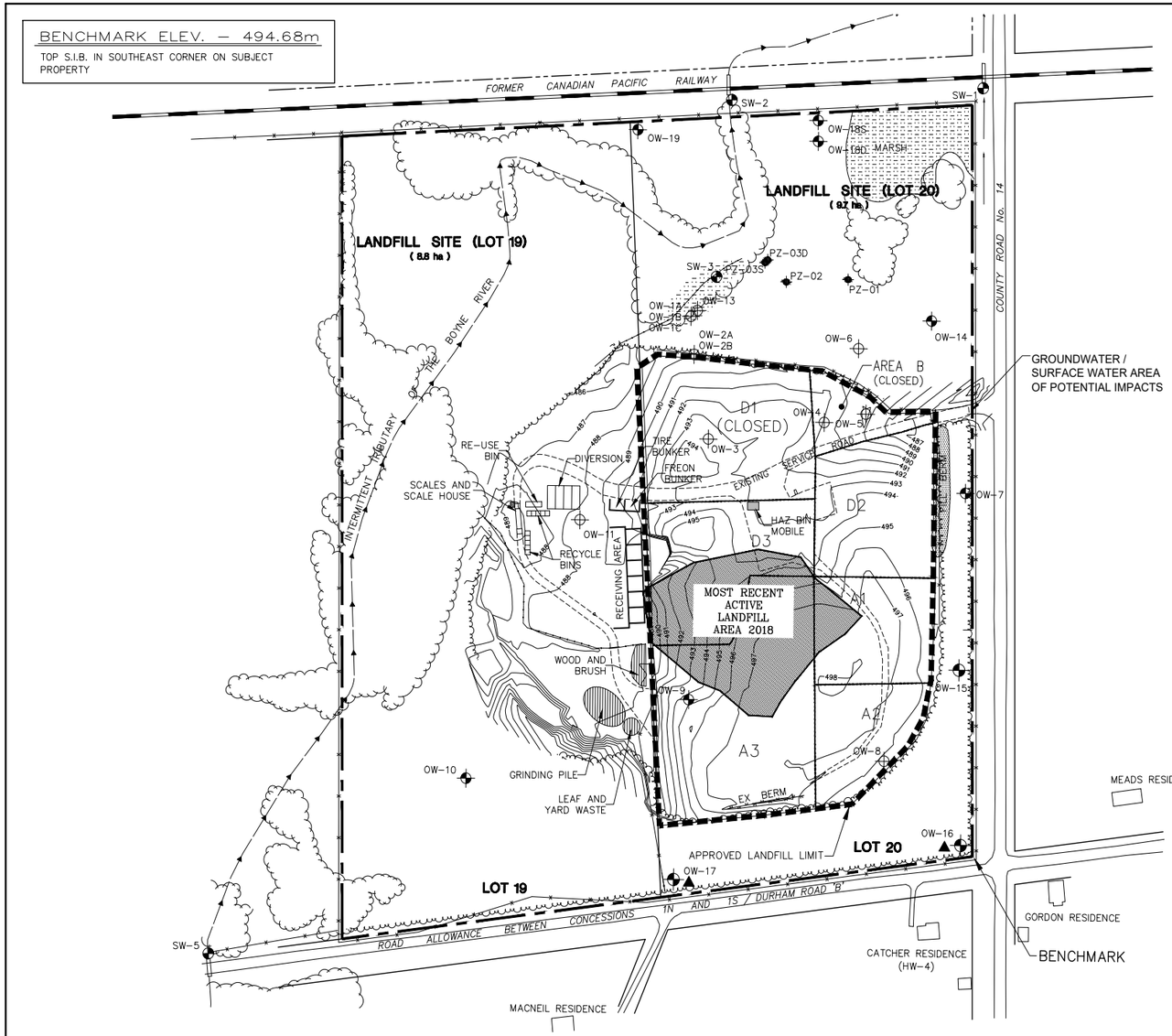
Figure No. 2

GEI Consultants Canada
GEI CONSULTANTS CANADA LTD.
1260 - 2ND AVENUE EAST
UNIT 1
OWEN SOUND, ON
N4K 2J3
TEL. 519-376-1805

FILE:C:\Users\carblu3952\OneDrive - GEI Consultants, Inc\Carri Documents\2024 Landfills\2600771 D4 Study-113451 GreyRd14-C.dwg LAYOUT:Figure 2 - Site Layout
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BENCHMARK ELEV. – 494.68m

TOP S.I.B. IN SOUTHEAST CORNER ON SUBJECT PROPERTY



2600771
D4 Study

LEGEND

- Road
- Former Railway
- Existing Fence
- Treed Area
- Property Limit/Compliance Boundary
- 485 Topographic Contour
- D2 Landfill Development Stages
- Landfill Stage Boundaries
- Limit of Fill Area
- OW-1 Existing Monitoring Well
- OW-3 Former Monitoring Well Location
- SW-2 Surface Water Sampling Station
- OW-16 Landfill Gas Monitoring Location
- PZ-02 Piezometer Location
- Subject Property Boundary

SCALE = 1:20,000

FEBRUARY 2026

GROUNDWATER AND SURFACE WATER AREA OF POTENTIAL IMPACTS AND RECOMMENDED LIMIT FOR PLANNING RESTRICTION

113451 GREY RD 14
CONC. 1 NDR
MUN. OF GREY HIGHLANDS

Figure No. 3

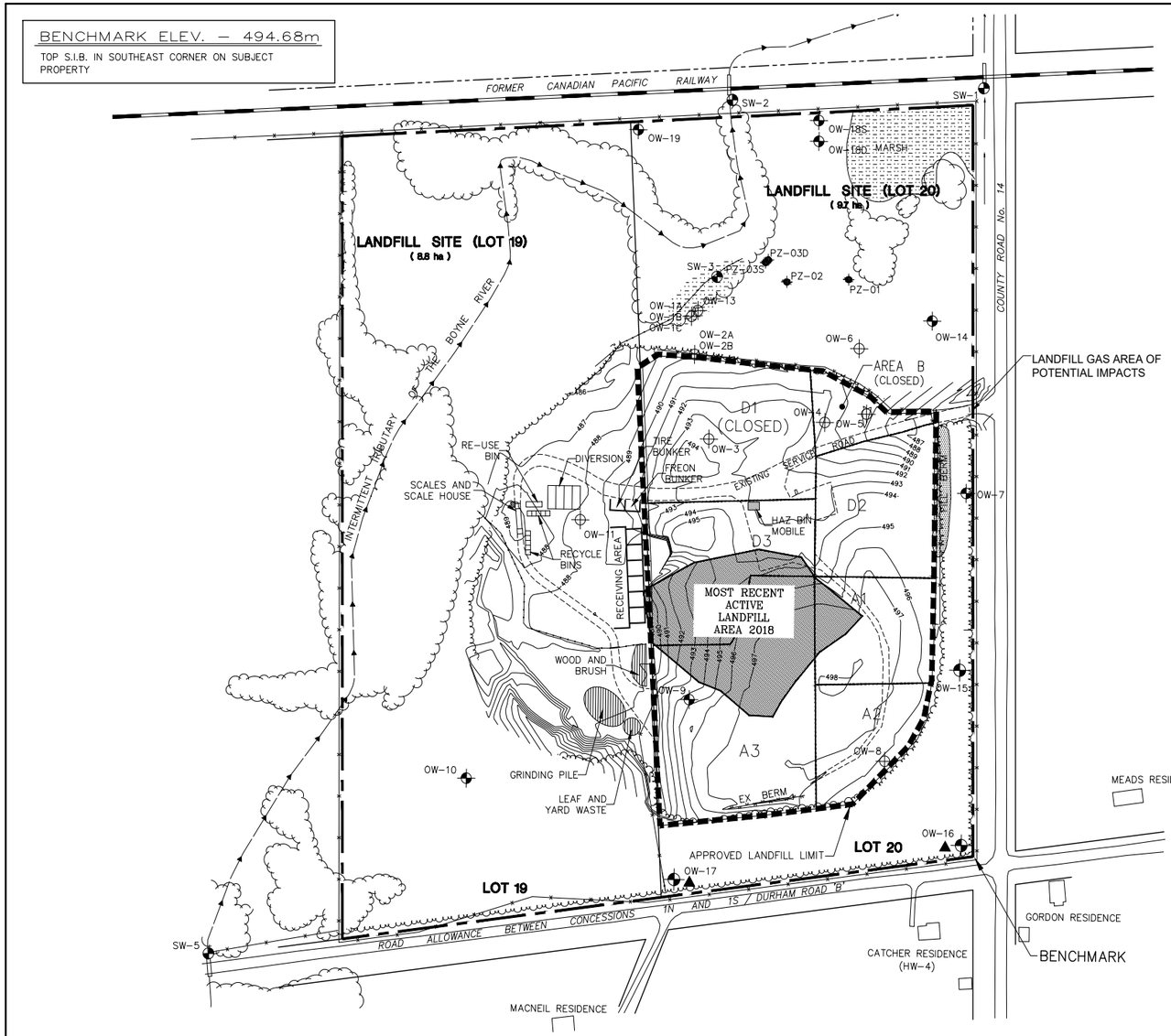
GEI CONSULTANTS CANADA LTD.
1260 - 2ND AVENUE EAST
UNIT 1
OWEN SOUND, ON
N4K 2J3
TEL. 519-376-1805

GEI Consultants Canada

FILE:C:\Users\carblu3952\OneDrive - GEI Consultants, Inc\Carri Documents\2024 Landfills\2600771 D4 Study-113451 GreyRd14-C.dwg LAYOUT:Figure 3 - GW SW
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BENCHMARK ELEV. – 494.68m

TOP S.I.B. IN SOUTHEAST CORNER ON SUBJECT PROPERTY



2600771
D4 Study

LEGEND

- Road
- Former Railway
- Existing Fence
- Treed Area
- Property Limit/Compliance Boundary
- 485 Topographic Contour
- D2 Landfill Development Stages
- Landfill Stage Boundaries
- Limit of Fill Area
- OW-1 Existing Monitoring Well
- OW-3 Former Monitoring Well Location
- SW-2 Surface Water Sampling Station
- OW-16 Landfill Gas Monitoring Location
- PZ-02 Piezometer Location
- Subject Property Boundary

SCALE = 1:20,000

FEBRUARY 2026

LANDFILL GAS AREA OF POTENTIAL IMPACTS AND RECOMMENDED LIMIT FOR PLANNING RESTRICTION

113451 GREY RD 14
CONC. 1 NDR
MUN. OF GREY HIGHLANDS

Figure No. 4

GEI Consultants Canada
GEI CONSULTANTS CANADA LTD.
1260 - 2ND AVENUE EAST
UNIT 1
OWEN SOUND, ON
N4K 2J3
TEL. 519-376-1805

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Appendix A Certificate of Approval A261204 – Artemesia Waste Disposal Site

Ministry of the Environment
Ontario

=> Willard P

Provisional Certificate No.
A 261204

PROVISIONAL CERTIFICATE OF APPROVAL
WASTE DISPOSAL SITE

Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

Township of Artemesia
P.O. Box 219
Flesherton, Ontario
N0C 1E0

for the use and operation of a 4.5 hectare landfilling site within a total site area of 9.7 hectares

all in accordance with the following plans and specifications:

As per Schedule 'A' attached

Located: South Part of Lot 20, Concession 1 N.D.R.
Township of Artemesia
County of Grey

which includes the use of the site only for the disposal of the following categories of waste (NOTE: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) domestic, commercial and non-hazardous (limited to scrap metal, white goods, brush and scrap lumber) wastes.

and subject to the following conditions:

Part 30

THIS IS A TRUE COPY OF THE ORIGINAL CERTIFICATE MAILED

ON March 21/85

(Signed)

Dated this 19th day of March, 19 85

Director, Section 38
Environmental Protection Act

SCHEDULE "A"

This Schedule "A" forms part of Provisional Certificate of Approval No. A 261204 dated March 19, 1985.

1. Application for a Certificate of Approval for a Waste Disposal Site dated July 28, 1972 signed by the Clerk-Treasurer of the Corporation of the Township of Artemesia.

2. Supporting Information to an Application for Approval of a Landfill Disposal Site dated July 28, 1972 signed by the Clerk-Treasurer of the Corporation of the Township of Artemesia.

3. Report entitled "Landfill Development Plan, Township of Artemesia", dated August, 1980, prepared by Gamsby and Mannerow Limited.

4. Letter dated September 29, 1980 to Mr. F. Duckett, Chairman, Waste Management Committee, Township of Artemesia from Mr. W. Page, District Officer of the Ministry's Owen Sound Office.

APPROVALS BRANCH

May 27, 1991

Township of Artemesia
Box 219
Flesherton, Ontario
N0C 1E0

Attention: Mr. Gerald B. Kueneman

Dear Sir:

TWP ARTEMESIA

Re: Waste Disposal Site No. A 261204

Please find enclosed a Notice to amend the Certificate of Approval No. A 261204 dated March 19, 1985 for the Township of Artemesia Waste Disposal Site.

It is suggested that this Notice be carefully read in order to ensure that all conditions are met.

Should you have any questions, please call either Mr. Bill Hutchison of the Owen Sound District Office at (519) 371-2901 or Mr. Paul Mieweglowski at (416) 440-3597.

Yours Truly,

[illegible]

L.J. Andrijiw, Supervisor
Waste Sites & Systems Approvals Unit
Industrial Approvals Section

Encl.
PM:am
c.c. D.A. McEachen, Southwest Region
T. Page, Owen Sound

Ministry of the Environment / Ministère de l'Environnement
Ontario

Notice Avis

Township of Artemesia
Box 219
Flesherton, Ontario
N0C 1E0

You are hereby notified that the terms and conditions of Provisional Certificate of Approval No. A 261204 dated March 19, 1985 is hereby amended as follows:

The following conditions and corresponding reasons are added to the Provisional Certificate of Approval.

1. The municipality shall submit an annual report prepared by their consultant to the Owen Sound District Office, Ministry of the Environment, addressing the following requirements;

   a) volumes of waste received; remaining capacity and site life expectancy.

   b) review of operating procedures, and any deficiencies therein

   c) the results of any surface water or ground water monitoring programs which may be initiated; and

   d) the extent and success of the recycling program establisned by the Town.

   This report is to be submitted each year by March 31st, commencing March 31st, 1992.

2. No waste other than segregated brush, lumber, and clean wood shall be burned at the site.

3. Access to the burning area by the public and other unauthorized personnel is prohibited when burning is being carried out.

4. No burning is to occur without the supervision of the operating authority.

REASONS

1. The reason for condition 1 is to ensure that the necessary studies are completed in order to protect the natural environment.

2. The reason for condition 2, is that the burning of wastes other than segregated brush, lumber and clean wood results in unacceptable emissions of air contaminants and may present a hazard to the health of nearby persons or may create a nuisance.

3. The reason for conditions 3 and 4 is that restricted access to the burning area and adequate supervision are required to ensure that burning is carried out in an acceptable manner under the proper conditions and only suitable types of waste are burned. The use and operation of the site without these conditions may create a nuisance or may result in a hazard to the health or safety of any persons.

.... 2/

1771 (11 89)

You may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. Section 122a of the Environmental Protection Act, as amended in 1983, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;

2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these statutory requirements, the Notice should include:

3. The name of the appellant;

4. The address of the appellant;

5. The Certificate of Approval number;

6. The date of the Certificate of Approval;

7. The name of the Director;

8. The municipality within which the works are located;

and the Notice should be signed and dated by the appellant.

This Notice should be served upon:

The Secretary,
Environmental Appeal Board, 112 St. Clair Ave. West, 5th Floor,
Toronto, Ontario M4V 1N3

AND

The Director,
Section 38, Environmental Protection Act, Ministry of the Environment,
250 Davisville Avenue, 3rd Floor
Toronto, Ontario M4S 1H2

Dated at Toronto this 27th day of May, 1991

J. Bray
Director
Section 38, E.P.A.
Ministry of the Environment

RECEIVED
OCT 14 2011
MINISTRY OF THE ENVIRONMENT

Ontario

Ministry of the Environment
Ministère de l'Environnement

AMENDED PROVISIONAL CERTIFICATE OF APPROVAL
WASTE DISPOSAL SITE
NUMBER A261204
Issue Date: September 28, 2011

The Corporation of the Municipality of Grey Highlands
206 Toronto St S
Post Office Box, No. 409
Markdale, Ontario
N0C 1H0

Site Location: Artemesia Landfill
113524 Country Rd 14
Grey Highlands Municipality, County of Grey

You have applied in accordance with Section 27 of the Environmental Protection Act for approval of:

the use and operation of a 4.5 hectare waste disposal/transfer site within a total site area of 9.7 and the buffer area of 8.8 hectares, as follows:

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

"*Certificate* " means this entire provisional Certificate of Approval document, issued in accordance with section 39 of the *EPA,* and includes any schedules to it, the application and the supporting documentation listed in Schedule "A";

"Contaminating Life Span" means,

(a) in respect of a landfilling site, the period of time during which the site will produce contaminants at concentrations that could have an unacceptable impact if they were to be discharged from the site, and

(b) in respect of a landfilling site and a contaminant or group of contaminants, the period of time during which the site will produce the contaminant or a contaminant in the group at concentrations that could have an unacceptable impact if they were to be discharged from the site;

"*Director*" means any *Ministry* employee appointed in writing by the Minister pursuant to section 5 of the EPA as a Director for the purposes of Part V of the *EPA;*

"*District Manager*" means the District Manager of the local district office of the *Ministry* in which the

Site is geographically located;

"*EPA* " means *Environmental Protection Act* , R.S.O. 1990, c. E. 19, as amended;

"*Ministry* " means the Ontario Ministry of the Environment;

"*NMA* " means *Nutrient Management Act* , 2002, S.O. 2002, c. 4, as amended from time to time;

"*Operator* " means any person, other than the Owner's employees, authorized by the *Owner* as having the charge, management or control of any aspect of the *Site* and includes its successors or assigns;

"*Owner*" means any person that is responsible for the establishment or operation of the *Site* being approved by this *Certificate,* and includes The Corporation of the Municipality of Grey Highlands its successors and assigns;

"*OWRA* " means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;

"*PA* " means the *Pesticides Act* , R.S.O. 1990, c. P-11, as amended from time to time;

"Provincial Officer" means any person designated in writing by the Minister as a provincial officer pursuant to Section 5 of the *OWRA* or Section 5 of the *EPA* or Section 17 of *PA* or Section 4 of *NMA* or Section 8 of *SDWA* .

"*Regional Director* " means the Regional Director of the local Regional Office of the *Ministry* in which the *Site* is located.

"*Regulation 347* " or "*Reg. 347* " means Regulation 347, R.R.O. 1990, made under the EPA, as amended;
"*SDWA*" means *Safe Drinking Water Act,* 2002, S.O. 2002, c. 32, as amended from time to time;

"*Site* " means the entire waste disposal site, including the buffer lands, and contaminant attenuation zone located at Artemesia Landfill, 113524 Country Rd 14, Lots 19 and 20, Concession 1, Grey Highlands Municipality, County of Grey; and

"Trained personnel" means personnel knowledgeable in the following through instruction and/or practice:

a. relevant waste management legislation, regulations and guidelines;
b. major environmental concerns pertaining to the waste to be handled;
c. occupational health and safety concerns pertaining to the processes and wastes to be handled;
d. management procedures including the use and operation of equipment for the processes and wastes to be handled;
e. emergency response procedures;
f. specific procedures for the control of nuisance conditions;
g. specific procedures for refusal of unacceptable waste loads; and

h. the requirements of this *Certificate*.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL

Compliance

(1) The *Owner* and *Operator* shall ensure compliance with all the conditions of this *Certificate* and shall ensure that any person authorized to carry out work on or operate any aspect of the *Site* is notified of this *Certificate* and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

(2) Any person authorized to carry out work on or operate any aspect of the *Site* shall comply with the conditions of this *Certificate* .

In Accordance

(3) Except as otherwise provided by this *Certificate,* the *Site* shall be designed, developed, built, operated and maintained in accordance with the documentation listed in the attached Schedule "A".

Interpretation

(4) Where there is a conflict between a provision of any document listed in Schedule "A" in this *Certificate,* and the conditions of this *Certificate,* the conditions in this *Certificate* shall take precedence.

(5) Where there is a conflict between the application and a provision in any document listed in Schedule "A", the application shall take precedence, unless it is clear that the purpose of the document was to amend the application and that the *Ministry* approved the amendment.

(6) Where there is a conflict between any two documents listed in Schedule "A", the document bearing the most recent date shall take precedence.

(7) The conditions of this *Certificate* are severable. If any condition of this *Certificate,* or the application of any condition of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this *Certificate* shall not be affected thereby.

Other Legal Obligations

(8) The issuance of, and compliance with, this *Certificate* does not:
- (a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement; or
- (b) limit in any way the authority of the *Ministry* to require certain steps be taken or to require the *Owner* and *Operator* to furnish any further information related to compliance with this *Certificate* .

Adverse Effect

(9) The *Owner* and *Operator* shall take steps to minimize and ameliorate any adverse effect on the natural environment or impairment of water quality resulting from the *Site,* including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.

(10) Despite an *Owner, Operator* or any other person fulfilling any obligations imposed by this *Certificate* the person remains responsible for any contravention of any other condition of this *Certificate* or any applicable statute, regulation, or other legal requirement resulting from any act or omission that caused the adverse effect to the natural environment or impairment of water quality.

Change of Ownership

(11) The *Owner* shall notify the *Director,* in writing, and forward a copy of the notification to the *District Manager,* within 30 days of the occurrence of any changes in the following information:
- (a) the ownership of the *Site;*
- (b) the *Operator* of the *Site;*
- (c) the address of the *Owner or Operator;* and
- (d) the partners, where the *Owner or Operator* is or at any time becomes a partnership and a copy of the most recent declaration filed under the *Business Names Act* , R. S. O. 1990, c. B.17, shall be included in the notification.

(12) No portion of this *Site* shall be transferred or encumbered prior to or after closing of the *Site* unless the *Director* is notified in advance and sufficient financial assurance is deposited with the *Ministry* to ensure that these conditions will be carried out.

(13) In the event of any change in *Ownership* of the *Site,* other than change to a successor Owner, the *Owner* shall notify the successor of and provide the successor with a copy of this *Certificate,* and the *Owner* shall provide a copy of the notification to the *District Manager* and the *Director.*

Certificate of Requirement/Registration on Title

(14) The Owner shall:

(a) Within sixty (60) days of the date of the issuance of this *Certificate,* submit to the *Director* for review, two copies of a completed Certificate of Requirement with a registerable description of the *Site;* and

(b) Within 10 calendar days of receiving the Certificate of Requirement authorized by the *Director,* register the Certificate of Requirement in the appropriate Land Registry Office on title to the *Site* and submit to the *Director* and the *District Manager* the duplicate registered copy immediately following registration.

(15) Pursuant to Section 197 of the Environmental Protection Act, neither the *Owner* nor any person having an interest in the *Site* shall deal with the *Site* in any way without first giving a copy of this *Certificate* to each person acquiring an interest in the *Site* as a result of the dealing.

Inspections by the Ministry

(16) No person shall hinder or obstruct a *Provincial Officer* from carrying out any and all inspections authorized by the *OWRA, the EPA,* the *PA,* the *SDWA* or the *NMA,* of any place to which this *Certificate* relates, and without limiting the foregoing:

(a) to enter upon the premises where the approved works are located, or the location where the records required by the conditions of this *Certificate* are kept;
(b) to have access to, inspect, and copy any records required to be kept by the conditions of this *Certificate;*
(c) to inspect the *Site,* related equipment and appurtenances;
(d) to inspect the practices, procedures, or operations required by the conditions of this *Certificate;* and
(e) to sample and monitor for the purposes of assessing compliance with the terms and conditions of this Certificate or the *EPA,* the *OWRA,* the *PA,* the *SDWA* or the *NMA.*

Information and Record Retention

(17) Any information requested, by the *Ministry,* concerning the *Site* and its operation under this *Certificate,* including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry,* upon request, in a timely manner. Records shall be retained for *contaminating life span* of the *Site* except for as otherwise authorized in writing by the *Director.*

(18) The receipt of any information by the *Ministry* or the failure of the *Ministry* to prosecute any person or to require any person to take any action, under this *Certificate* or under any statute, regulation or other legal requirement, in relation to the information, shall not be

construed as:

(a) an approval, waiver, or justification by the *Ministry* of any act or omission of any person that contravenes any term or condition of this *Certificate* or any statute, regulation or other legal requirement; or

(b) acceptance by the *Ministry* of the information's completeness or accuracy.

(19) The *Owner* shall ensure that a copy of this *Certificate,* in its entirety and including all its Notices of Amendment, and documentation listed in Schedule "A", are retained at the *Site* at all times.

2. SITE OPERATION

Operation

(1) The *Site* shall be operated and maintained at all time including management and disposal of all waste in accordance with the *EPA, Regulation 347,* and the conditions of this *Certificate.* At no time shall the discharge of a contaminant that causes or is likely to cause an adverse effect be permitted.

Signs

(2) A sign shall be installed and maintained at the main entrance/exit to the *Site* on which is legibly displayed the following information:

(a) the name of the *Site* and *Owner;*
(b) the number of the *Certificate;*
(c) the name of the *Operator;*
(d) the normal hours of operation;
(e) the allowable and prohibited waste types;
(f) the telephone number to which complaints may be directed;
(g) a warning against unauthorized access;
(h) a twenty-four (24) hour emergency telephone number (if different from above); and
(i) a warning against dumping outside the *Site.*

(3) The Owner shall install and maintain signs to direct vehicles to working face and recycling areas.

(4) The Owner shall provide signs at recycling depot informing users what materials are acceptable and directing users to appropriate storage area.

Vermin, Vectors, Dust, Litter, Odour, Noise and Traffic

(5) The *Site* shall be operated and maintained such that the vermin, vectors, dust, litter, odour, noise and traffic do not create a nuisance.

Burning Waste Prohibited

(6) (a) Burning of waste at the *Site* is prohibited.

(b) Notwithstanding Condition 2. (6) (a) above, burning of segregated, clean wood and brush at the landfill may be carried out in strict compliance with the Ministry of the Environment Document titled "Guideline C-7, Burning at Landfill Sites" dated April 1994.

Site Access

(7) (a) Waste shall only be accepted during the following time periods:

Winter (November 2nd to March 31st)

Monday	:	9:00 a.m. - 5:00 p.m.
Saturday	:	9:00 a.m. - 1:00 p.m.

Summer (April 1st to November 1st)

Monday	:	9:00 a.m. - 5:00 p.m.
Saturday	:	9:00 a.m. - 5:00 p.m.

(b) Increase of hours beyond the above notes shall require neighbour notification and the approval from the Director.

(8) On-site equipment used for daily site preparation and closing activities may be operated from 7 a.m. to 7 p.m.

(9) Not withstanding Condition 2 (7) with the prior written approval from the *District Manager,* the time periods may be extended to accommodate seasonal or unusual quantities of waste.

Site Security

(10) No waste shall be received, landfilled or removed from the *Site* unless a site supervisor or an attendant is present and supervises the operations during operating hours or unless prior notification to the Municipality and acceptance of the off-hour delivery has been previously agreed upon.

(11) The *Site* shall be operated and maintained in a safe and secure manner. During non-operating hours, the *Site* entrance and exit gates shall be locked and the *Site* shall be secured against access by unauthorized persons.

3. EMPLOYEE TRAINING

(1) A training plan for all employees that operate any aspect of the *Site* shall be developed

and implemented by the *Operator*. Only *Trained Personnel* shall operate any aspect of the *Site* or carry out any activity required under this *Certificate* .

4. COMPLAINTS RESPONSE PROCEDURE

(1) If at any time the *Owner* receives complaints regarding the operation of the *Site,* the *Owner* shall respond to these complaints according to the following procedure:

(a) The *Owner* shall record and number each complaint, either electronically or in a log book, and shall include the following information: the nature of the complaint, the name, address and the telephone number of the complainant if the complainant will provide this information and the time and date of the complaint;

(b) The *Owner,* upon notification of the complaint, shall initiate appropriate steps to determine possible causes of the complaint, proceed to take the necessary actions to eliminate the cause of the complaint and forward a formal reply to the complainant; and

(c) Upon review, the *Owner* shall complete and retain a record of the compliant within municipal files, listing the actions taken to resolve the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of similar incidents.

5. EMERGENCY RESPONSE

(1) Any spills, fires or other emergency situations shall be forthwith reported directly to the *Ministry's* Spills Action Centre (1-800-268-6060) and shall be cleaned up immediately.

(2) In addition, the *Owner* shall submit, to the *District Manager* a written report outlining the nature of the incident and a summary of remedial and preventative measures, once the remedial activities have been completed.

(3) All wastes resulting from an emergency situation shall be managed and disposed of in accordance with *O.Reg. 347.*

(4) All equipment and materials required to handle the emergency situations shall be:
(a) kept on hand at all times that waste landfilling and/or handling is undertaken at the *Site;* and
(b) adequately maintained and kept in good repair.

(5) The *Owner* shall ensure that the emergency response personnel are familiar with the use of such equipment and its location(s).

6. RECORD KEEPING AND REPORTING

(1) Any information requested, by the *Director* or a *Provincial Officer,* concerning the *Site* and its operation under this *Certificate,* including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry,* upon request.

Inspections and Log Book

(2) An inspection of the entire *Site* and all equipment on the *Site* shall be conducted each day the *Site* is in operation to ensure that: the *Site* is secure; that the operation of the *Site* is not causing any nuisances; that the operation of the *Site* is not causing any adverse effects on the environment and that the *Site* is being operated in compliance with this *Certificate.* Any deficiencies discovered as a result of the inspection shall be remedied immediately, including temporarily ceasing operations at the *Site* if needed.

(3) A record of the inspections shall be kept in a log book that includes:
- (a) the name and signature of person that conducted the inspection;
- (b) the date and time of the inspection;
- (c) the list of any deficiencies discovered;
- (d) the recommendations for remedial action; and
- (e) the date, time and description of actions taken.

(4) A record shall be kept in a log book of all refusals of waste shipments, the reason(s) for refusal, and the origin of the waste, if known.

Annual Report

(6) A written report on the development, operation and monitoring of the *Site,* shall be completed annually (the "Annual Report"). The Annual Report shall be submitted to the *District Manager,* by March 31st of the year following the period being reported upon.

(7) The Annual Report shall include the following:
- (a) the results and an interpretive analysis of the results of all leachate, groundwater surface water and landfill gas monitoring, including an assessment of the need to amend the monitoring programs;
- (b) an assessment of the operation and performance of all engineered facilities, the need to amend the design or operation of the *Site* , and the adequacy of and need to implement the contingency plans;
- (c) site plans showing the existing contours of the *Site;* areas of landfilling operation during the reporting period; areas of intended operation during the next reporting period; areas of excavation during the reporting period; the progress of final cover, vegetative cover, and any intermediate cover application; previously existing site facilities; facilities installed during the reporting period; and site

preparations and facilities planned for installation during the next reporting period;

(d) calculations of the volume of waste, daily and intermediate cover, and final cover deposited or placed at the *Site* during the reporting period and a calculation of the total volume of *Site* capacity used during the reporting period;

(e) a calculation of the remaining capacity of the *Site* and an estimate of the remaining *Site* life;

(f) a summary of any complaints received and the responses made;

(g) any changes to the Design and Operations Report and the Closure Plan that have been approved by the *Director* since the last *Annual Report;*

(h) a report on the status of all monitoring wells and a statement as to compliance with *Ontario Regulation 903;*

(i) any other information with respect to the *Site* which the *Regional Director* may require from time to time; and

(j) a summary and analysis of all hydraulic and geochemical monitoring results.

7. LANDFILL DESIGN AND DEVELOPMENT

Approved Waste Types

(1) Only solid non-hazardous municipal waste as defined under *Reg.* 347 shall be accepted at the *Site* for landfilling.

(2) The *Owner* shall develop and implement a program to inspect waste to ensure that the waste received at the *Site* is of a type approved for acceptance under this *Certificate.*

(3) The *Owner* shall ensure that all loads of waste are properly inspected by *Trained personnel* prior to acceptance at the *Site* and that the waste vehicles are directed to the appropriate areas for disposal or transfer of the waste. The *Owner* shall notify the *District Manager,* in writing, of load rejections at the *Site* within one (1) business day from their occurrence.

Capacity

(4) The total approved volumetric capacity of the *Site,* consisting of the waste, daily cover, intermediate cover and final cover is 351,900 cubic metres.

(5) The site is approved for the design, operation and use of 276,500 cubic meters (including daily, intermediate and final cover) of the above capacity as described in documents in Schedule "A". Within one (1) year from the date of this *Certificate,* the *Owner* shall submit for the *Director's* approval, a Design and Operations Report that includes as a minimum the following information:

(a) proposed landfill design including the footprint, final contours, capacity and an estimate of the amount of existing waste;

(b) an estimate of waste types and quantities to be landfilled at the site and recycling and resource recovering activities at the *Site;*
(c) location and description of the access road and the on-site roads at the *Site;*
(d) description and location of the fencing and the gate(s);
(e) screening of the *Site* from the public, both visual and the protection from the noise impact;
(f) details of the clean surface water drainage from the *Site* and any works required to prevent extraneous surface water from contacting the active working face;
(g) description of the fill method, the equipment used at the *Site,* the areas used for various fill methods of landfilling, and time lines for various phases of the *Site* development;
(h) the operating hours of the *Site* and the hours for the various activities to be undertaken at the *Site,* including waste compaction, waste coverage and other activities within the *Site;*
(i) details on winter operations;
(j) details on *Site* supervision and monitoring of the activities at the *Site;*
(k) details on handling of other wastes, including the types and amounts of wastes handled, storage locations, storage facility design/description and the frequency of removal from the *Site;*
(l) details on housekeeping practices undertaken to control noise, dust, litter, odour, rodents, insects and other disease vectors, scavenging birds or animals;
(m) details on the closure of the *Site,* including the description of the final cover and its estimated permeability, its thickness, the source of the final cover material, the thickness of the top soil and the vegetation proposed for the closed waste mound, as well as the time frame for the progressive waste coverage;
(n) monitoring program for the surface and ground water;
(o) site-specific trigger mechanism program for the implementation of the groundwater and surface water, contingency measures and a description of such measures;
(p) landfill gas control or management required at the *Site;*
(q) maintenance activities proposed for the *Site* and for the monitoring well network, including the type of the activities, the frequency of the activities and the personnel responsible for them;
(r) inspection activities proposed for the *Site,* including the frequency of the activities and the personnel responsible for them;
(s) details of training provided for the personnel responsible for the activities at the *Site;*
(t) contingency plans for the emergency situations that may occur at the *Site;*
(u) storm water management, including the location and the design of any works required; and
(v) any other information relevant to the design and operation of the *Site* or the information required by the *District Manager.*

(6) At least two (2) years prior to utilizing the remaining volumetric capacity of the *Site,* the *Owner* shall submit to the *Director* for *Director's* approval, a design and operation plan

with up to date engineering and environmental standards and a detailed hydrogeological assessment for proper and safe development of the remainder of the Site. If the *Owner* does not intend to use the remaining capacity the *Owner* shall submit a Closure Plan as per Condition 9 of this *Certificate.*

Service Area

(7) Only waste that is generated within the boundaries of the Municipality of Grey Highlands may be accepted at the *Site.*

Cover

(8) Alternative materials to soil may be used as weekly and interim cover material, based on an application with supporting information and applicable fee for a trial use or permanent use, submitted by the *Owner* to the *Director,* copied to the *District Manager* and as approved by the *Director* via an amendment to this *Certificate.* The alternative material shall be non-hazardous according to *Reg. 347* and will be expected to perform at least as well as soil in relation to the following functions:

(a) Control of blowing litter, odours, dust, landfill gas, gulls, vectors, vermin and fires;
(b) Provision for an aesthetic condition of the landfill during the active life of the *Site;*
(c) Provision for vehicle access to the active tipping face; and
(d) Compatibility with the design of the *Site* for groundwater protection, leachate management and landfill gas management.

(9) Cover material shall be applied as follows:

(a) Periodic Cover - Weather permitting, deposited waste shall be covered with 150 millimeters of soil or alternative cover material of approved thickness within 24 hours of waste being placed in the landfill in a manner acceptable to the *District Manager* so that no waste is exposed to the atmosphere. Alternative daily cover materials approved for this *Site* are wood chips, foundry sand and compost;
(b) Intermediate Cover - In areas where landfilling has been temporarily discontinued for six (6) months or more, a minimum thickness of 300 millimetre of soil cover or an approved thickness of alternative cover material shall be placed; and
(c) Final Cover - In areas where landfilling has been completed to final contours, a minimum 600 millimetre thick layer of soil of medium permeability and 150 millimetres of top soil (vegetative cover) shall be placed. Fill areas shall be progressively completed and rehabilitated as landfill development reaches final contours.

8. LANDFILL MONITORING

Landfill Gas

(1) The *Owner* shall ensure that any buildings or structures at the *Site* contain adequate ventilation systems to relieve any possible landfill gas accumulation. Routine monitoring for explosive methane gas levels shall be conducted in all buildings or structures at the *Site*, especially enclosed structures which at times are occupied by people.

Compliance

(2) The *Site* shall be operated in such a way as to ensure compliance with the following:

(a) Reasonable Use Guideline B-7 for the protection of the groundwater at the *Site*; and

(b) Provincial Water Quality Objectives included in the July 1994 publication entitled *Water Management Policies, Guidelines, Provincial Water Quality Objectives*, as amended from time to time or limits set by the *Regional Director*, for the protection of the surface water at and off the *Site*.

Surface Water and Ground Water

(3) The *Owner* shall monitor surface water and ground water in accordance with the monitoring programs outlined in documents listed in the attached Schedule "A".

(4) A certified Professional Geoscientist or Engineer possessing appropriate hydrogeologic training and experience shall execute or directly supervise the execution of the groundwater monitoring and reporting program.

Groundwater Wells and Monitors

(5) The *Owner* shall ensure that all groundwater monitoring wells which form part of the monitoring program are properly capped, locked and protected from damage.

(6) Where landfilling is to proceed around monitoring wells, suitable extensions shall be added to the wells and the wells shall be properly re-secured.

(7) Any groundwater monitoring well included in the on-going monitoring program that are damaged shall be assessed, repaired, replaced or decommissioned by the *Owner*, as required.

(a) The *Owner* shall repair or replace any monitoring well which is destroyed or in any way made to be inoperable for sampling such that no more than one regular sampling event is missed.

(b) All monitoring wells which are no longer required as part of the groundwater monitoring program, and have been approved by the *Director* for abandonment, shall be decommissioned by the *Owner*, as required, in accordance with *O.Reg. 903*, that will prevent contamination through the abandoned well. A report on the decommissioning of the well shall be included in the Annual Report for the period during which the well was decommissioned.

Trigger Mechanisms and Contingency Plans

(8) (a) Trigger mechanisms shall be in accordance with documents in Schedule "A".

(b) Contingency plan in the event of a confirmed exceedence of a site-specific trigger level relating to leachate mounding or groundwater or surface water impacts due to leachate shall be in accordance with documents in Schedule "A".

(9) In the event of a confirmed exceedence of a site-specific trigger level relating to leachate mounding or groundwater or surface water impacts due to leachate, the *Owner* shall notify the *District Manager* within a five (5) business days and an investigation into the cause and the need for implementation of remedial or contingency actions shall be carried out by the *Owner* in accordance with the approved trigger mechanisms and associated contingency plans.

(10) If monitoring results, investigative activities and/or trigger mechanisms indicate the need to implement contingency measures, the *Owner* shall ensure that the following steps are taken:

(a) The *Owner* shall notify the *District Manager*, in writing of the need to implement contingency measures, no later than 30 days after confirmation of the exceedences;
(b) Detailed plans, specifications and descriptions for the design, operation and maintenance of the contingency measures shall be prepared and submitted by the *Owner* to the *District Manager* for approval; and
(c) The contingency measures shall be implemented by the *Owner* upon approval by the *District Manager* .

(11) The *Owner* shall ensure that any proposed changes to the site-specific trigger levels for leachate impacts to the surface water or groundwater, are approved in advance by the *Director* via an amendment to this *Certificate.*

Changes to the Monitoring Plan

(12) The *Owner* may request to make changes to the monitoring program(s) to the *District Manager* in accordance with the recommendations of the annual report. The *Owner* shall make clear reference to the proposed changes in separate letter that shall accompany the

annual report.

(13) Within fourteen (14) days of receiving the written correspondence from the *District Manager* confirming that the *District Manager* is in agreement with the proposed changes to the environmental monitoring program, the *Owner* shall forward a letter identifying the proposed changes and a copy of the correspondences from the *District Manager* and all other correspondences and responses related to the changes to the monitoring program, to the *Director* requesting the *Certificate* be amended to approve the proposed changes to the environmental monitoring plan prior to implementation.

(14) In the event any other changes to the environmental monitoring program are proposed outside of the recommendation of the annual report, the *Owner* shall follow current ministry procedures for seeking approval for amending the *Certificate.*

9. CLOSURE PLAN

(1) At least 3 years prior to the anticipated date of closure of this *Site,* the *Owner* shall submit to the *Director* for approval, with copies to the *District Manager,* a detailed *Site* closure plan pertaining to the termination of landfilling operations at this *Site,* post-closure inspection, maintenance and monitoring, and end use. The plan shall include the following:

- (a) a plan showing *Site* appearance after closure;
- (b) a description of the proposed end use of the *Site;*
- (c) a descriptions of the procedures for closure of the *Site,* including:
  - (i) advance notification of the public of the landfill closure;
  - (ii) posting of a sign at the *Site* entrance indicating the landfill is closed and identifying any alternative waste disposal arrangements;
  - (iii) completion, inspection and maintenance of the final cover and landscaping;
  - (iv) *Site* security;
  - (v) removal of unnecessary landfill-related structures, buildings and facilities;
  - (vi) final construction of any control, treatment, disposal and monitoring facilities for leachate, groundwater, surface water and landfill gas; and
  - (vii) a schedule indicating the time-period for implementing sub-conditions (i) to (vi) above;
- (d) descriptions of the procedures for post-closure care of the *Site,* including:
  - (i) operation, inspection and maintenance of the control, treatment, disposal and monitoring facilities for leachate, groundwater, surface water and landfill gas;
  - (ii) record keeping and reporting; and
  - (iii) complaint contact and response procedures;
- (e) an assessment of the adequacy of and need to implement the contingency plans for leachate and methane gas; and
- (f) an updated estimate of the contaminating life span of the *Site,* based on the results of the monitoring programs to date.

(2) The *Site* shall be closed in accordance with the closure plan as approved by the *Director.*

10. WASTE DIVERSION

(1) The *Owner* shall ensure that:
- (a) all bins and waste storage areas are clearly labelled;
- (b) all lids or doors on bins shall be kept closed during non-operating hours and during the high wind events; and
- (c) if necessary to prevent litter, waste storage areas shall be covered during the high winds events.

(2) The *Owner* shall provide a segregated area for the storage of *Refrigerant Appliances* so that the following are ensured:
- (a) all *Refrigerant Appliances* have been tagged to indicate that the refrigerant has been removed by a licensed technician. The tag number shall be recorded in the log book and shall remain affixed to the appliance until transferred from the *Site;* **or**
- (b) all *Refrigerant Appliances* accepted at the *Site,* which have not been tagged by a licensed technician to verify that the equipment no longer contains refrigerants, are stored segregated, in a clearly marked area, in an upright position and in a manner which allows for the safe handling and transfer from the *Site* for removal of refrigerants as required by O.Reg. 189; and
- (c) all *Refrigerant Appliances* received on-site shall either have the refrigerant removed prior to being transferred from the *Site* or shall be shipped off-site only to facilities where the refrigerants can be removed by a licensed technician in accordance with O.Reg. 189.

(3) Propane cylinders shall be stored in a segregated area in a manner which prevents cylinders from being knocked over or cylinder valves from breaking.

(4) The *Owner* shall transfer waste and recyclable materials from the *Site* as follows:
- (a) recyclable materials shall be transferred off-site once their storage bins are full;
- (b) scrap metal shall be transferred off-site on an as required basis but not less than once a year;
- (c) tires shall be transferred off-site as soon as a load for the contractor hired by the *Owner* has accumulated or as soon as the accumulated volume exceeds the storage capacity of its bunker; and
- (d) immediately, in the event that waste is creating an odour or vector problem.

(5) The *Owner* shall notify the appropriate contractors that waste and recyclable wastes that are to be transferred off-site are ready for removal. Appropriate notice time, as determined by the contract shall be accommodated in the notification procedure.

SCHEDULE "A"

1. Application for a Certificate of Approval for a Waste Disposal Site dated July 28, 1972 signed by the Clerk-Treasurer of the Corporation of the Township of Artemesia.

2. Supporting information to an Application for Approval of a Landfill Disposal Site dated July 28, 1972 signed by the Clerk-Treasurer of the Corporation of the Township of Artemesia.

3. Report entitled "Landfill Development Plan, Township of Artemesia", dated August 1980, prepared by Gamsby and Mannerow Limited.

4. Letter dated September 29, 1980 to Mr. F. Duckett, Chairman, Waste Management Committee, Township of Artemesia from Mr. W. Page, District Officer of the Ministry's Owen Sound Office.

5. Application for a Certificate of Approval for a Waste Disposal Site dated September 20, 2010 signed by Dan Best, Chief Administrative Officer, The corporation of the Municipality of Grey Highlands.

6. Letter report dated September 29, 2010 prepared by Gamsby and Mannerow addressed to Ministry of the Environment, environmental Assessment and Approvals Branch.

The reasons for the imposition of these terms and conditions are as follows:

GENERAL

1. The reason for Conditions 1(1), (2), (4), (5), (6), (7), (8), (9), (10), (17), (18) and (19) is to clarify the legal rights and responsibilities of the *Owner* and *Operator* under this Certificate of Approval.

2. The reasons for Condition 1(3) are to ensure that the *Site* is designed, operated, monitored and maintained in accordance with the application and supporting documentation submitted by the *Owner,* and not in a manner which the *Director* has not been asked to consider.

3. The reasons for Condition 1(11) are to ensure that the *Site* is operated under the corporate name which appears on the application form submitted for this approval and to ensure that the *Director* is informed of any changes.

4. The reasons for Condition 1(12) are to restrict potential transfer or encumbrance of the *Site* without the approval of the *Director* and to ensure that any transfer of encumbrance can be made only on the basis that it will not endanger compliance with this Certificate of Approval.

5. The reason for Condition 1(13) is to ensure that the successor is aware of its legal responsibilities.

6. Conditions 1 (14) and (15) are included, pursuant to subsection 197(1) of the *EPA* , to provide that any persons having an interest in the *Site* are aware that the land has been approved and used for the purposes of waste disposal.

7. The reason for Condition 1(16) is to ensure that appropriate Ministry staff has ready access to the Site for inspection of facilities, equipment, practices and operations required by the conditions in this Certificate of Approval. This Condition is supplementary to the powers of entry afforded a Provincial Officer pursuant to the *Act* , the *OWRA* , the *PA* , the *NMA* and the *SDWA* .

SITE OPERATION

8. The reasons for Conditions 2(1), 2(5) and 6(3) are to ensure that the *Site* is operated, inspected and maintained in an environmentally acceptable manner and does not result in a hazard or nuisance to the natural environment or any person.

9. The reason for Conditions 2 (2), 2(3) and 2(4) is to ensure that users of the *Site* are fully aware of important information and restrictions related to *Site* operations and access under this *Certificate.*

10. The reasons for Condition 2(6) (a) and (b) are open burning of municipal waste is unacceptable because of concerns with air emissions, smoke and other nuisance affects, and the potential fire hazard and to make sure burning of brush and wood are carried out in accordance with Ministry guidelines.

11. The reasons for Condition 2(7), 2(8) and 2(9) are to specify the hours of operation for the landfill site and a mechanism for amendment of the hours of operation, as required.

12. The reasons for Condition 2(10) and 2(11) are to ensure that the *Site* is supervised by properly trained staff in a manner which does not result in a hazard or nuisance to the natural environment or any person and to ensure the controlled access and integrity of the *Site* by preventing unauthorized access when the Site is closed and no site attendant is on duty.

EMPLOYEE TRAINING

13. The reason for Condition 3(1) is to ensure that the *Site* is supervised and operated by properly trained staff in a manner which does not result in a hazard or nuisance to the natural environment or any person.

COMPLAINTS RESPONSE PROCEDURE

14. The reason for Condition 4(1) is to ensure that any complaints regarding landfill operations at this *Site* are responded to in a timely and efficient manner.

EMERGENCY RESPONSE

15. Conditions 5(1) and 5(2) are included to ensure that emergency situations are reported to the Ministry to ensure public health and safety and environmental protection.

16. Conditions 5(3), 5(4) and 5(5) are included to ensure that emergency situations are handled in a manner to minimize the likelihood of an adverse effect and to ensure public health and safety and environmental protection.

RECORD KEEPING AND REPORTING

17. The reason for Conditions 6(1) and 6(2) is to ensure that accurate waste records are maintained to ensure compliance with the conditions in this Certificate of Approval (such as fill rate, site capacity, record keeping, annual reporting, and financial assurance requirements), the *EPA* and its regulations.

18. The reason for Conditions 6(4) and 6(5) is to ensure that detailed records of *Site* inspections are recorded and maintained for inspection and information purposes.

19. The reasons for Conditions 6(6) and 6(7) are to ensure that regular review of site development, operations and monitoring data is documented and any possible improvements to site design, operations or monitoring programs are identified. An annual report is an important tool used in reviewing site activities and for determining the effectiveness of site design.

LANDFILL DESIGN AND DEVELOPMENT

20. The reason for Conditions 7(1) to 7(7) inclusive is to specify the approved areas from which waste may be accepted at the *Site* and the types and amounts of waste that may be accepted for disposal at the *Site,* based on the *Owner* 's application and supporting documentation.

21. Condition 7(8) is to provide the *Owner* the process for getting the approval for alternative daily and intermediate cover material.

22. The reasons for Condition 7(9) are to ensure that daily/weekly and intermediate cover are used to control potential nuisance effects, to facilitate vehicle access on the *Site,* and to ensure an acceptable site appearance is maintained. The proper closure of a landfill site requires the application of a final cover which is aesthetically pleasing, controls infiltration, and is suitable for the end use planned for the *Site.*

LANDFILL MONITORING

23. Reasons for Condition 8(1) are to ensure that off-site migration of landfill gas is monitored and all buildings at the *Site* are free of any landfill gas accumulation, which due to a methane gas component may be explosive and thus create a danger to any persons at the *Site.*

24. Condition 8(2) is included to provide the groundwater and surface water limits to prevent water pollution at the *Site*.

25. Conditions 8(3) and 8(4) are included to require the Owner to demonstrate that the *Site* is performing as designed and the impacts on the natural environment are acceptable. Regular monitoring allows for the analysis of trends over time and ensures that there is an early warning of potential problems so that any necessary remedial/contingency action can be taken.

26. Conditions 8(5), 8(6) and 8(7) are included to ensure the integrity of the groundwater monitoring network so that accurate monitoring results are achieved and the natural environment is protected.

27. Conditions 8(8) to 8(11) inclusive are added to ensure the *Owner* has a plan with an organized set of procedures for identifying and responding to potential issues relating to groundwater and surface water contamination at the *Site's* compliance point.

28. Conditions 8(12), 8(13) and 8(14) are included to streamline the approval of the changes to the monitoring plan.

CLOSURE PLAN

29. The reasons for Condition 9 are to ensure that final closure of the *Site* is completed in an aesthetically pleasing manner, in accordance with Ministry standards, and to ensure the long-term protection of the health and safety of the public and the environment.

WASTE DIVERSION

30. Condition 10 is included to ensure that the recyclable materials are stored in their temporary storage location in a manner as to minimize a likelihood of an adverse effect or a hazard to the natural environment or any person.

This Provisional Certificate of Approval revokes and replaces Certificate(s) of Approval No. A261204 issued on March 19, 1985

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;

5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the waste disposal site is located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto, Ontario
M5G 1E5

AND

The Director
Section 39, *Environmental Protection Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.

DATED AT TORONTO this 28th day of September, 2011

THIS CERTIFICATE WAS MAILED
ON Oct. 11, 2011
lc
(Signed)

Tesfaye Gebrezghi, P.Eng.
Director
Section 39, *Environmental Protection Act*

RM/
c: District Manager, MOE Owen Sound
Alen Bringleson, Gamsby and Mannerow Limited √

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Ontario

Ministry of the Environment and Climate Change
Ministère de l'Environnement et de l'Action en matière de changement climatique

AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER A261204
Notice No. 1
Issue Date: January 5, 2016

The Corporation of the Municipality of Grey Highlands
206 Toronto St S
Post Office Box, No. 409
Markdale, Ontario
N0C 1H0

Site Location: Artemesia Landfill
113524 Country Rd 14
Grey Highlands Municipality, County of Grey

You are hereby notified that I have amended Approval No. A261204 issued on September 28, 2011 forthe use and operation of a 4.5 hectare waste disposal/transfer site within a total site area of 17.05 hectares, as follows:

Definitions of "*Certificate*" and *"Site"* are hereby revoked and replaced with the following:

"*Approval*" or "*Certificate*" means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation listed in Schedule "A".

"*Site*" means the entire waste disposal site, including the buffer lands, and contaminant attenuation zone located at Artemesia Landfill, 113524 Country Rd 14, Lots 19 and 20, Concession 1, Grey Highlands Municipality.

Conditions 7(5) and 8 (8) (a) are hereby revoked and replaced with the following:

Capacity

7(5) (a) The site is approved for the design, operation and use of 351,900 cubic meters (including daily, intermediate and final cover) as described in documents in Schedule "A".

(b) The Plan of Development and Operations, Artemesia Landfill (Item 7 in Schedule "A") is hereby approved except the use of collected and stored leaf and yard waste for intermediate cover or final cover.

(c) The *Owner* shall not deposit any waste beyond the 4.5 hectare waste foot print located on Lot 20, Concession 1.

(d) The *Owner* shall mark the boundary of the 4.5 hectare waste foot print with visible permanent stakes.

Trigger Mechanisms and Contingency Plans

8(8) (a) Trigger mechanisms shall be in accordance with Schedule "B".

Items 7, 8 and 9 are added to the Schedule "A".

Schedule "A"

7. Report titled "Plan of Development and Operations, Artemesia Landfill" dated August 2013 prepared by Gamsby and Mannerow Limited.

8. Report titled "Municipality of Grey Highlands, Hydrogeologic Investigation - Artemesia Landfill" dated August 2013 and revised June 2015 and prepared by Gamsby and Mannerow Limited.

9. Report titled "Municipality of Grey Highlands, Trigger Mechanism and Contingency Plan, Artemesia Landfill" dated June 2015 and prepared by Gamsby and Mannerow Limited.

Schedule "B"

This Schedule forms part of the Certificate of Approval No. A261204. It describes the groundwater and surface water trigger mechanisms referred to in Condition 8(8)(a).

Groundwater
The following parameters are to be used as groundwater trigger parameters and apply to boundary wells.

Table B-1

Parameter	Units	RUC	Trigger Levels (75% RUC)
Chloride	mg/L	126	95
Sodium	mg/L	101	76
Sulphate	mg/L	254	190
Alkalinity	mg/L	318	239
TDS	mg/L	346	260

Additional parameters may be added to Table B-1 as the leachate becomes further characterized.

In the event that the Trigger Levels (which are 75% of the Reasonable Use Criteria (RUC)) are exceeded for three parameters at the same location for three consecutive sampling events, the measures outlined the Contingency Plan of the "GM Blue Plan, Trigger Mechanism & Contingency Plan, Artemesia Landfill Site dated June 2015, will be undertaken.

Surface Water
The following parameters are to be used as surface water trigger parameters and apply to Surface Water Locations Listed.

Table B-2

Parameter	Trigger Level	Trigger Location
pH (field)	6.5 to 8.8	SW-1 and SW-2
Iron	0.31 mg/l	
Phosphorus	0.03 mg/l	
Un-ionized Ammonia**	0.020 mg/l	
Chloride	26 mg/l	SW-2 only

** Un-ionized ammonia to be calculated from field pH and in field water temperature taken at time of sample collection

The reason for this amendment to the *Approval* is to approve the Plan of Development and Operations to use the remainder of the theoretical approved capacity and the trigger mechanism and contingency plan for the *Site.*

This Notice shall constitute part of the approval issued under Approval No. A261204 dated September 28, 2011

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of

CONTENT COPY OF ORIGINAL

which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

The Director appointed for the purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-3717 or www.ert.gov.on.ca**

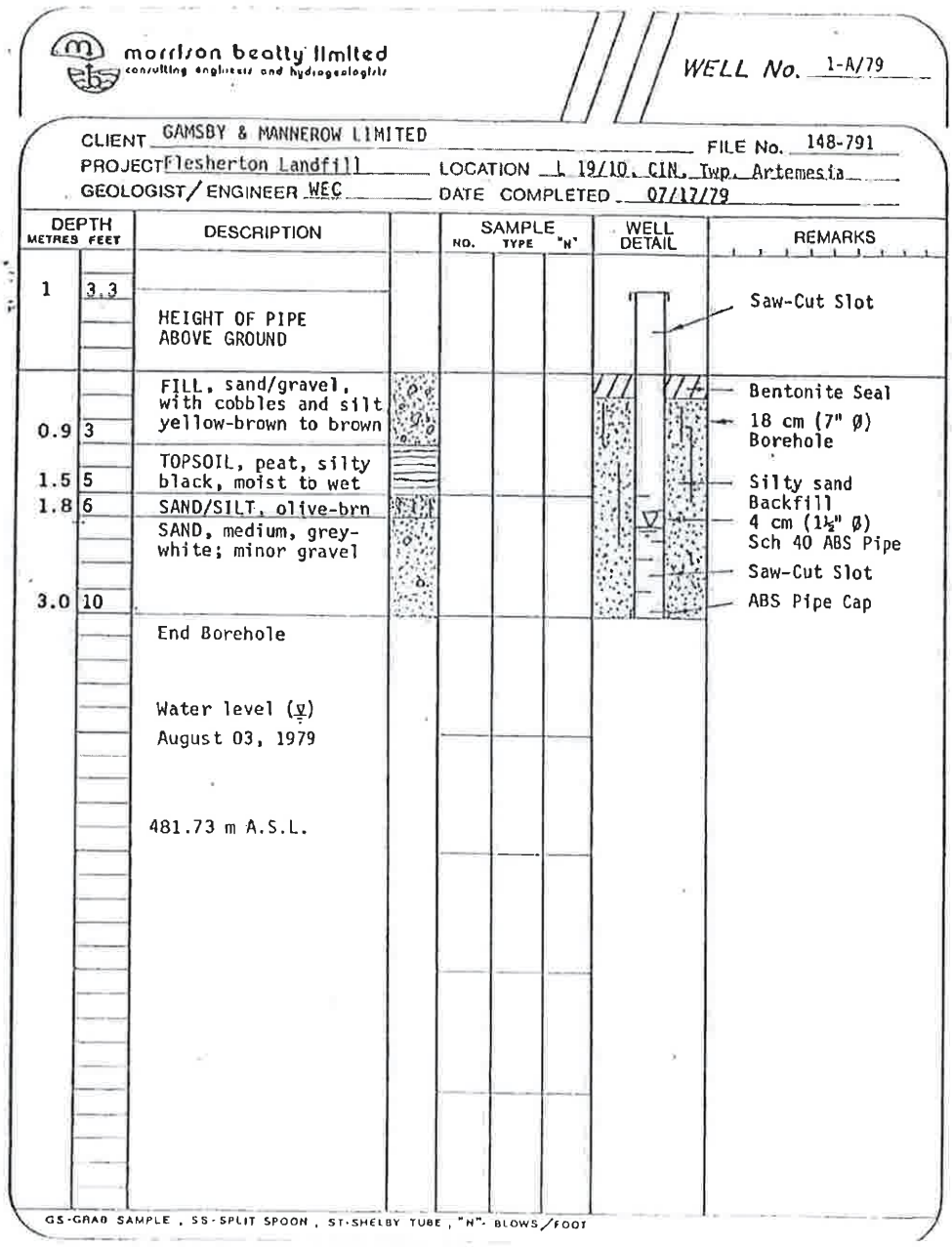
The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 5th day of January, 2016

Dale Gable, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

RM/
c: District Manager, MOECC Owen Sound
Alen Bringleson, Gamsby and Mannerow Ltd.

Appendix B Borehole & Monitoring Well Logs



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consulting engineers and hydrogeologists

WELL No. 1-A/79

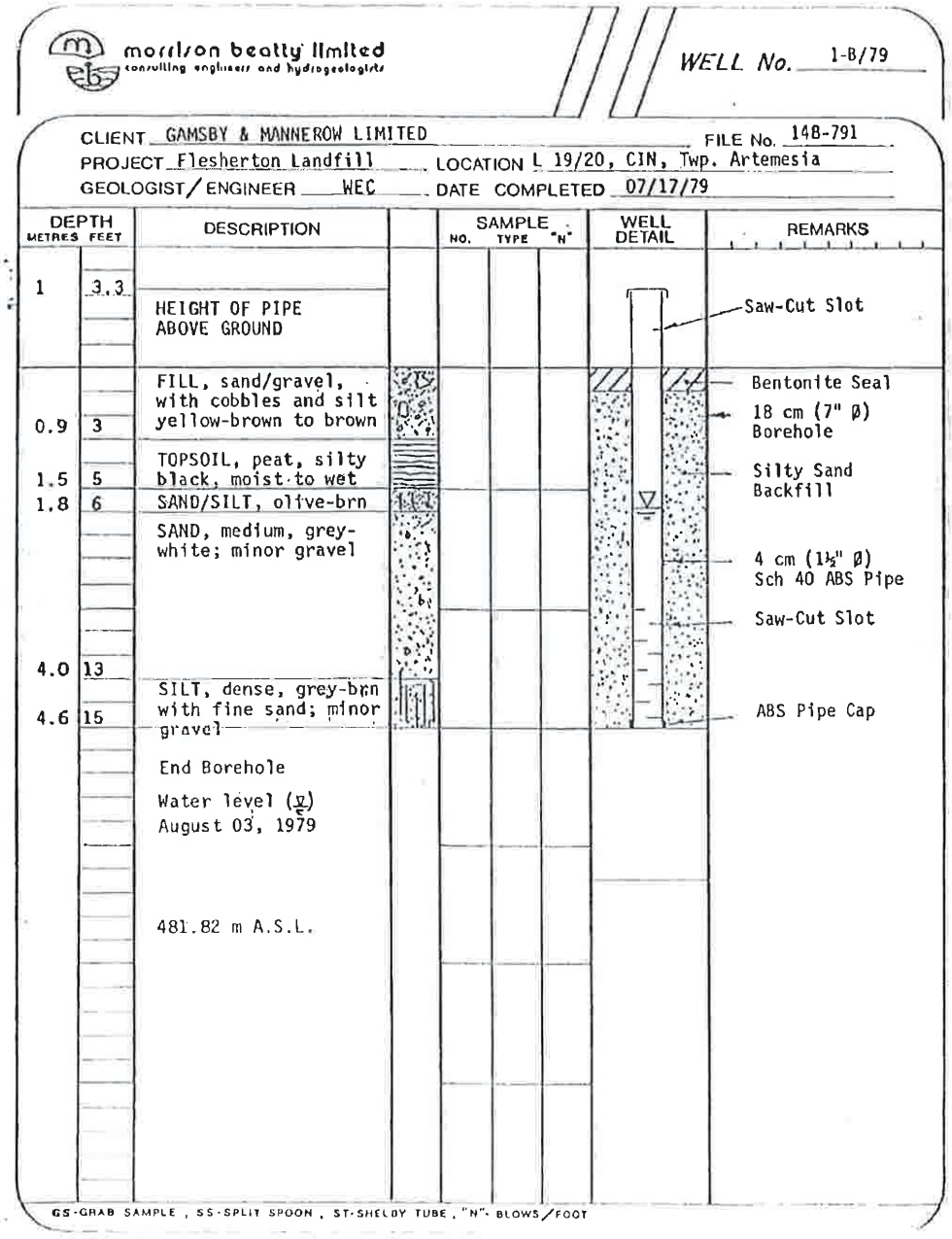
CLIENT GAMSBY & MANNEROW LIMITED FILE No. 148-791

PROJECT Flesherton Landfill LOCATION L 19/10, CIN, Twp. Artemesia

GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/17/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
0.9	3	FILL, sand/gravel, with cobbles and silt yellow-brown to brown					Bentonite Seal
1.5	5	TOPSOIL, peat, silty black, moist to wet					18 cm (7" Ø) Borehole
1.8	6	SAND/SILT, olive-brn					Silty sand Backfill
3.0	10	SAND, medium, grey-white; minor gravel					4 cm (1½" Ø) Sch 40 ABS Pipe
		End Borehole					Saw-Cut Slot
		Water level (▽) August 03, 1979					ABS Pipe Cap
		481.73 m A.S.L.					

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



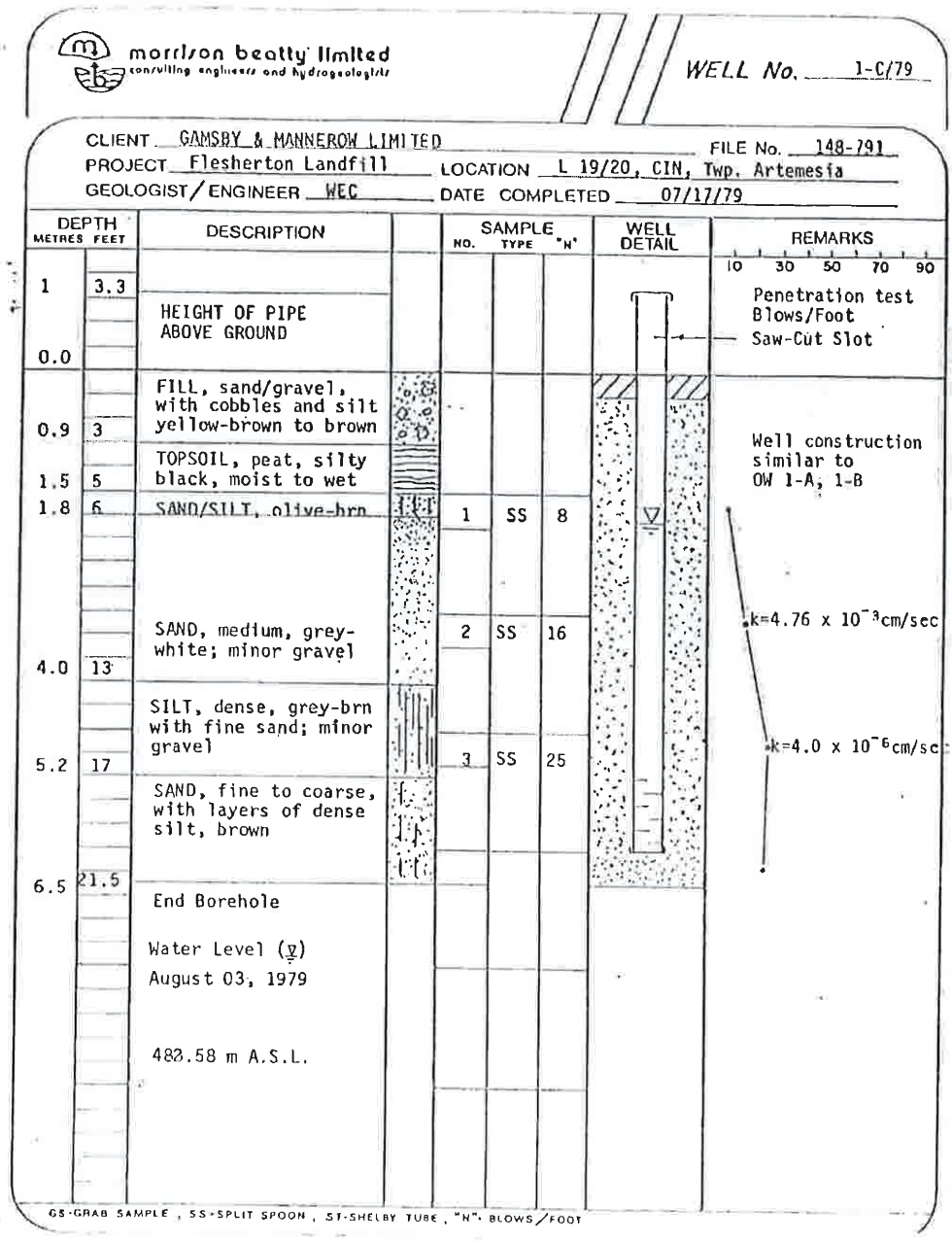
morrison beatty limited
consulting engineers and hydrogeologists

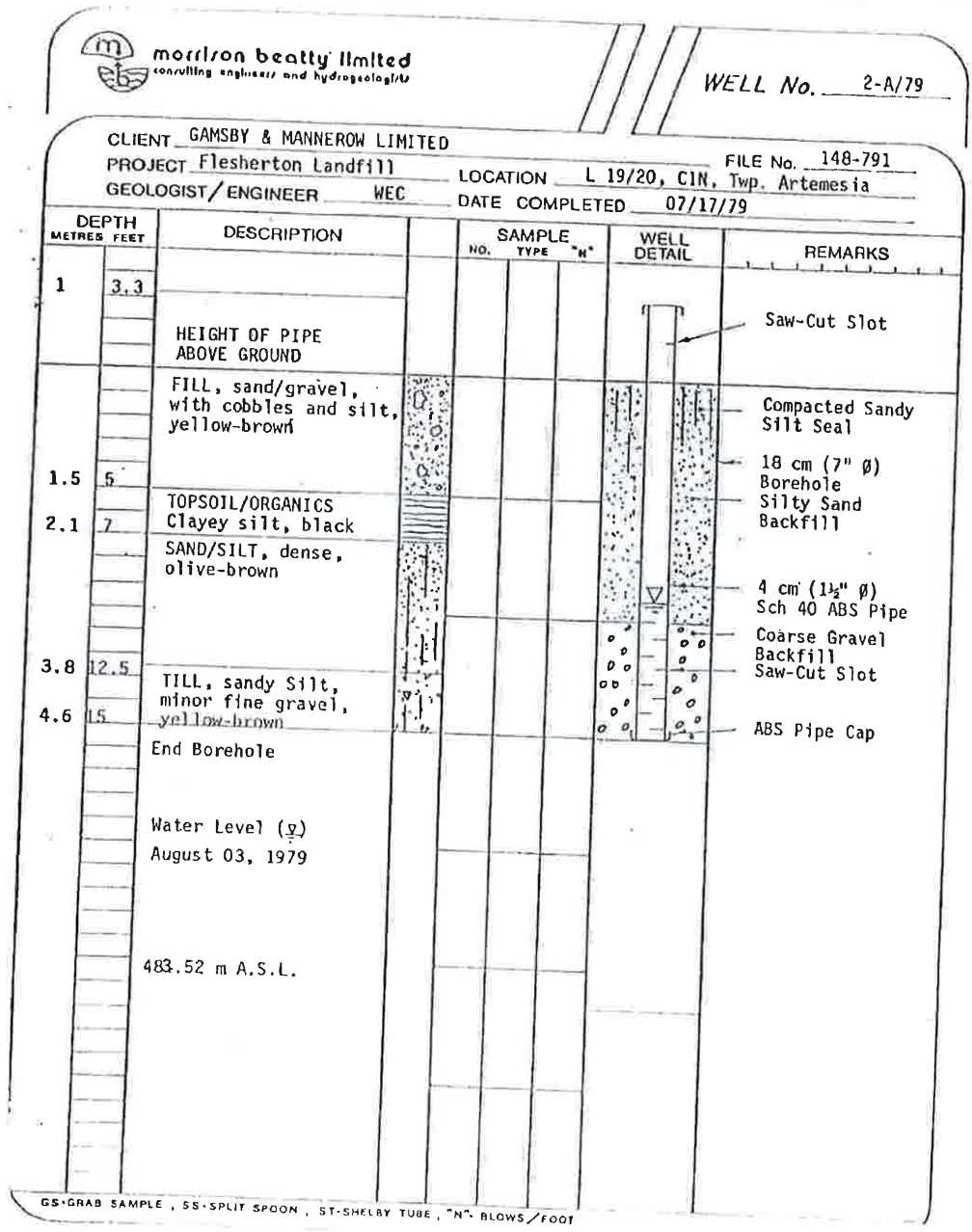
WELL No. 1-B/79

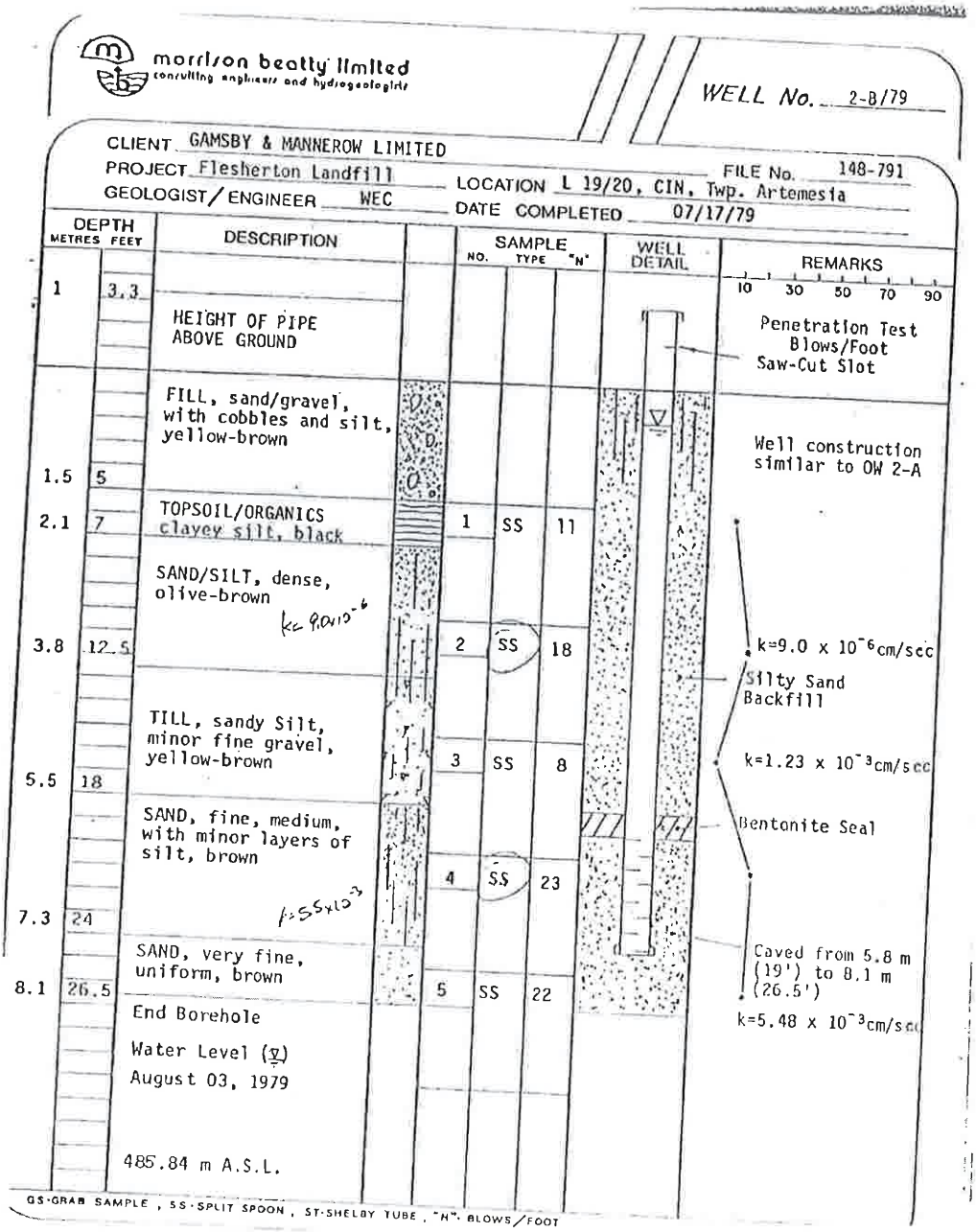
CLIENT GAMSBY & MANNEROW LIMITED FILE No. 14B-791
PROJECT Flesherton Landfill LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/17/79

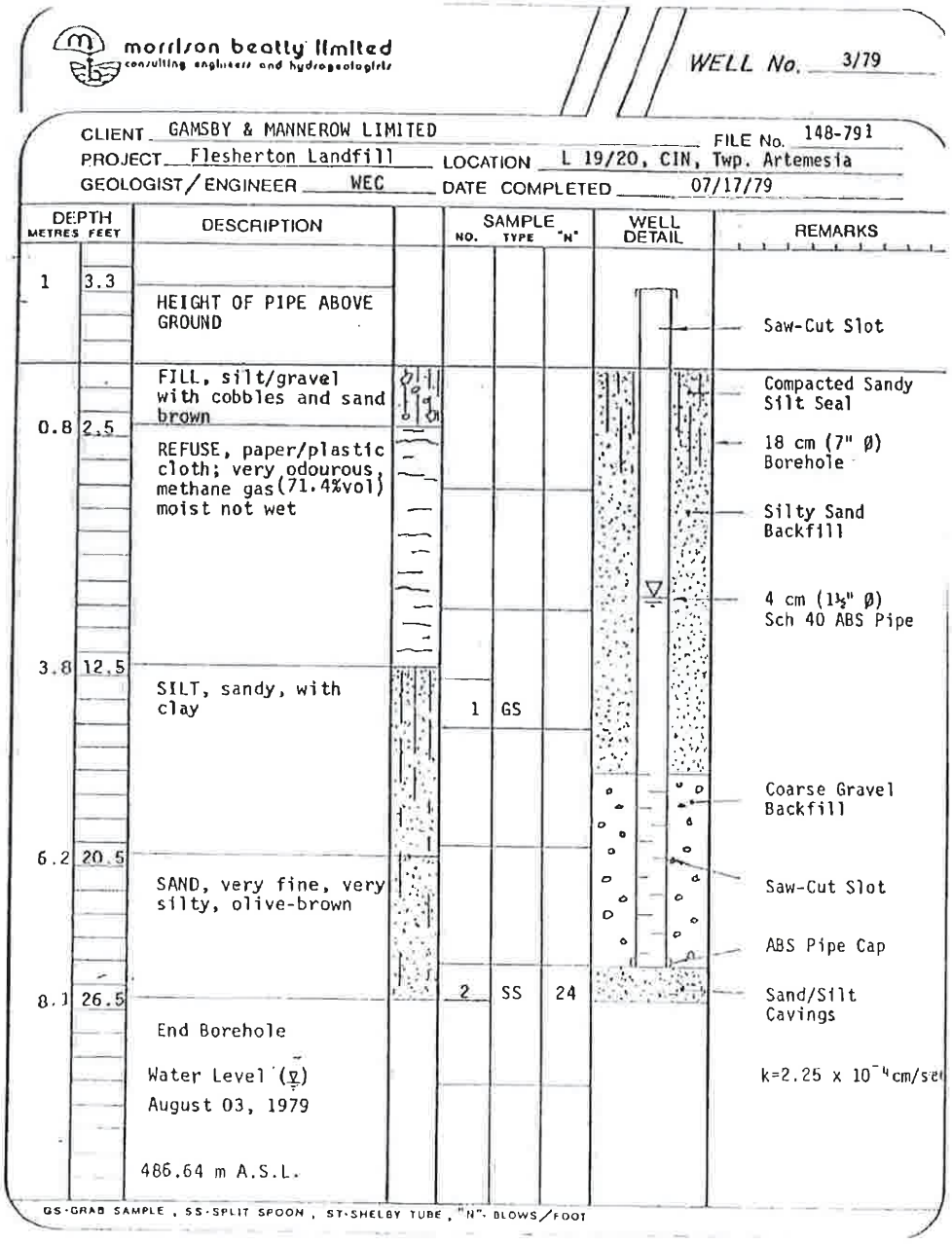
DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
0.9	3	FILL, sand/gravel, with cobbles and silt yellow-brown to brown					Bentonite Seal; 18 cm (7" Ø) Borehole
1.5	5	TOPSOIL, peat, silty black, moist to wet					Silty Sand Backfill
1.8	6	SAND/SILT, olive-brn					
		SAND, medium, grey-white; minor gravel					4 cm (1½" Ø) Sch 40 ABS Pipe; Saw-Cut Slot
4.0	13						
4.6	15	SILT, dense, grey-brn with fine sand; minor gravel					ABS Pipe Cap
		End Borehole					
		Water level (▽) August 03, 1979					
		481.82 m A.S.L.					

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT


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WELL No. 1-C/79
CLIENT GAMSBY & MANNEROW LIMITED
FILE No. 148-791
PROJECT Flesherton Landfill
LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC
DATE COMPLETED 07/17/79
DEPTH METRES FEET
DESCRIPTION
SAMPLE NO. TYPE "N"
WELL DETAIL
REMARKS
10 30 50 70 90
Penetration test Blows/Foot
Saw-Cut Slot
1 3.3
HEIGHT OF PIPE ABOVE GROUND
0.0
FILL, sand/gravel, with cobbles and silt yellow-brown to brown
0.9 3
TOPSOIL, peat, silty black, moist to wet
1.5 5
1.8 6
SAND/SILT, olive-brn
1 SS 8
Well construction similar to OW 1-A, 1-B
SAND, medium, grey-white; minor gravel
2 SS 16
k=4.76 x 10⁻³cm/sec
4.0 13
SILT, dense, grey-brn with fine sand; minor gravel
5.2 17
3 SS 25
k=4.0 x 10⁻⁶cm/sec
SAND, fine to coarse, with layers of dense silt, brown
6.5 21.5
End Borehole
Water Level (▽)
August 03, 1979
483.58 m A.S.L.
GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT


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WELL No. 2-A/79
CLIENT GAMSBY & MANNEROW LIMITED
PROJECT Flesherton Landfill
LOCATION L 19/20, CIN, Twp. Artemesia
FILE No. 148-791
GEOLOGIST/ENGINEER WEC
DATE COMPLETED 07/17/79
DEPTH METRES FEET
DESCRIPTION
SAMPLE NO. TYPE "N"
WELL DETAIL
REMARKS
1 3.3
HEIGHT OF PIPE ABOVE GROUND
Saw-Cut Slot
FILL, sand/gravel, with cobbles and silt, yellow-brown
Compacted Sandy Silt Seal
1.5 5
18 cm (7" ø) Borehole
Silty Sand Backfill
TOPSOIL/ORGANICS
2.1 7
Clayey silt, black
SAND/SILT, dense, olive-brown
4 cm (1½" ø) Sch 40 ABS Pipe
Coarse Gravel Backfill
3.8 12.5
Saw-Cut Slot
TILL, sandy Silt, minor fine gravel, yellow-brown
4.6 15
ABS Pipe Cap
End Borehole
Water Level (▽)
August 03, 1979
483.52 m A.S.L.
GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT


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WELL No. 2-B/79
CLIENT GAMSBY & MANNEROW LIMITED
PROJECT Flesherton Landfill
FILE No. 148-791
GEOLOGIST/ENGINEER WEC
LOCATION L 19/20, CIN, Twp. Artemesia
DATE COMPLETED 07/17/79
DEPTH METRES FEET
DESCRIPTION
SAMPLE NO. TYPE "N"
WELL DETAIL
REMARKS
10 30 50 70 90
Penetration Test Blows/Foot
Saw-Cut Slot
1 3.3
HEIGHT OF PIPE ABOVE GROUND
FILL, sand/gravel, with cobbles and silt, yellow-brown
Well construction similar to OW 2-A
1.5 5
2.1 7
TOPSOIL/ORGANICS clayey silt, black
1 SS 11
SAND/SILT, dense, olive-brown
k= 9.0x10⁻⁶
3.8 12.5
2 SS 18
k=9.0 x 10⁻⁶cm/sec
Silty Sand Backfill
TILL, sandy Silt, minor fine gravel, yellow-brown
3 SS 8
k=1.23 x 10⁻³cm/sec
5.5 18
SAND, fine, medium, with minor layers of silt, brown
k=5.5x10⁻³
Bentonite Seal
4 SS 23
7.3 24
SAND, very fine, uniform, brown
Caved from 5.8 m (19') to 8.1 m (26.5')
8.1 26.5
5 SS 22
k=5.48 x 10⁻³cm/sec
End Borehole
Water Level (▽)
August 03, 1979
485.84 m A.S.L.
GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



morrison beatty limited
consulting engineers and hydrogeologists

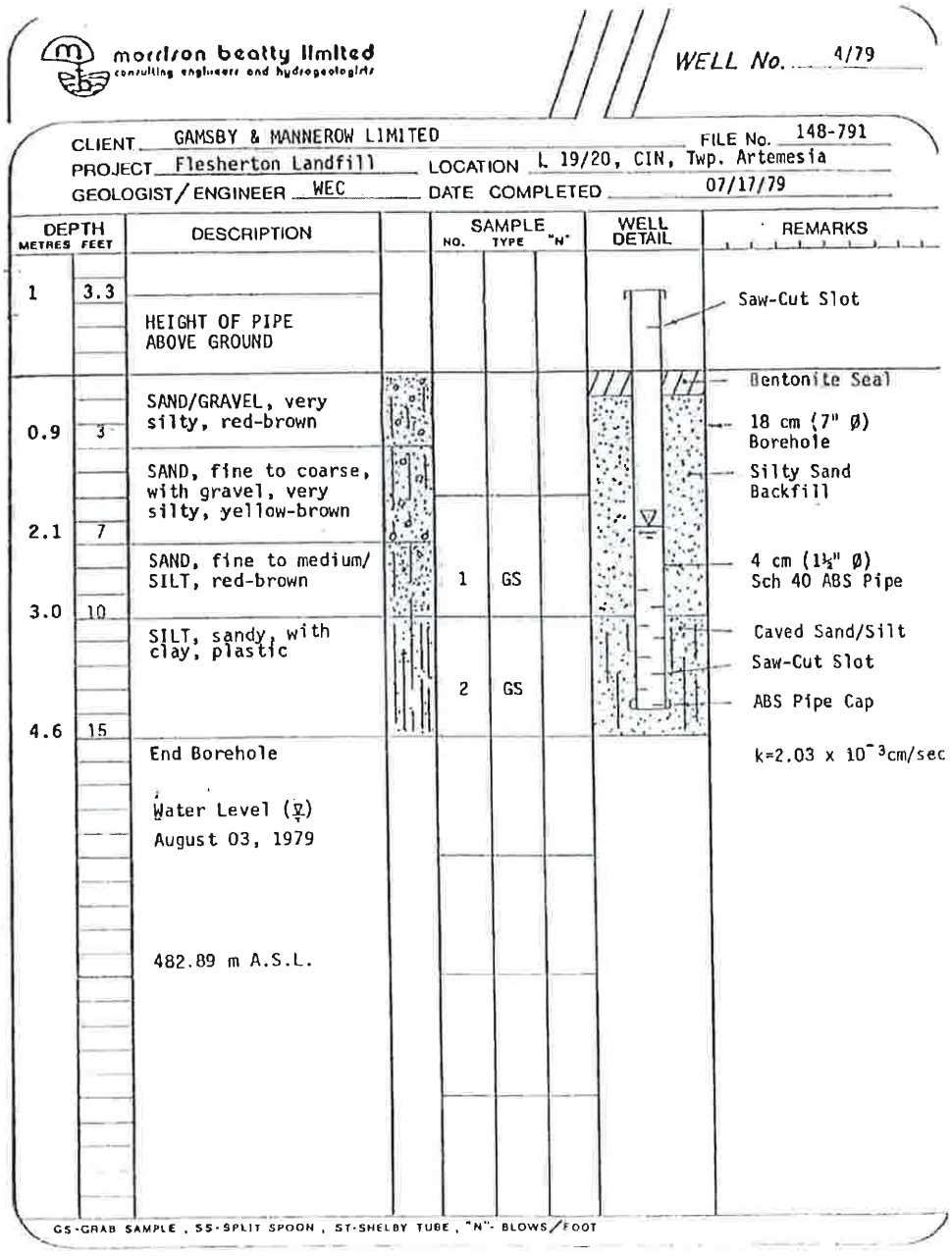
WELL No. 3/79

CLIENT GAMSBY & MANNEROW LIMITED FILE No. 148-791
PROJECT Flesherton Landfill LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/17/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
0.8	2.5	FILL, silt/gravel with cobbles and sand brown					Compacted Sandy Silt Seal
		REFUSE, paper/plastic cloth; very odourous, methane gas(71.4%vol) moist not wet					18 cm (7" Ø) Borehole; Silty Sand Backfill; 4 cm (1½" Ø) Sch 40 ABS Pipe
3.8	12.5	SILT, sandy, with clay	1	GS			Coarse Gravel Backfill
6.2	20.5	SAND, very fine, very silty, olive-brown					Saw-Cut Slot; ABS Pipe Cap
8.1	26.5		2	SS	24		Sand/Silt Cavings
		End Borehole					
		Water Level (▽) August 03, 1979					
		486.64 m A.S.L.					

k=2.25 x 10^{-4} cm/se

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



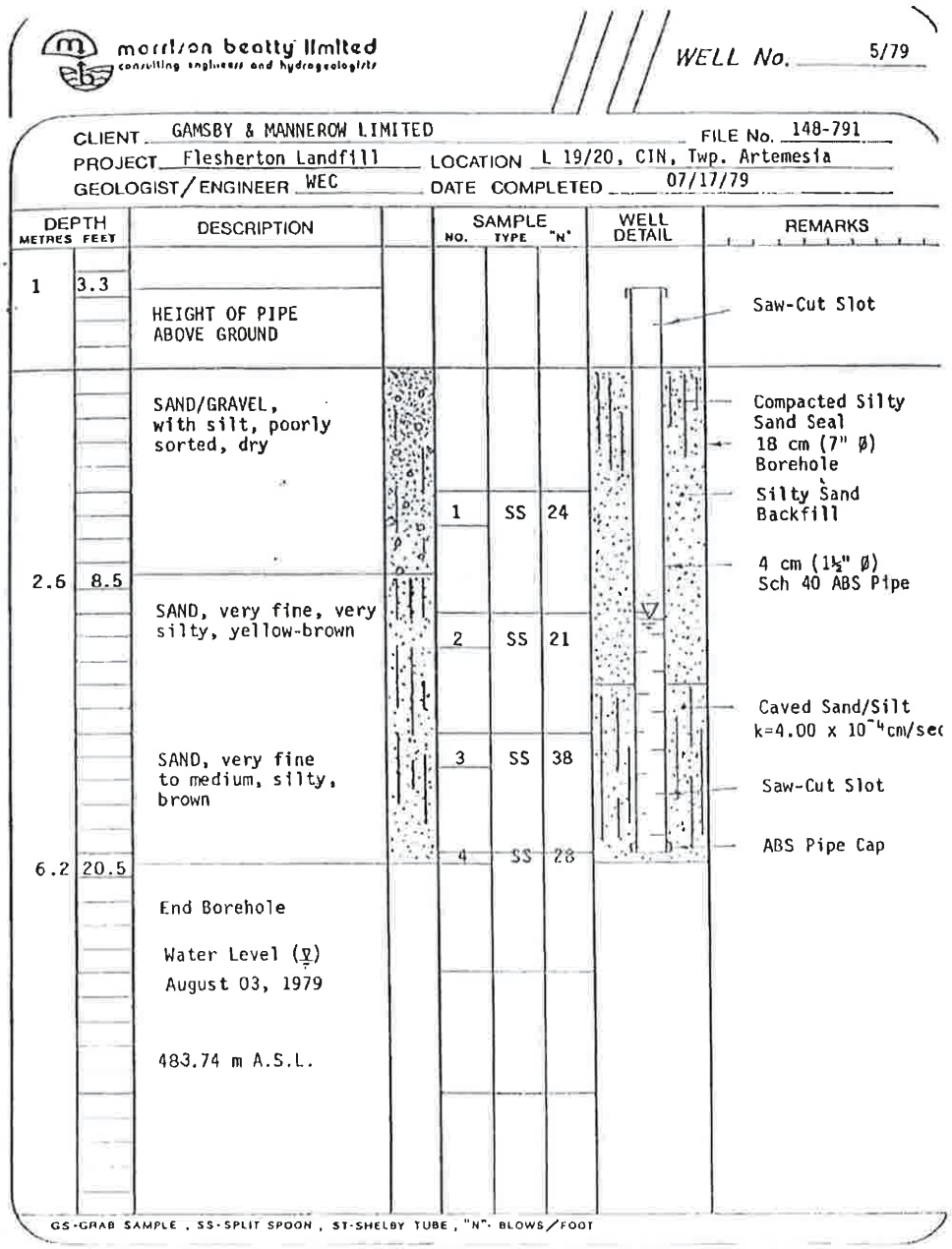
morrison beatty limited
consulting engineers and hydrogeologists

WELL No. 4/79

CLIENT GAMSBY & MANNEROW LIMITED FILE No. 148-791
PROJECT Flesherton Landfill LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/17/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND				Saw-Cut Slot	
0.9	3	SAND/GRAVEL, very silty, red-brown				Bentonite Seal	18 cm (7" Ø) Borehole
2.1	7	SAND, fine to coarse, with gravel, very silty, yellow-brown				Silty Sand Backfill	
3.0	10	SAND, fine to medium/ SILT, red-brown	1	GS		4 cm (1½" Ø) Sch 40 ABS Pipe	
4.6	15	SILT, sandy, with clay, plastic	2	GS		Caved Sand/Silt; Saw-Cut Slot; ABS Pipe Cap	k=2.03 x 10^{-3}cm/sec
		End Borehole Water Level (▽) August 03, 1979 482.89 m A.S.L.					

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



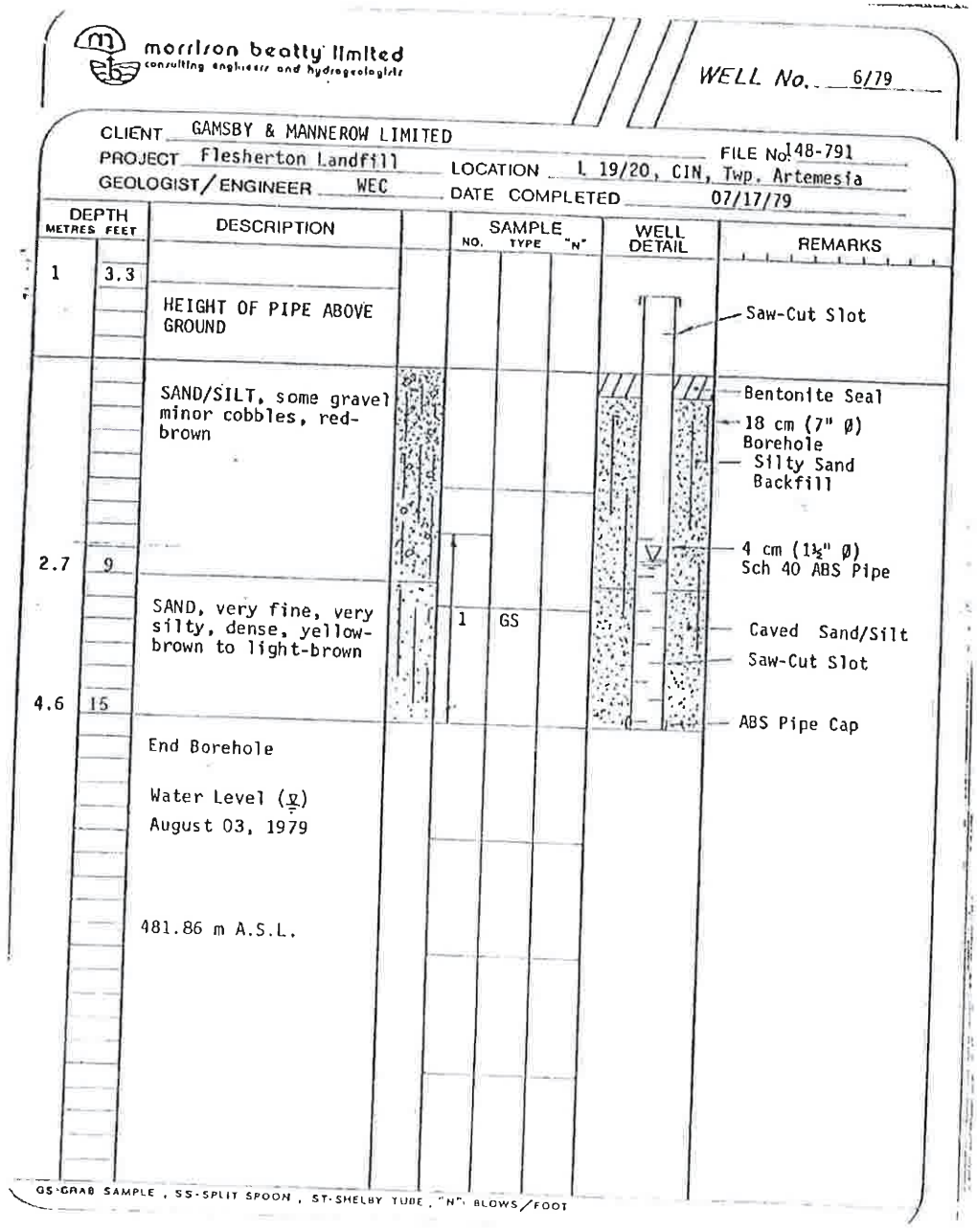
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WELL No. 5/79

CLIENT GAMSBY & MANNEROW LIMITED FILE No. 148-791
PROJECT Flesherton Landfill LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/17/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
		SAND/GRAVEL, with silt, poorly sorted, dry	1	SS	24		Compacted Silty Sand Seal 18 cm (7" Ø) Borehole Silty Sand Backfill
2.6	8.5	SAND, very fine, very silty, yellow-brown	2	SS	21		4 cm (1½" Ø) Sch 40 ABS Pipe
		SAND, very fine to medium, silty, brown	3	SS	38		Caved Sand/Silt k=4.00 x 10^{-4}cm/sec Saw-Cut Slot
6.2	20.5	End Borehole Water Level (▽) August 03, 1979 483.74 m A.S.L.	4	SS	28		ABS Pipe Cap

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



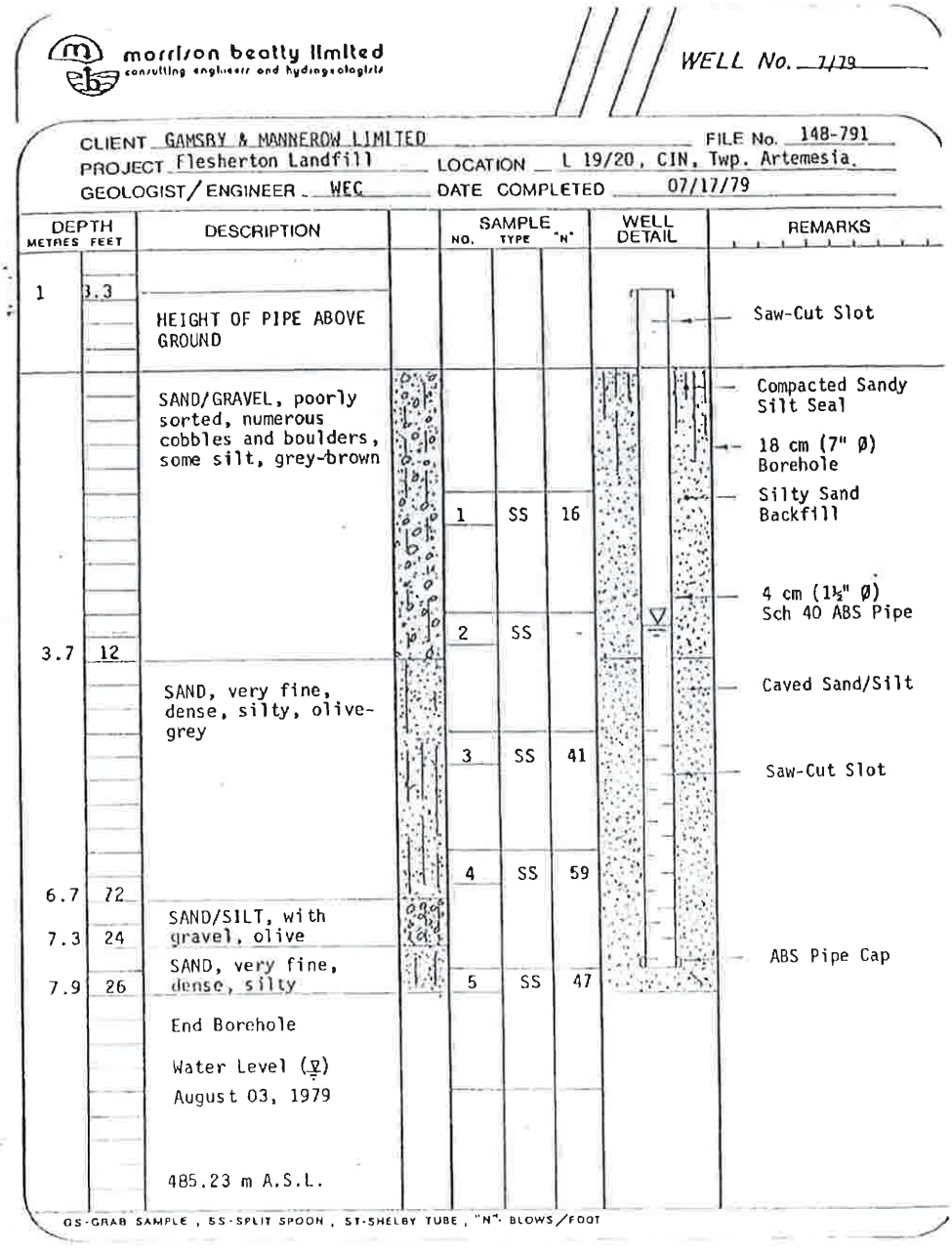
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WELL No. 6/79

CLIENT GAMSBY & MANNEROW LIMITED
PROJECT Flesherton Landfill LOCATION L 19/20, CIN, Twp. Artemesia FILE No. 148-791
GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/17/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
		SAND/SILT, some gravel minor cobbles, red-brown					Bentonite Seal; 18 cm (7" Ø) Borehole; Silty Sand Backfill
2.7	9						4 cm (1½" Ø) Sch 40 ABS Pipe
		SAND, very fine, very silty, dense, yellow-brown to light-brown	1	GS			Caved Sand/Silt; Saw-Cut Slot
4.6	15	End Borehole Water Level (▽) August 03, 1979 481.86 m A.S.L.					ABS Pipe Cap

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



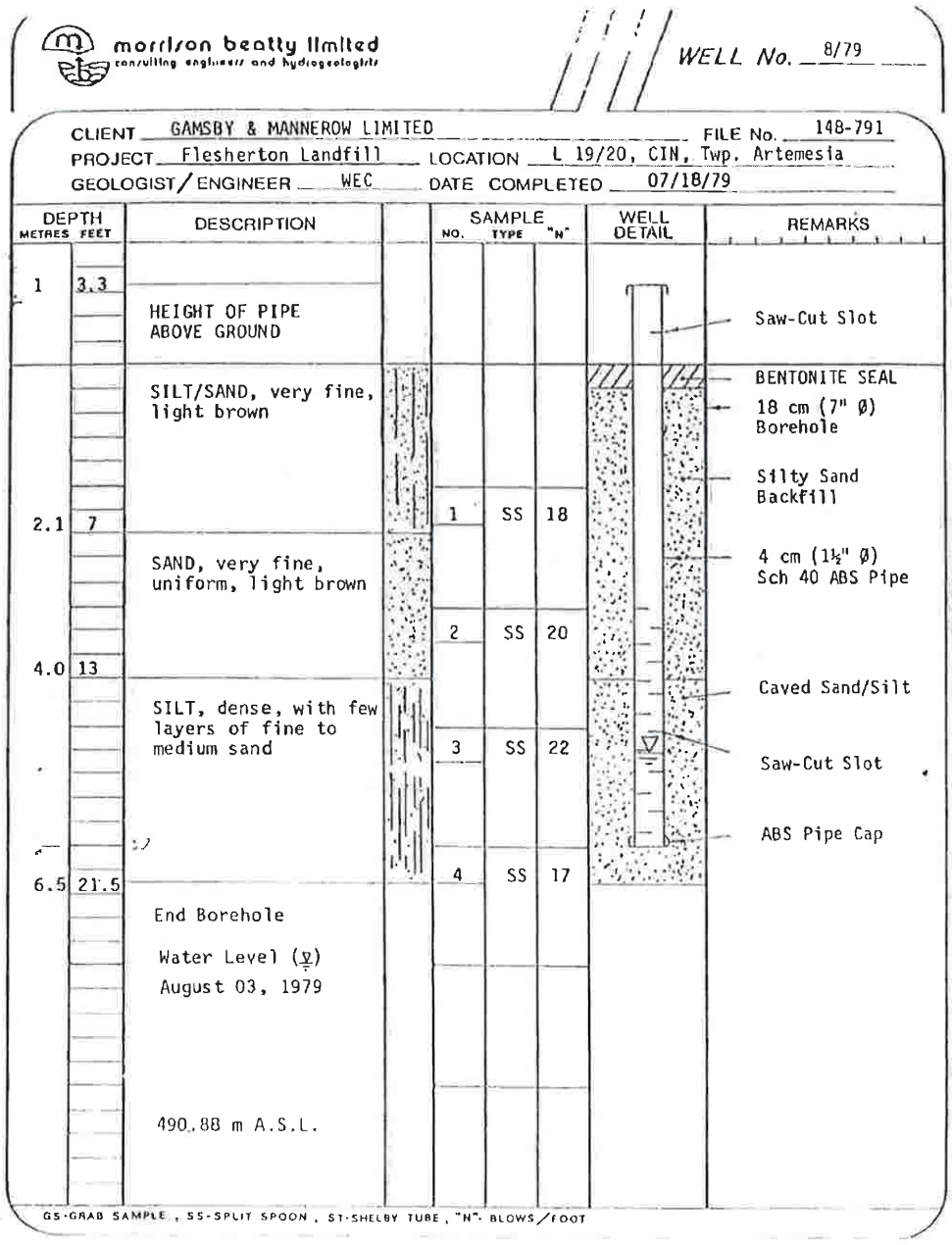
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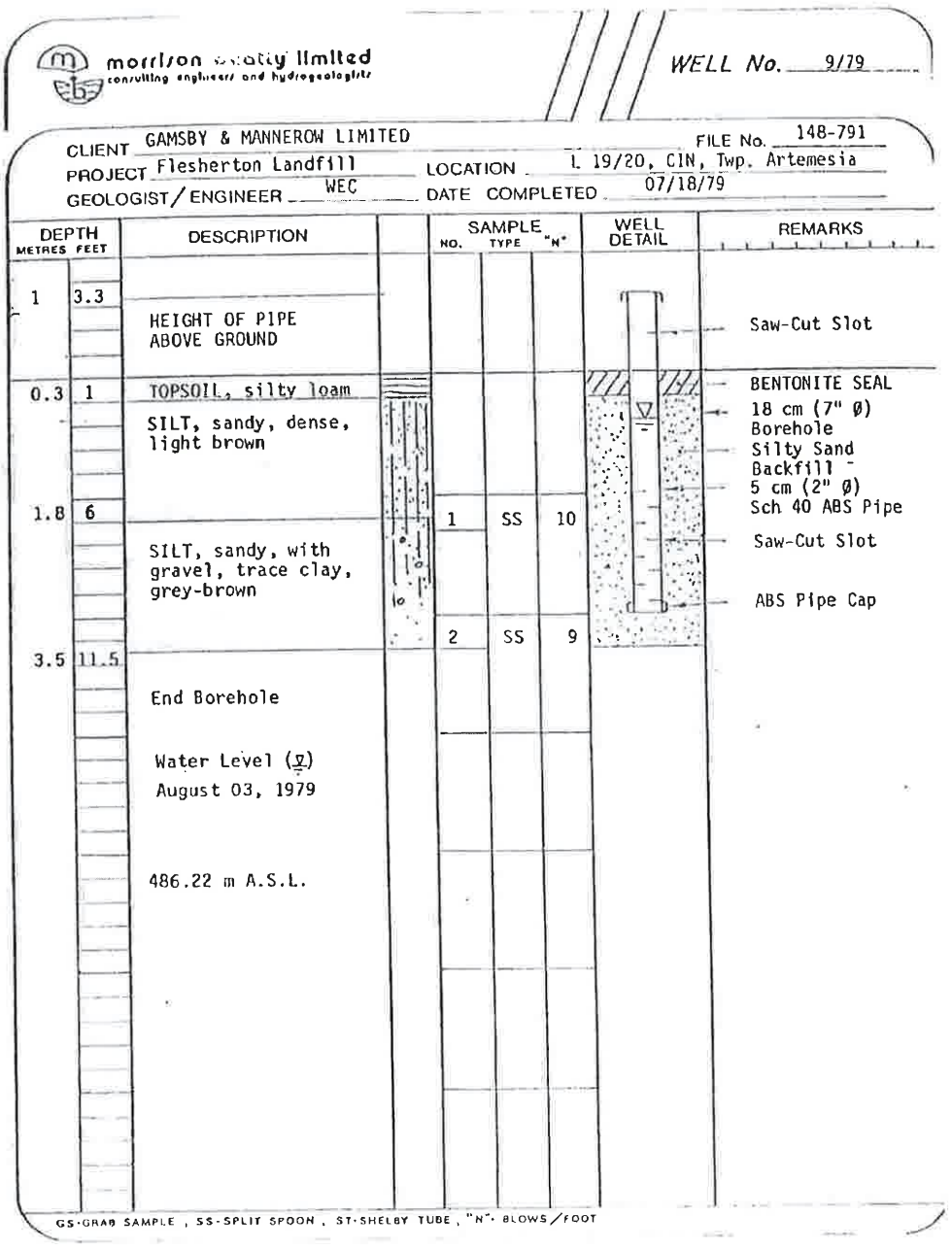
WELL No. 7/79

CLIENT GAMSBY & MANNEROW LIMITED FILE No. 148-791
PROJECT Flesherton Landfill LOCATION L 19/20, CIN, Twp. Artemesia.
GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/17/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
		SAND/GRAVEL, poorly sorted, numerous cobbles and boulders, some silt, grey-brown					Compacted Sandy Silt Seal; 18 cm (7" Ø) Borehole; Silty Sand Backfill
			1	SS	16		
			2	SS	-		4 cm (1½" Ø) Sch 40 ABS Pipe
3.7	12	SAND, very fine, dense, silty, olive-grey					Caved Sand/Silt
			3	SS	41		Saw-Cut Slot
			4	SS	59		
6.7	22	SAND/SILT, with gravel, olive					
7.3	24	SAND, very fine, dense, silty					ABS Pipe Cap
7.9	26		5	SS	47		
		End Borehole					
		Water Level (▽) August 03, 1979					
		485.23 m A.S.L.					

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"-BLOWS/FOOT


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WELL No. 8/79
CLIENT GAMSBY & MANNEROW LIMITED
FILE No. 148-791
PROJECT Flesherton Landfill
LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC
DATE COMPLETED 07/18/79
DEPTH METRES FEET
DESCRIPTION
SAMPLE NO. TYPE "N"
WELL DETAIL
REMARKS
1 3.3
HEIGHT OF PIPE ABOVE GROUND
Saw-Cut Slot
SILT/SAND, very fine, light brown
BENTONITE SEAL
18 cm (7" Ø) Borehole
Silty Sand Backfill
1 SS 18
2.1 7
SAND, very fine, uniform, light brown
4 cm (1½" Ø) Sch 40 ABS Pipe
2 SS 20
4.0 13
SILT, dense, with few layers of fine to medium sand
Caved Sand/Silt
3 SS 22
Saw-Cut Slot
ABS Pipe Cap
4 SS 17
6.5 21.5
End Borehole
Water Level (▽)
August 03, 1979
490.88 m A.S.L.
GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



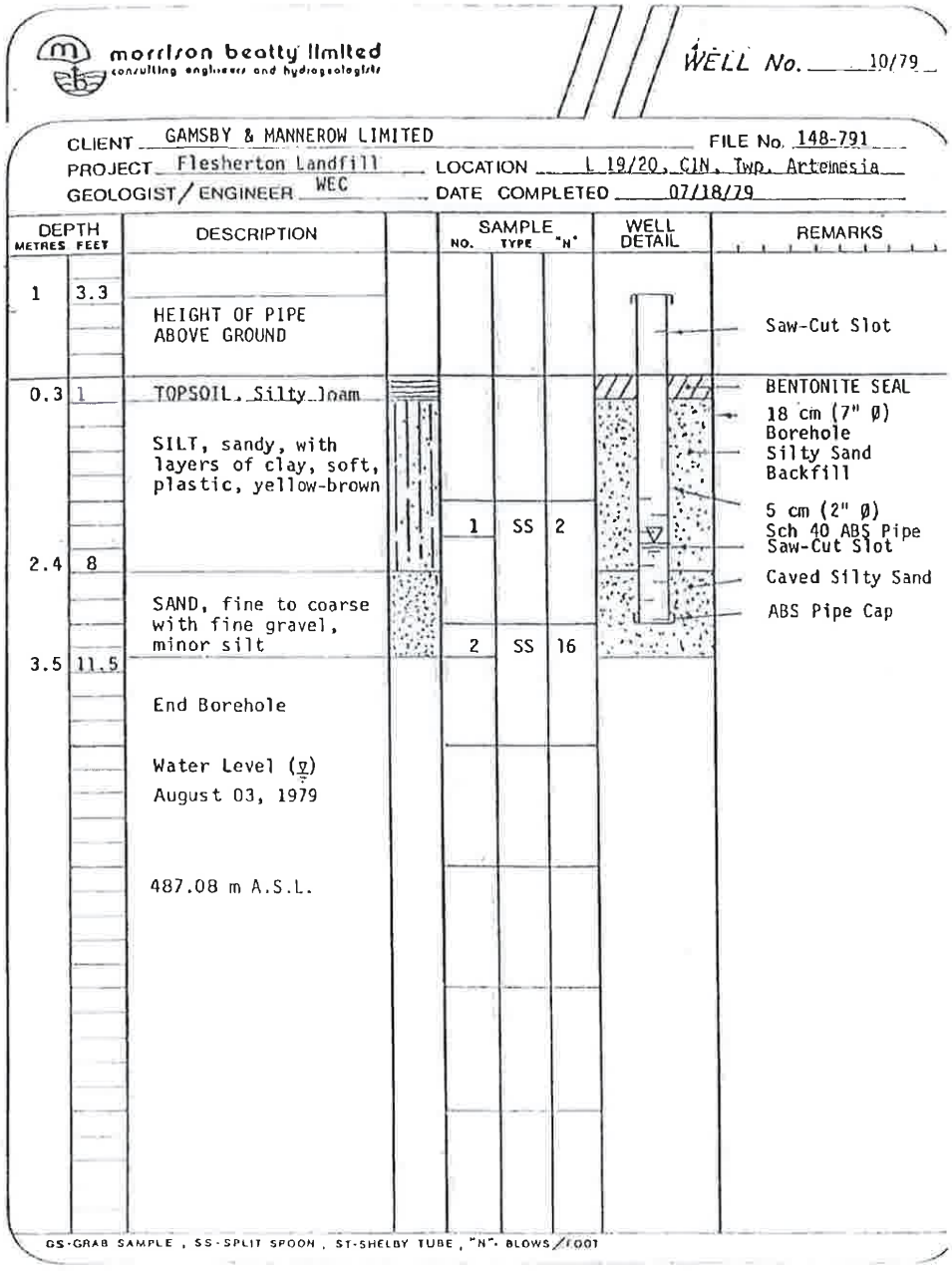
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WELL No. 9/79

CLIENT GAMSBY & MANNEROW LIMITED
FILE No. 148-791
PROJECT Flesherton Landfill
LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC
DATE COMPLETED 07/18/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
0.3	1	TOPSOIL, silty loam					BENTONITE SEAL
		SILT, sandy, dense, light brown					18 cm (7" Ø) Borehole
							Silty Sand Backfill - 5 cm (2" Ø) Sch 40 ABS Pipe
1.8	6		1	SS	10		
		SILT, sandy, with gravel, trace clay, grey-brown					Saw-Cut Slot
							ABS Pipe Cap
3.5	11.5		2	SS	9		
		End Borehole					
		Water Level (▽) August 03, 1979					
		486.22 m A.S.L.					

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"- BLOWS/FOOT



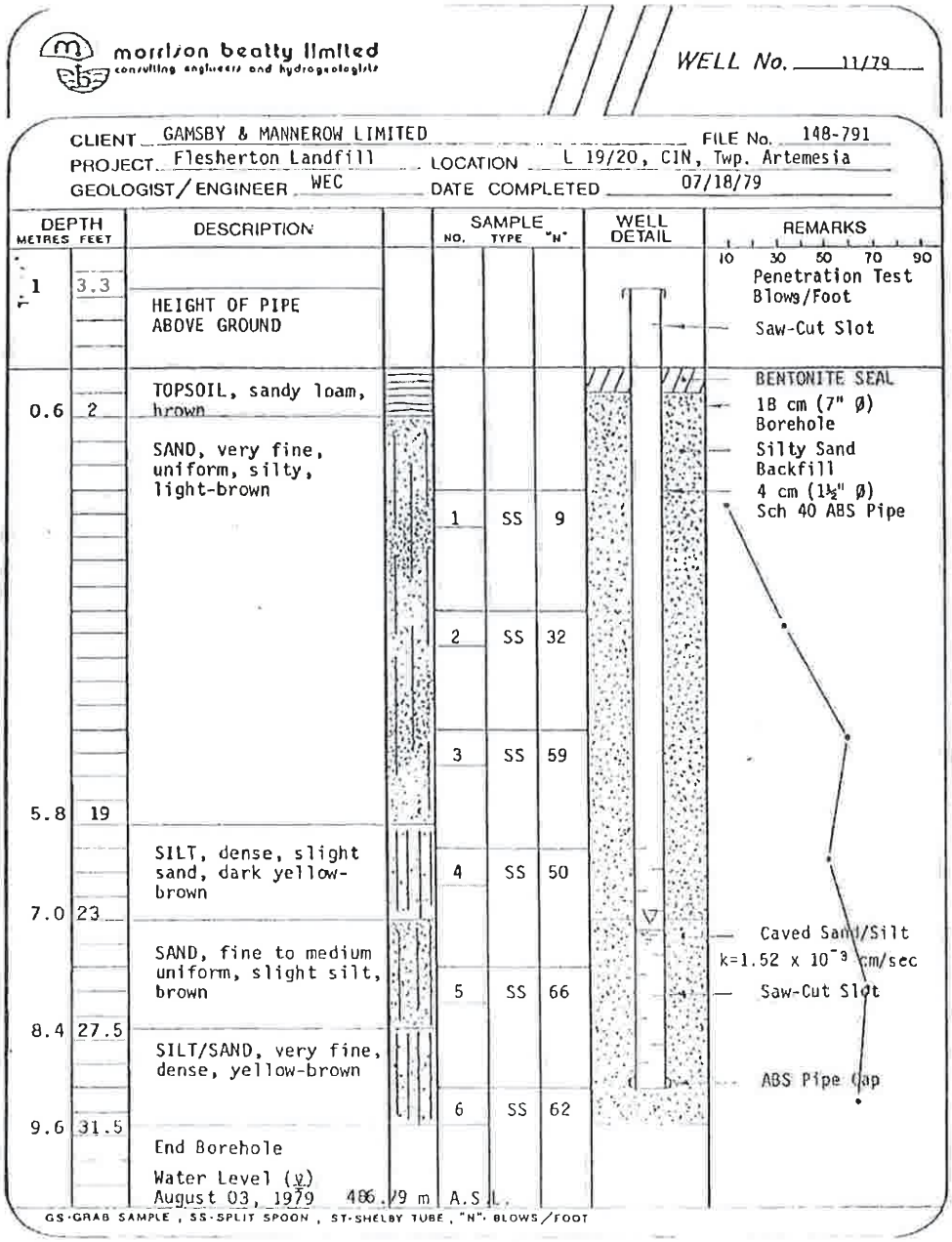
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WELL No. 10/79

CLIENT GAMSBY & MANNEROW LIMITED FILE No. 148-791
PROJECT Flesherton Landfill LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC DATE COMPLETED 07/18/79

DEPTH METRES	DEPTH FEET	DESCRIPTION	SAMPLE NO.	SAMPLE TYPE	SAMPLE "N"	WELL DETAIL	REMARKS
1	3.3	HEIGHT OF PIPE ABOVE GROUND					Saw-Cut Slot
0.3	1	TOPSOIL, Silty loam					BENTONITE SEAL
		SILT, sandy, with layers of clay, soft, plastic, yellow-brown					18 cm (7" Ø) Borehole Silty Sand Backfill
			1	SS	2		5 cm (2" Ø) Sch 40 ABS Pipe Saw-Cut Slot
2.4	8	SAND, fine to coarse with fine gravel, minor silt					Caved Silty Sand
			2	SS	16		ABS Pipe Cap
3.5	11.5	End Borehole					
		Water Level (▽) August 03, 1979					
		487.08 m A.S.L.					

GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"-BLOWS/FOOT


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WELL No. 11/79
CLIENT GAMSBY & MANNEROW LIMITED
FILE No. 148-791
PROJECT Flesherton Landfill
LOCATION L 19/20, CIN, Twp. Artemesia
GEOLOGIST/ENGINEER WEC
DATE COMPLETED 07/18/79
DEPTH METRES FEET
DESCRIPTION
SAMPLE NO. TYPE "N"
WELL DETAIL
REMARKS
10 30 50 70 90
Penetration Test Blows/Foot
1 3.3
HEIGHT OF PIPE ABOVE GROUND
Saw-Cut Slot
0.6 2
TOPSOIL, sandy loam, brown
SAND, very fine, uniform, silty, light-brown
BENTONITE SEAL
18 cm (7" Ø) Borehole
Silty Sand Backfill
4 cm (1½" Ø) Sch 40 ABS Pipe
1 SS 9
2 SS 32
3 SS 59
5.8 19
SILT, dense, slight sand, dark yellow-brown
4 SS 50
7.0 23
SAND, fine to medium uniform, slight silt, brown
Caved Sand/Silt
k=1.52 x 10⁻³ cm/sec
5 SS 66
Saw-Cut Slot
8.4 27.5
SILT/SAND, very fine, dense, yellow-brown
ABS Pipe Cap
6 SS 62
9.6 31.5
End Borehole
Water Level (▽)
August 03, 1979 486.79 m A.S.L.
GS-GRAB SAMPLE, SS-SPLIT SPOON, ST-SHELBY TUBE, "N"-BLOWS/FOOT

SUMMARY OF TEST WELL DATA – ARTEMESIA TOWNSHIP LANDFILL – Oct. 27/82
OW-13 & OW-14

Test Well	Test Hole Depth from Ground Level (m)	Elevation (m)		Test Well Log (m)	Test Well Data			Soil Samples (GS)		Groundwater
		Top of Casing	Ground Level		Well Depth from Ground Level (m)	Screen Length	Well Screen Location Depth	No.	Location (m)	Static Level T. of C. Oct. 27/82
OW-13	2.7	+484.5	+483.5	0 – .25 Topsoil .25 – 1.7 brown SAND 1.7 – 1.9 grey SAND 1.9 – 2.7 grey silty SAND/GRAVEL	2.7	1.1	1.6 – 2.7	1 2	.25 – 1.7 1.9 – 2.7	+2.40
OW-14	3.1	+484	+483	0 – .3 Topsoil .3 – .95 brown silty SAND TILL minor gravel .95 – 2.3 silty SAND/GRAVEL 2.3 – 3.1 brown SAND	3.1	0.9	2.2 – 3.1	1 2	.3 – .95 .95 – .23	+1.58

TABLE 1

Log of Borehole: OW-15

Project No: M-1091
Project: Artemesia Landfill
Client: Municipality of Grey Highlands
Location: Grey Rd 14

Drill Date: June 29, 2006
Field Eng/Tech: A.B.
Drilling Company: London Soil Test

SUBSURFACE PROFILE				SAMPLE				
Elevation	Depth (ft / m)	Symbol	Description	Number	Type	Blow Counts	Soil Properties N-Value (20 40 60 80)	Well Installation Details
	0 / 0		Ground Surface					
	1		Red/brown silty sand with organics					
	2		Light brown silty sand,dry.					
	3 / 1							
	4							
	5		Fine light brown silty sand, moist.	1	SS	7	7	
	6 / 2							
	7		Fine light brown sandy silt with seams of medium sand, wet.					
	8							
	9							
	10 / 3							
	11			2	SS	8	8	
	12		Brown silt till with occasional stones, wet.					
	13 / 4							
	14							
	15			3	SS	8	8	
	16 / 5							
	17							
	18							
	19							
	20 / 6							
	21			4	SS	15	15	
	22		Borehole Terminated					
	23 / 7							

Drill Method: Track Mounted HSA

Notes:

- SS = Split Spoon

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Log of Borehole: OW-16

Project No: M-1091

Project: Artemesia Landfill

Client: Municipality of Grey Highlands

Location: Grey Rd 14

Drill Date: June 29, 2006

Field Eng/Tech: A.B.

Drilling Company: London Soil Test

SUBSURFACE PROFILE				SAMPLE				
Elevation	Depth (ft / m)	Symbol	Description	Number	Type	Blow Counts	Soil Properties N-Value (20 40 60 80)	Well Installation Details
	0 / 0		Ground Surface					
	1		Dark brown sand and stones with organics, dry.					
	2 / 1		Fine to medium brown sand, dry.					
	5							
	6 / 2		Fine to medium light brown sand, dry.	1	SS	17	17	
	7		Fine light brown silty sand. Seams of coarse white sand, moist.					
	8			2	SS	11	11	
	9							
	10 / 3		Soft, light brown silt, with seams of fine sand, wet.					
	11			3	SS	3	3	
	12		Soft light brown silt, iron staining in bottom 4 inches, wet.					
	13 / 4			4	SS	2	2	
	14		Medium brown sand. Iron staining in top 3 inches, wet.					
	15			5	SS	22	22	
	16 / 5							
	17		Coarse sand and stone till underlain by hard, white, silt till and stones, wet.					
	18				SS	66	66	
	19							
	20 / 6							
	21							
	22		Borehole Terminated					
	23 / 7							

Well Lithology: Gas Probe; Observation Well 16

Drill Method: Track Mounted HSA

Notes:

- SS = Split Spoon

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Project No: M-1091

Project: Artemesia Landfill

Client: Municipality of Grey Highlands

Location: Grey Rd 14

Log of Borehole: OW-17

Drill Date: June 29, 2006

Field Eng/Tech: A.B.

Drilling Company: London Soil Test

SUBSURFACE PROFILE				SAMPLE				
Elevation	Depth (ft / m)	Symbol	Description	Number	Type	Blow Counts	Soil Properties N-Value (20 40 60 80)	Well Installation Details
	0 / 0		Ground Surface					
	1 / 0		Dark brown silty sand with organics, dry.					
	2 / 1		Light brown silt till with stones and cobbles, dry.	1	SS	13	13	
	3 / 1							
	4 / 1							
	5 / 1							
	6 / 2			2	SS	15	15	
	7 / 2							
	8 / 2							
	9 / 3		Light brown silt till with stones and cobbles, becoming moist.					
	10 / 3			3	SS	16	16	
	11 / 3							
	12 / 4		Brown medium to coarse sand and stones, moist.					
	13 / 4			4	SS	24	24	
	14 / 4							
	15 / 5		Medium, brown sand, becoming wet.					
	16 / 5							
	17 / 5							
	18 / 5			5	SS	20	20	
	19 / 6		Light brown silt with seams of fine to medium sand, wet.					
	20 / 6							
	21 / 6							
	22 / 7		Brown silty sand, wet.	6	SS	27	27	
	23 / 7							
	24 / 7							
	25 / 7			7	SS	41	41	
	26 / 8							
	27 / 8		Borehole Terminated					
	28							

Well Lithology — Gas Probe — Observation Well 17

Drill Method: Track Mounted HSA

Notes:

- SS = Split Spoon

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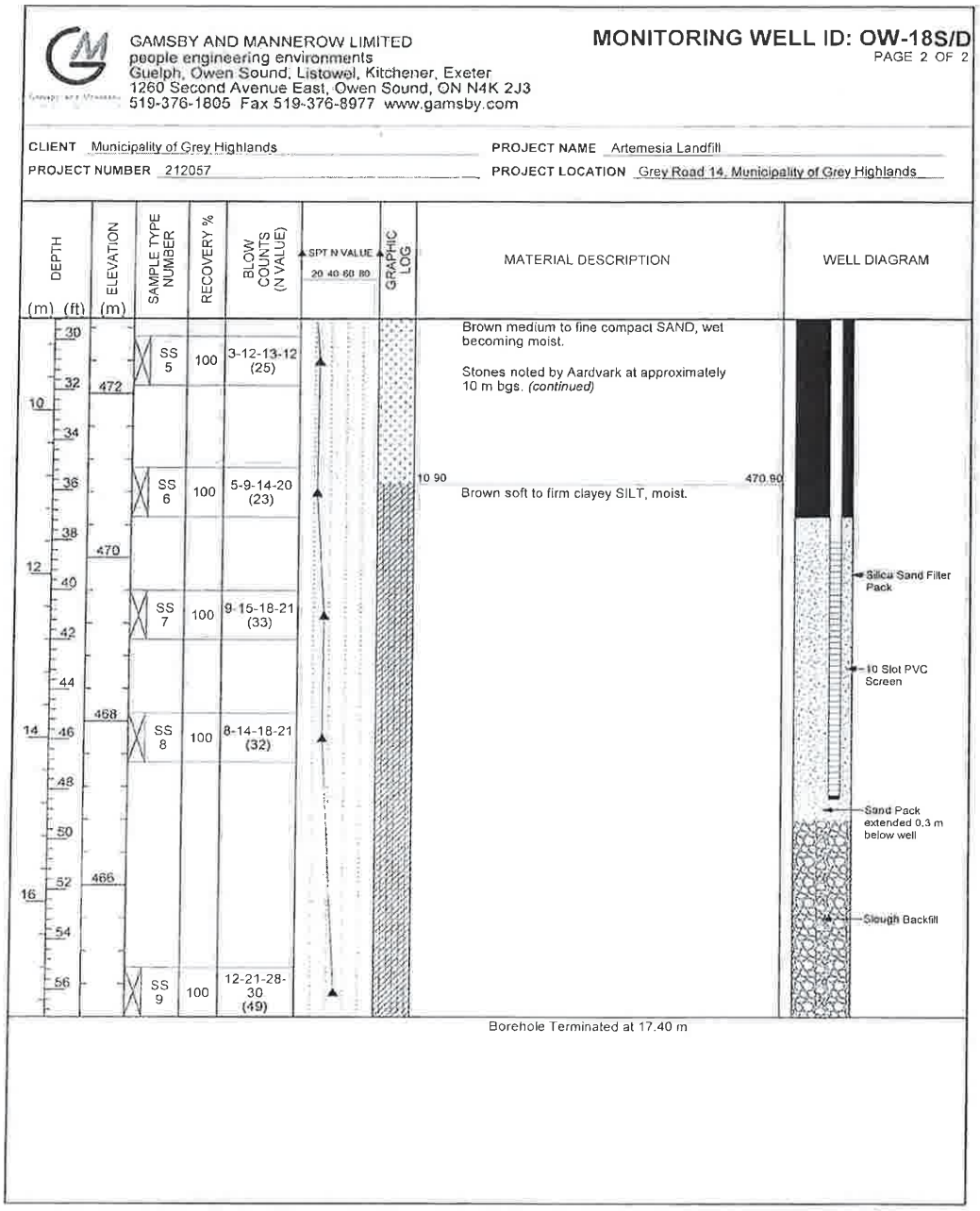
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MONITORING WELL ID: OW-18S/D

CLIENT Municipality of Grey Highlands
PROJECT NAME Artemesia Landfill
PROJECT NUMBER 212057
PROJECT LOCATION Grey Road 14, Municipality of Grey Highlands
DATE COMPLETED September 13, 2012
CONTRACTOR Aardvark Drilling Inc
LOGGED BY DCS
METHOD Hollow Stem Auger
WELL CONSTRUCTION 0.05m Ø PVC with Protective Steel Casing
NOTES OW-18S ▼ = 481.31 masl; OW-18D ▼ = 481.94 masl (24-Oct-12)

DEPTH (m)	DEPTH (ft)	ELEVATION (m)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	SPT N VALUE 20 40 60 80	GRAPHIC LOG	MATERIAL DESCRIPTION		WELL DIAGRAM
										OW-18D = 482.84 masl OW-18S = 482.63 masl
		482						0.00 Ground Surface	481.80	
			SS 1	100				0.30 Topsoil	481.50	Concrete
								Brown SILT with sand and gravel, wet.		Bentonite Seal
		480						2.30	479.50	
			SS 2	67	3-6-9-5 (15)			Brown coarse SAND and COBBLES, wet Flowing sand observed at 3.8 m bgs rose up augers approximately 1 m.		
		478								Silica Sand Filter Pack
			SS 3	100	7-8-10-19 (18)					10 Slot PVC Screen
		476								
								6.10	475.70	
			SS 4	70	0-1-2-9 (3)			6.30 Brown soft SILT with some stones, wet Brown medium to fine compact SAND, wet becoming moist. Stones noted by Aardvark at approximately 10 m bgs	475.50	
		474								Bentonite Seal

(Continued Next Page)


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MONITORING WELL ID: OW-18S/D
PAGE 2 OF 2
CLIENT Municipality of Grey Highlands
PROJECT NAME Artemesia Landfill
PROJECT NUMBER 212057
PROJECT LOCATION Grey Road 14, Municipality of Grey Highlands
DEPTH (m) (ft)
ELEVATION (m)
SAMPLE TYPE NUMBER
RECOVERY %
BLOW COUNTS (N VALUE)
SPT N VALUE 20 40 60 80
GRAPHIC LOG
MATERIAL DESCRIPTION
WELL DIAGRAM
Brown medium to fine compact SAND, wet becoming moist.
Stones noted by Aardvark at approximately 10 m bgs. (continued)
SS 5 100 3-12-13-12 (25)
SS 6 100 5-9-14-20 (23)
10 90
470.90
Brown soft to firm clayey SILT, moist.
SS 7 100 9-15-18-21 (33)
SS 8 100 8-14-18-21 (32)
SS 9 100 12-21-28-30 (49)
Silica Sand Filter Pack
10 Slot PVC Screen
Sand Pack extended 0.3 m below well
Slough Backfill
Borehole Terminated at 17.40 m

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MONITORING WELL ID: OW-19

CLIENT Municipality of Grey Highlands
PROJECT NAME Artemesia Landfill
PROJECT NUMBER 212057
PROJECT LOCATION Grey Road 14, Municipality of Grey Highlands
DATE COMPLETED September 13, 2012
CONTRACTOR Aardvark Drilling Inc.
LOGGED BY DCS
METHOD Hollow Stem Auger
WELL CONSTRUCTION 0 05m Ø PVC with Protective Steel Casing
NOTES OW-19 ♀ = 481.19 masl (24-Oct-12)

DEPTH (m)	DEPTH (ft)	ELEVATION (m)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	SPT N VALUE 20 40 60 80	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
0	0	484						0.00 Ground Surface 483.70	Top of Pipe = 484.45 masl
			SS 1	67	3-6-9-5 (15)			Brown SAND with gravel, wet.	Concrete
1	3	483							
	4								Bentonite Seal
	5	482							
2	7								
	8	481							
3	10							3.00 480.70	
	11		SS 2	100	12-21-28-30 (49)			Brown fine SAND and SILT, wet.	
	12	480							
4	13								Silica Sand Filter Pack
	14								
	15	479							10 Slot PVC Screen
5	16								
	17								
	18								
	19	478							
6	20							Borehole Terminated at 6.10 m	

BluePlan ENGINEERING

MONITORING WELL ID: PZ-01

CLIENT Municipality of Grey Highlands
PROJECT NAME Piezometer Installation
PROJECT NUMBER 212057
PROJECT LOCATION Artemesia Landfill
DATE COMPLETED 11/13/2014
CONTRACTOR GMBP
LOGGED BY JW
METHOD Digging & Hand Auger
WELL CONSTRUCTION 1 1/4" Ø PVC
NOTES Closest to OW-14, north of former OW-6

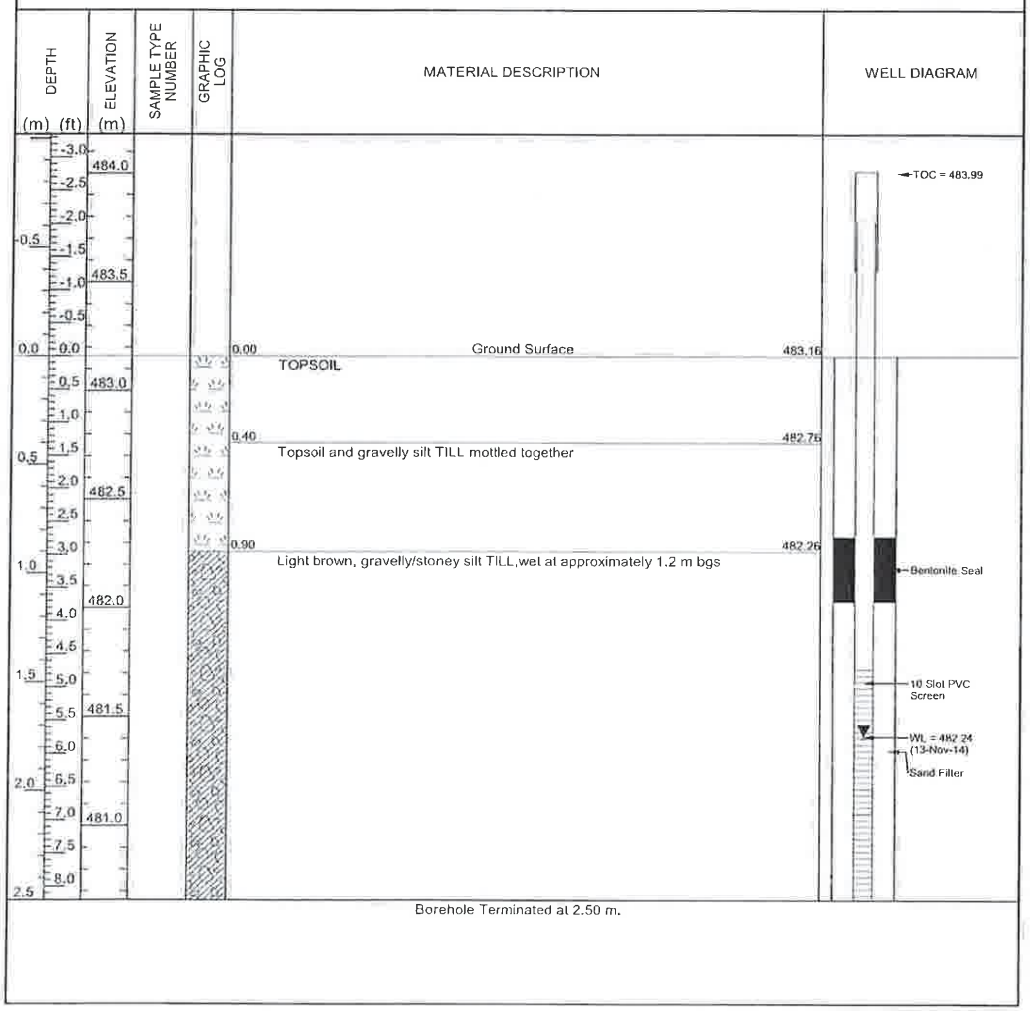
DEPTH (m)	DEPTH (ft)	ELEVATION (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION		WELL DIAGRAM
0.0	0.0	483.5			0.00 Ground Surface	482.81	TOC = 483.65
					TOPSOIL		
		483.0			0.30	482.51	
					TILL and topsoil, mottled together		
0.5	1.5	482.5			0.50	482.31	Bentonite Seal
					Light brown, gravelly SILT and fine sand till		
		482.0			0.80	482.01	
					Light brown, gravelly, silt TILL, wet		
1.0	3.0	481.5					WL = 482.25 (13-Nov-14)
							Sand Filter
1.5	5.0				1.50	481.31	10 Slot PVC Screen
					Increasing gravel content at approximately 1.5 m bgs		
		481.0					
2.0	6.5						

Borehole Terminated at 2.00 m.

BluePlan ENGINEERING

MONITORING WELL ID: PZ-02

CLIENT Municipality of Grey Highlands
PROJECT NAME Piezometer Installation
PROJECT NUMBER 212057
PROJECT LOCATION Artemesia Landfill
DATE COMPLETED 11/13/2014
CONTRACTOR GMBP
LOGGED BY JW
METHOD Digging & Hand Auger
WELL CONSTRUCTION 1 1/4" Ø PVC
NOTES Furthest to the west

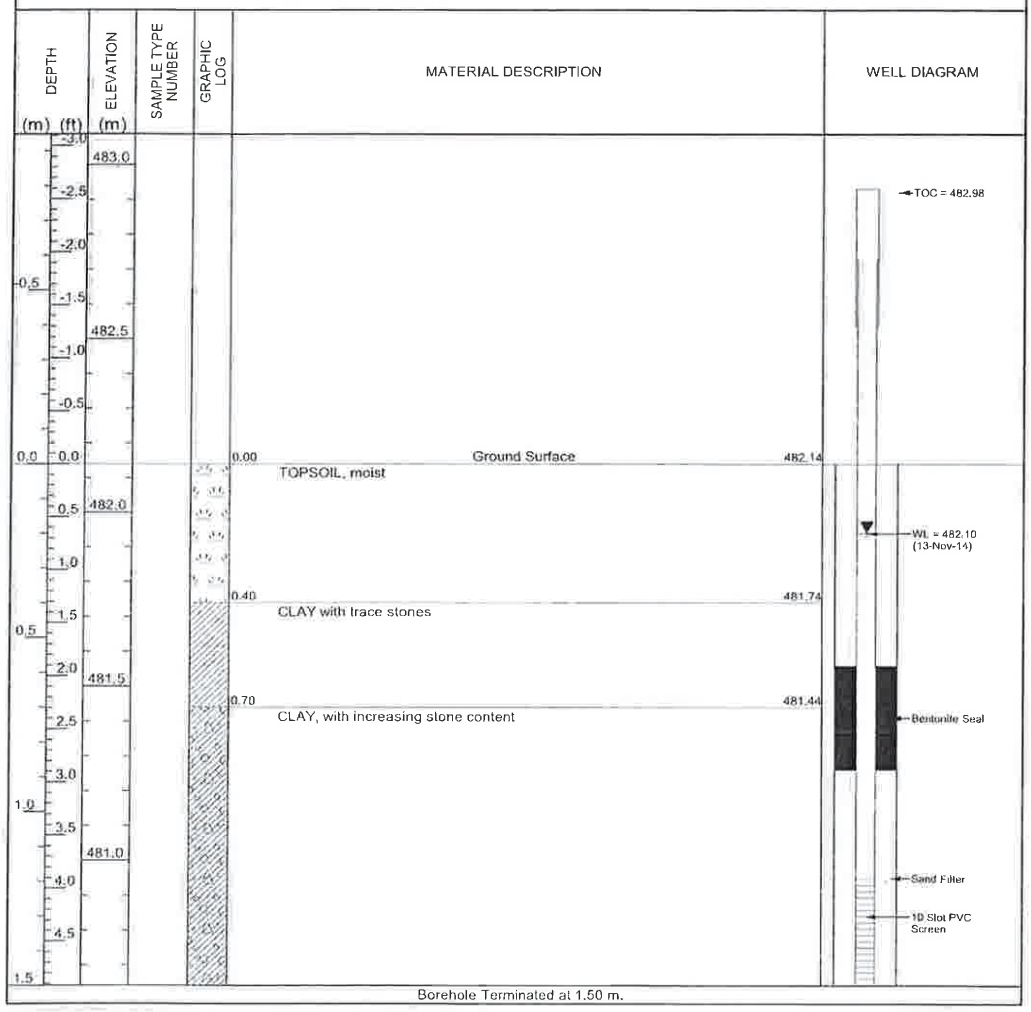


BluePlan ENGINEERING

MONITORING WELL ID: PZ-03D

PAGE 1 OF 1

CLIENT	Municipality of Grey Highlands	**PROJECT NAME**	Piezometer Installation
PROJECT NUMBER	212057	**PROJECT LOCATION**	Artemesia Landfill
DATE COMPLETED	11/13/2014	**CONTRACTOR**	GMBP
LOGGED BY	JW	**METHOD**	Digging & Hand Auger
WELL CONSTRUCTION	1 1/4" Ø PVC	**NOTES**	Adjacent/near to SW-3



Appendix C MECP Water Well Records

UTM 17 5313161510 E
15R 4895161010 N

41A/24

25 Nº 0827

The Ontario Water Resources Commission Act

WATER WELL RECORD

Elev. 15R 116010

Basin 32 Ont

County or District [redacted] Township, Village, Town or City Osceola

Con. 15 R.D.R. Lot Pt. 32 22 Date completed 12 (day) April (month) 1967 (year)

[redacted] ess RR#3 Priceville

Casing and Screen Record

Inside diameter of casing 4"

Total length of casing 153'

Type of screen —

Length of screen —

Depth to top of screen —

Diameter of finished hole 4"

Pumping Test

Static level 25'

Test-pumping rate 15 G.P.M.

Pumping level 40'

Duration of test pumping 2 hrs

Water clear or cloudy at end of test Clear

Recommended pumping rate 10 G.P.M.

with pump setting of 72' feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
Topsoil	0	1		
Sand Clay & Boulders	1	30		
Sand & Boulders	30	42	200 to 206	Fresh
Hard Pan	42	65		
Clay & Hard White Rock	65	153		
	153	206		

For what purpose(s) is the water to be used? Household & Stock

Is well on upland, in valley, or on hillside? Upland

Drilling or Boring Firm Durham Drilling Enterprises Ltd.

Address Box 299 Durham Ont

Licence Number 1791

Name of Driller or Borer Ed Johnston

Address Hobaton

Date April 12, 1967

E. Johnston

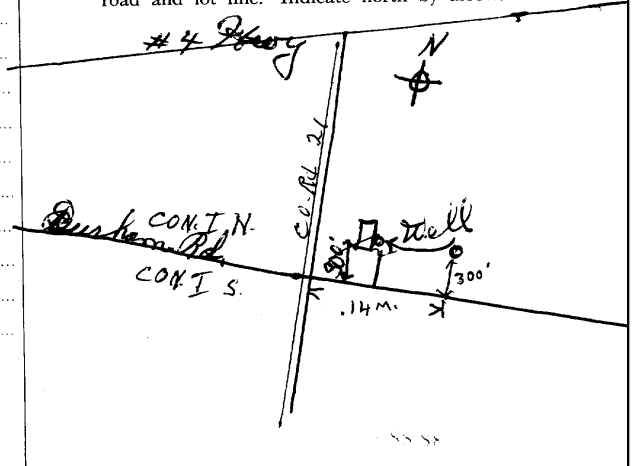
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



UTM 17 Z 5131151 0 E
15 R 4819512 1131 N
Elev. 15 R 7161218

Basin 22 | GREY

County or District

Con. 1 S.D. ROAD Lot 19

41A/2 4th

WATER RESOURCES DIVISION
DEC 17 1964
ONTARIO WATER RESOURCES COMMISSION

25 No 106

The Ontario Water Resources Commission Act

WATER WELL RECORD

Township, Village, Town or City ARTEMESIA

Date completed 25 (day) NOV (month) 1964 (year)

[redacted] ress ORICEVILLE RR #3.

Casing and Screen Record

Inside diameter of casing 4"

Total length of casing 165

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 4"

Pumping Test

Static level 25'

Test-pumping rate 15 G.P.M.

Pumping level 35

Duration of test pumping 10 HRS

Water clear or cloudy at end of test CLEAR

Recommended pumping rate 12 G.P.M.

with pump setting of 50 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
TOP SOIL	0	3		
SANDY CLAY	3	20	170	FRESH
GRAVEL + BOULDERS	20	90	TO	
GREY CLAY	90	100	184	
QUICK SAND	100	160		
SAND	160	165		
GREY ROCK	165	184		

For what purpose(s) is the water to be used? DOMESTIC + STOCK

Is well on upland, in valley, or on hillside? UPLAND

Drilling or Boring Firm DURHAM DRILLING + ENTERPRISES

Address DURHAM ONT.

Licence Number 1333

Name of Driller or Borer ED HOTCHKISS

Address DURHAM ONT.

Date NOV 25/64

Percy Johnston
(Signature of Licensed Drilling or Boring Contractor)

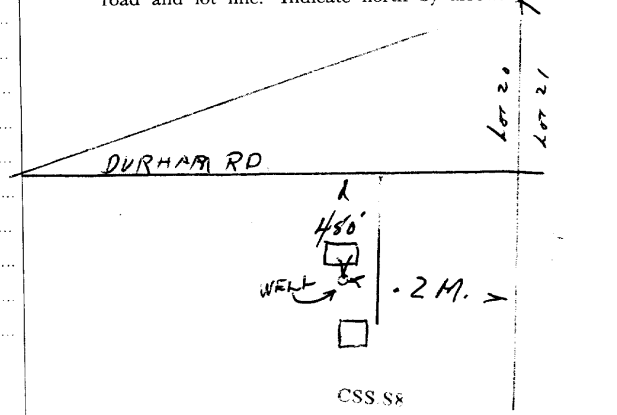
Form 7 15M-60-4138

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.

6 Corners



CSS 58

NW

UTM 17 5331351 E
15 R 4819513819 N

Elev. 15 R 116215

Basin 12B 11 Grey

County or District

Con. 1 SDR. Lot PT. 20.

41A/I 4h

m

25 No 107

The Ontario Water Resources Commission Act

WATER WELL RECORD

Township, Village, Town or City Artemesia

Date completed 30 (day) March (month) 1965 (year)

[redacted] ess RR#3. Priceville

Casing and Screen Record

Inside diameter of casing 4"

Total length of casing 172 feet

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 4"

Pumping Test

Static level 49'

Test-pumping rate 10 G.P.M.

Pumping level 70'

Duration of test pumping 3 hrs.

Water clear or cloudy at end of test clear

Recommended pumping rate 8 G.P.M.

with pump setting of 100 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
top soil	0	3		
boulders	3	25		
hardpan	25	75		
hardpan boulders	75	125		
sand and gravel	125	160		
boulders and hardpan	160	165		fresh
gravel	165	171	212	
limestone	171	212		

For what purpose(s) is the water to be used? house

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm Durham Drilling Enterprises Ltd.

Address Box 299. Durham Ont

Licence Number ~~1338~~ 1767

Name of Driller or Borer Ivan Mawhinney

Address R 1 Allrosetter

Date Mar 30/1965

Percy Johnston

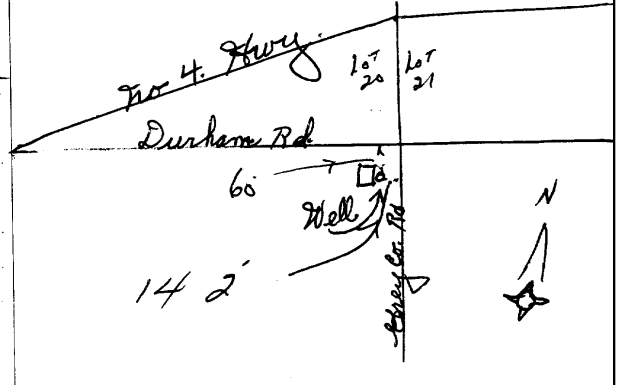
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



The Ontario Water Resources Commission Act

WATER WELL RECORD

Water management in Ontario

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 | 2503065 | MUNICIP. 25C91 | CON. PR IN & 101

COUNTY OR DISTRICT: Lamb

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Artemesia

CON., BLOCK, TRACT, SURVEY, ETC.: IN W D.R.

LOT: 23 (23 24)

[redacted] RR.3. Priceville

DATE COMPLETED: DAY 15 MO. 10 YR. 69

UTM: 9,5,7,4,0 | RC: 4 | ELEVATION: 1,6,0,0 | RC: 5 | BASIN CODE: 22

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH – FEET FROM	DEPTH – FEET TO
BLACK	TOPSOIL			0	2
BROWN	SAND CLAY & STONES			2	100
BROWN	SAND			100	152
WHITE	ROCK	LIMESTONE		152	180

31: 0002 803 | 01 00 6 99 05 12 | 01 15 26 09 | 61 8 01 15

32:

41 WATER RECORD

WATER FOUND AT – FEET	KIND OF WATER
160	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
180	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH – FEET FROM	DEPTH – FEET TO
04	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE	1/4	0	~~152~~ 152
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE	~~1/4~~	152	~~180~~ 180
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.) | DIAMETER INCHES | LENGTH FEET

MATERIAL AND TYPE | DEPTH TO TOP OF SCREEN FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT – FEET FROM	DEPTH SET AT – FEET TO	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)

71 PUMPING TEST

PUMPING TEST METHOD: 1 ☒ PUMP | PUMPING RATE: 0015 GPM | DURATION OF PUMPING: 03 HOURS 33 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING PUMPING	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
022 FEET	030 FEET		030 FEET	030 FEET	030 FEET	030 FEET

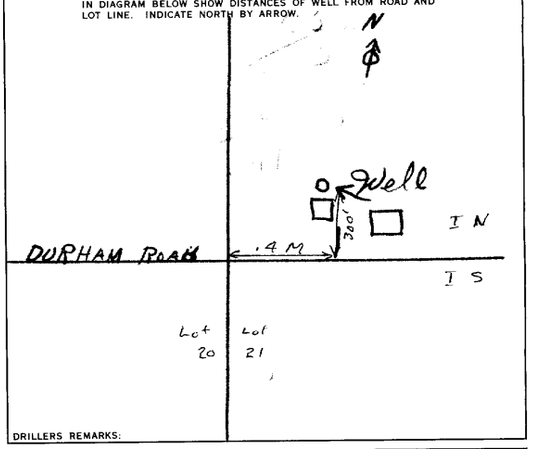
IF FLOWING, GIVE RATE: GPM | PUMP INTAKE SET AT: 80 FEET | WATER AT END OF TEST: 1 ☒ CLEAR 2 ☐ CLOUDY

RECOMMENDED PUMP TYPE: ☐ SHALLOW ☒ DEEP | RECOMMENDED PUMP SETTING: 070 FEET | RECOMMENDED PUMPING RATE: 0010 GPM

001.9 GPM./FT. SPECIFIC CAPACITY

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS:

FINAL STATUS OF WELL

1 ☒ WATER SUPPLY | 2 ☐ OBSERVATION WELL | 3 ☐ TEST HOLE | 4 ☐ RECHARGE WELL | 5 ☐ ABANDONED, INSUFFICIENT SUPPLY | 6 ☐ ABANDONED, POOR QUALITY | 7 ☐ UNFINISHED

WATER USE 12

1 ☒ DOMESTIC | 2 ☒ STOCK | 3 ☐ IRRIGATION | 4 ☐ INDUSTRIAL | ☐ OTHER | 5 ☐ COMMERCIAL | 6 ☐ MUNICIPAL | 7 ☐ PUBLIC SUPPLY | 8 ☐ COOLING OR AIR CONDITIONING | 9 ☐ NOT USED

METHOD OF DRILLING

1 ☒ CABLE TOOL | 2 ☐ ROTARY (CONVENTIONAL) | 3 ☐ ROTARY (REVERSE) | 4 ☐ ROTARY (AIR) | 5 ☐ AIR PERCUSSION | 6 ☐ BORING | 7 ☐ DIAMOND | 8 ☐ JETTING | 9 ☐ DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR: Durham Drilling Ent Ltd | LICENCE NUMBER: 3263

ADDRESS: Box 299 Durham Ont.

NAME OF DRILLER OR BORER: David Watson | LICENCE NUMBER: 3263

SIGNATURE OF CONTRACTOR: P E Johnston | SUBMISSION DATE: DAY 16 MO. Oct YR. 69

OWRC COPY

OFFICE USE ONLY

DATA SOURCE: 1 | CONTRACTOR: 1804 | DATE RECEIVED: 061169

DATE OF INSPECTION: 7/10/70 | INSPECTOR: F/P

REMARKS:

CSS.S8

Ontario Ministry of the Environment

The Ontario Water Resources Act

WATER WELL RECORD

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11 — 2514927 — Municipality 25001 — Con. DR S 01

County or District: GREY COUNTY

Township/Borough/City/Town/Village: ARTEMISIA TWP

Con block tract survey, etc.: CON 1 SOUTH

Lot: 23

Address: [redacted] R.R.3 PRICEVILLE, ONT

Date completed: 16 day 01 month 02 year

Northing — RC — Elevation — RC — Basin Code

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet From	Depth - feet To
	TOP SOIL			0	1
BROWN	CLAY			1	10
BROWN	SILTY CLAY	GRAVEL		10	35
GREY	SILTY CLAY	GRAVEL		35	96
BROWN	SAND	GRAVEL	WET	96	108
BROWN	SILT		FINE	108	131
BROWN	CLAY			131	166
BROWN	LIMESTONE			166	176

41 WATER RECORD

Water found at - feet	Kind of water
175	1 ☑ Fresh 2 ☐ Salty (watered) 3 ☐ Sulphur 4 ☐ Minerals 5 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 6 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 6 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 6 ☐ Gas
	1 ☐ Fresh 2 ☐ Salty 3 ☐ Sulphur 4 ☐ Minerals 6 ☐ Gas

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet From	Depth - feet To
6"	1 ☑ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic	.219	+1	174
6"	1 ☐ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☑ Open hole 5 ☐ Plastic		174	176
	1 ☐ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic			

SCREEN

Sizes of opening (Slot No.)	Diameter inches	Length feet
N/A		

Material and type — Depth at top of screen feet

61 PLUGGING & SEALING RECORD

☑ Annular space ☐ Abandonment

Depth set at - feet From	Depth set at - feet To	Material and type (Cement grout, bentonite, etc.)
0	44	BENTONITE

71 PUMPING TEST

Pumping test method: 1 ☐ Pump 2 ☑ Bailer

Pumping rate: 100+ GPM

Duration of pumping: 1 Hours Mins

Static level: 16 feet

Water level end of pumping: feet

Water levels during: 1 ☐ Pumping 2 ☑ Recovery

15 minutes	30 minutes	45 minutes	60 minutes
16 feet	16 feet	16 feet	16 feet

If flowing give rate: GPM

Pump intake set at: 70 feet

Water at end of test: ☑ Clear ☐ Cloudy

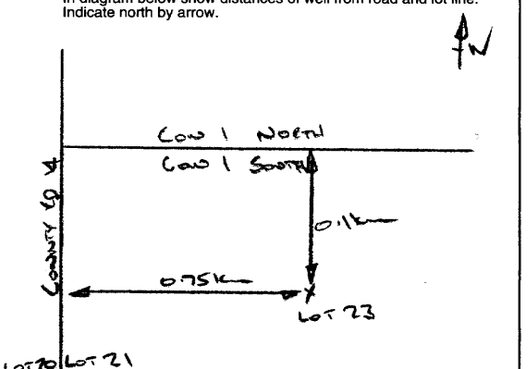
Recommended pump type: ☐ Shallow ☑ Deep

Recommended pump setting: 70 feet

Recommended pump rate: 100 GPM

LOCATION OF WELL

In diagram below show distances of well from road and lot line.
Indicate north by arrow.



232239

FINAL STATUS OF WELL

1 ☑ Water supply 2 ☐ Observation well 3 ☐ Test hole 4 ☐ Recharge well 5 ☐ Abandoned, insufficient supply 6 ☐ Abandoned, poor quality 7 ☐ Abandoned (Other) 8 ☐ Dewatering 9 ☐ Unfinished 10 ☐ Replacement well

WATER USE

1 ☑ Domestic 2 ☐ Stock 3 ☐ Irrigation 4 ☐ Industrial 5 ☐ Commercial 6 ☐ Municipal 7 ☐ Public supply 8 ☐ Cooling & air conditioning 9 ☐ Not use 10 ☐ Other

METHOD OF CONSTRUCTION

1 ☐ Cable tool 2 ☐ Rotary (conventional) 3 ☐ Rotary (reverse) 4 ☑ Rotary (air) 5 ☐ Air percussion 6 ☐ Boring 7 ☐ Diamond 8 ☐ Jetting 9 ☐ Driving 10 ☐ Digging 11 ☐ Other

Name of Well Contractor	Well Contractor's Licence No.
HIGHLAND WATER WELLS	2576
Address: Box 141, Durham, Ont, N0G 1R0	
Name of Well Technician: NIGEL POPPLETON	Well Technician's Licence No.: T2130
Signature of Technician/Contractor	Submission date: day 18 mo 01 yr 02

MINISTRY USE ONLY

Data source: 58 — Contractor: 2576 — 59-62 — Date received: JAN 24 2002 — 63-68 — 80

Date of inspection — Inspector

Remarks: CSS.ES2

2 - MINISTRY OF THE ENVIRONMENT COPY

0506 (07/00) Front Form 9

Ontario

Ministry of the Environment and Climate Change

Measurements recorded in: ☐ Metric ☑ Imperial

Well Tag No. *(Place Sticker and/or Print Below)* A258127 Tag#:A258127

Well Record

lation 903 Ontario Water Resources Act

Page ____ of ____

[redacted]

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
325500 Durham Rd B	ARTEMESIA	22	1 SDR

County/District/Municipality	City/Town/Village	Province	Postal Code
GREY COUNTY	GREY HIGHLANDS	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	553761	4895643		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	TOPSOIL			0	1
BRN	CLAY	STONES		1	20
GREY	CLAY			20	29
BRN	GRAVEL	CLAY		29	122
RED	CLAY	GRAVEL		122	141
	LIMESTONE			141	201

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	60'	Bentonite Grout	.4m3

Method of Construction

☐ Cable Tool ☐ Diamond
☑ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☑ Air percussion
☐ Other, *specify* _____

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, *specify* _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6 1/4	Steel	.188	+2 1/2	145
6"	Open Hole		145	201

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☑ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, *specify*
☐ Other, *specify*

Water Details

Water found at Depth	Kind of Water	
165 (m/ft) ☐ Gas	☑ Fresh ☐ Untested	☐ Other, *specify*
192 (m/ft) ☐ Gas	☐ Fresh ☐ Untested	☐ Other, *specify*
195 (m/ft) ☐ Gas	☐ Fresh ☐ Untested	☐ Other, *specify*

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)

Results of Well Yield Testing

After test of well yield, water was:
☑ Clear and sand free
☐ Other, *specify* _____

If pumping discontinued, give reason:

Pump intake set at *(m/ft)*

Pumping rate *(l/min / GPM)* 5 GPM

Duration of pumping 2 hrs + ____ min

Final water level end of pumping *(m/ft)* 77'

If flowing give rate *(l/min / GPM)*

Recommended pump depth *(m/ft)* 125 FT.

Recommended pump rate *(l/min / GPM)* 5-7 GPM

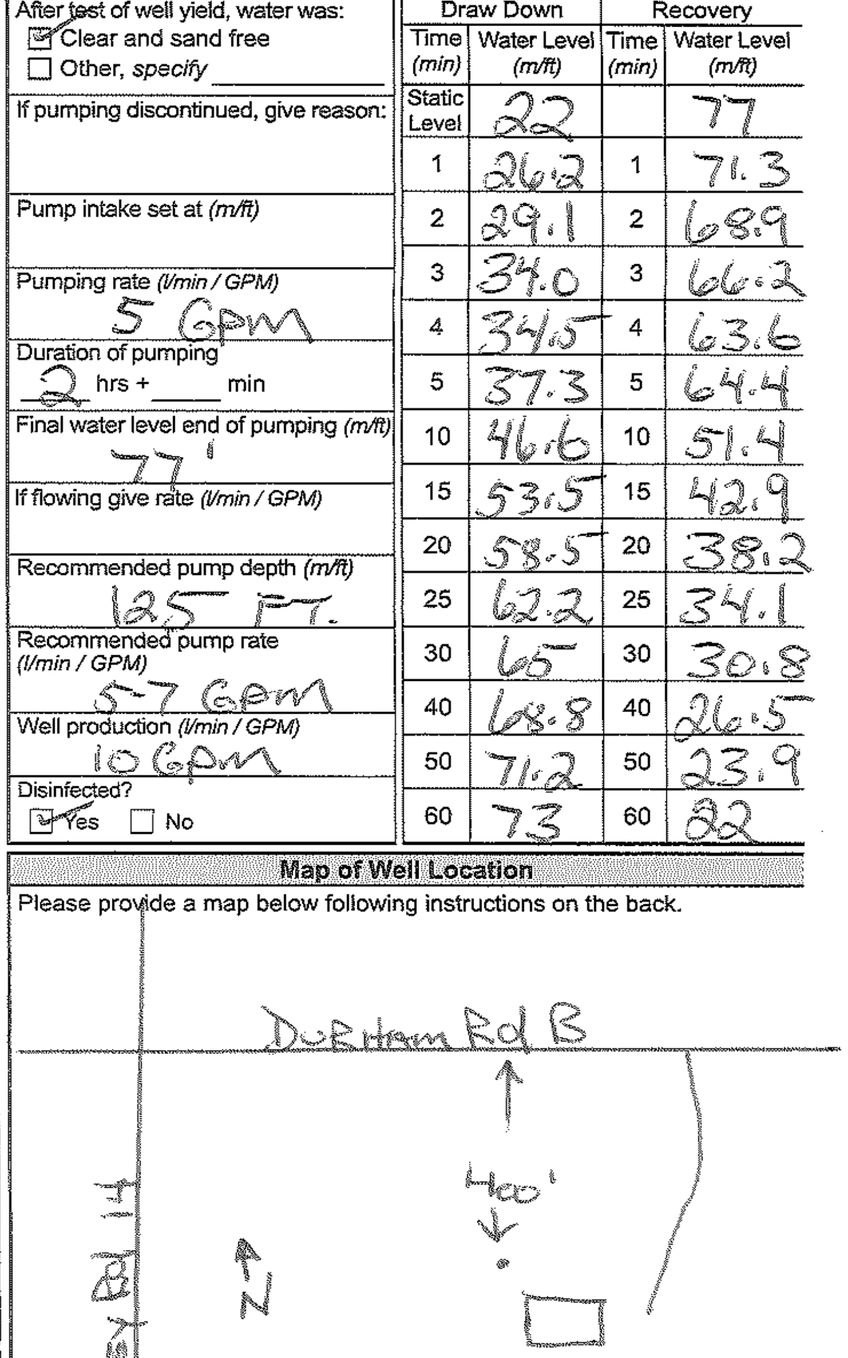
Well production *(l/min / GPM)* 10 GPM

Disinfected?
☑ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	22		77
1	26.2	1	71.3
2	29.1	2	68.9
3	34.0	3	66.2
4	34.5	4	63.6
5	37.3	5	64.4
10	46.6	10	51.4
15	53.5	15	42.9
20	58.5	20	38.2
25	62.2	25	34.1
30	65	30	30.8
40	68.8	40	26.5
50	71.2	50	23.9
60	73	60	22

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Neumann Well Drilling LTD	7015

Business Address (Street Number/Name)	Municipality
453022 Grey Rd 2 Box 700	Dundalk

Province	Postal Code	Business E-mail Address
ONT	N0C 1B0	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
5199923203	Gillies Tom

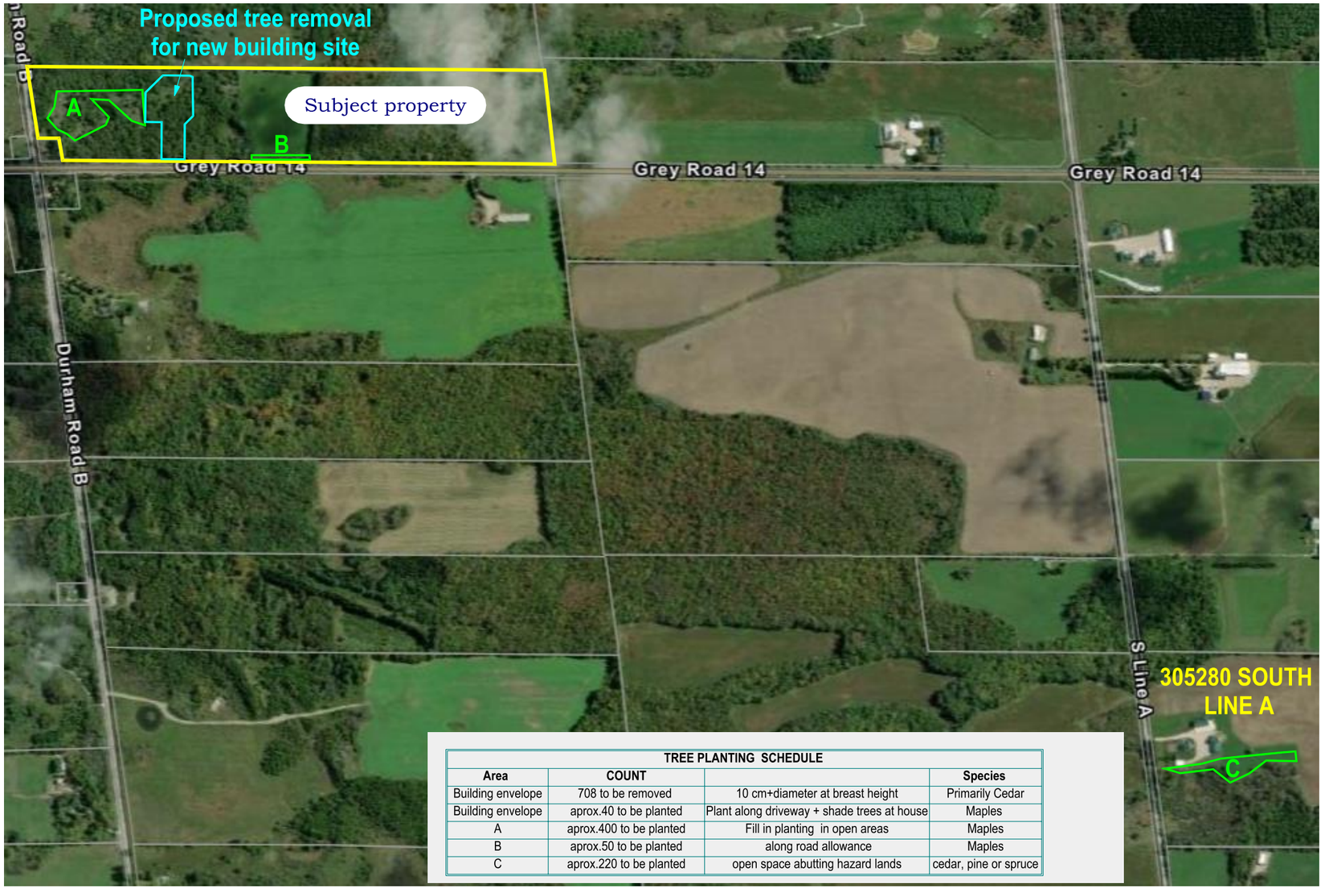
Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
1958		Y Y Y Y M M D D

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☑ Yes ☐ No	Y Y Y Y M M D D	2019 05 15

Ministry Use Only
Audit No. Z306959
AUG 0 1 2019
Received

0506E (2014/11) Ministry's Copy

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TREE PLANTING SCHEDULE			
Area	**COUNT**		**Species**
Building envelope	708 to be removed	10 cm+diameter at breast height	Primarily Cedar
Building envelope	aprox.40 to be planted	Plant along driveway + shade trees at house	Maples
A	aprox.400 to be planted	Fill in planting in open areas	Maples
B	aprox.50 to be planted	along road allowance	Maples
C	aprox.220 to be planted	open space abutting hazard lands	cedar, pine or spruce

< Proposed Project >
GH-P13. 2025 Development
< Drawing Title >
Tree Planting Plan
< Property Owner >
Old Durham Enterprise Inc
Owner/phone : Abraham Martin 519-897-0232
< Project Address >
113451 Grey Rd 14
Priceville Ont.
Artemesia Con.1 SDR Lot 21
< Drawing Scale >
0.062" = 1'-0"
Roll No.420818000507300
Drawn By E.M.S
Drawing Date November 7, 2025

Planning Report

TO:	Council
FROM:	Ashley Bilodeau
DATE:	Public Planning Hearing - 22 Jun 2026
REPORT:	Planning Report 2026-33
SUBJECT:	Z17.2026: 308114 Centre Line A

RECOMMENDATION:
That Planning Report No. 2026-033: Z17.2026 308114 Centre Line A be received for information.

Application:
Pre-Consultation File: P19.2026

Location:
The property is legally described as LT 26 CON 1 SDR OSPREY, GREY HIGHLANDS

Civic Address: 308114 Centre Line A

Registered Owner:
Registered Owner: Eli Martin - Conservation Side Mfg Inc.

Agent: Solomon Martin

Details:
The subject property is a 20.46 hectare parcel of land located in the south part of Grey Highlands, east of Flesherton, and south of Maxwell. The property is designated Rural, Hazard and Wetland in the County and Grey Highlands Official Plans, and zoned "Rural (RU)", "Rural-Holding (RU-h)", "Hazard Holding (H-h)" and Wetland (W)". The southern portion of the property is classified as a Natural Heritage System Core under Schedule "C" of the County Official Plan, and as Significant Woodlands and Area of Natural and Scientific Interest (ANSI) under Appendix B of the County Official Plan.

The proposal is to establish a 250 square metre on-farm diversified use (OFDU) with a 300 square metre outdoor storage area. The shop will be used for custom welding and forming of metal components. The proposed shop will be situated in an area of the property that is subject to the "Rural (RU)" provision, and outside of any area defined as

Hazard, Wetland, ANSI, Natural Heritage System Core, and Area of Natural and Scientific Interest. The outdoor storage is intended to be located in the front yard of the property.

The maximum area permitted for an OFDU, including all buildings, parking, loading, outdoor storage, and servicing is 8,000 square metres (2%) for a property 40 hectares in size. The applicant's proposed use will occupy 4,000 square metres, thereby conforming to the Grey County and Grey Highlands Official Plan policies, and maintaining compliance with the maximum permitted area for an OFDU. The proposed farm cluster is located in an area that optimizes the use of the subject lands while minimizing the amount of agricultural land removed from production.

The "Rural (RU)" zone does not permit OFDUs as-of-right, therefore a site specific rezoning is required to rezone a portion of the subject property from "Rural (RU)" to "Rural Commercial Exception (C4-xx)". The site specific exception will permit the manufacturing and fabrication of agricultural and automotive components within an OFDU, and permit outdoor storage in the front yard of the subject property.

Overview (Purpose and Effect):
The purpose of this application is to amend the Municipality of Grey Highlands Zoning By-law 2004-50 by rezoning a portion of the subject lands from Agricultural (A1) to Rural Commercial with an exemption (C4-xx), to permit the establishment of an on-farm diversified use (OFDU).

The effect of this By-law is:

1. On lands zoned C4-xx, the following uses shall be permitted in addition to all uses that are permitted in the C4 zone:

i. The fabrication, manufacturing, storage, and wholesale of automotive or agricultural components.
ii. A sawmill operation including the assembly, storage, and wholesale of wood furniture products.
iii. The assembly, storage, and wholesale of plastic products. iv. The construction, storage and sale of garden sheds.

2. On lands zoned C4-xx, outdoor storage shall be permitted to take place in the front yard of the subject property.

Background and Analysis:
Please see the Professional Planning Analysis that is attached to this Report.

Approved By	**Status**
Karen Govan, Chief Administrative Officer	Approved - 16 Jun 2026

ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

The Municipality of Grey Highlands has received an application to amend the Zoning By-law. The application is being considered under the requirements of the *Planning Act RSO 1990* and applicable regulations. The purpose of this notice is to inform you of the application and invite you to observe Council's decision on this matter.

Public Hearing Information:

When: Monday June 22, 2026 at 5:00 PM

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

To watch the meeting: 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: Z17.2026

The subject application relates to the property having address 308114 Centre Lien A, known legally as LT 26 CON 1 SDR OSPREY; GREY HIGHLANDS. The property has roll number 420814000105400.

The purpose of the application is to amend the zoning by-law 2004-50 to rezone a portion of the subject lands to permit an On-Farm Diversified Use.

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



ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Your Rights to Appeal

If a person* or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Grey Highlands before the by-law is passed, the person or public body:

i) is not entitled to appeal the decision of Grey Highlands Council to the Ontario Land Tribunal; and

ii) may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please visit https://olt.gov.on.ca/ for information on filing an appeal.

*Notwithstanding the above, only a 'person' listed in subsection 17(36) of the Planning Act may appeal the decision of the Municipality of Grey Highlands to the Ontario Land Tribunal (OLT) as it relates to the proposed Zoning By-law Amendment. Below is the prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands related to the proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - https://www.ontario.ca/laws/statute/90p13. For more information about these recent changes, please visit the OLT website or contact OLT - https://olt.gov.on.ca/about-olt/.

The prescribed list of 'persons' eligible to appeal a decision of the Municipality of Grey Highlands on the proposed Zoning By-law Amendment as per subsection 17(36) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.

2. Ontario Power Generation Inc.

3. Hydro One Inc.

4. A company operating a natural gas utility in the local municipality or planning area to which the Zoning By-law Amendment would apply.

5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the Zoning By-law Amendment would apply.

6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the

ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

operation and referenced in the risk and safety management plan is within the area to which the Zoning By-law Amendment would apply.

7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the Zoning By-law Amendment would apply.

8. A company operating as a telecommunication infrastructure provider in the area to which the Zoning By-law Amendment would apply.

For More Information

To see additional application materials, please visit our website: https://greyhighlands.civicweb.net/filepro/documents/398826/

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 Planning Department: 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' 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 Council in respect of the proposed consent, please submit your request in writing to the Planning Department using the contact information provided above.

Notice Dated: May 26, 2026



Eli L Martin
308114 CENTRE LINE A
Municipality of Grey Highland
CON 1 SDR LOT 26
ROLL #: 420814000105400

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

PHONE:
FAX:

SCALE: As Noted
DRAWN BY: Solomon Martin
DATE: Wednesday, March 11, 2026

SECTION LETTER A / 1 PAGE NUMBERS

APPROVED:
CHECKED BY:

PAGE: 1/1
siteplan 2

Professional Planning Analysis

Application

Grey Highlands Files: Z17.2026

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*, municipalities are authorized to regulate the use of land through zoning by-laws. Section 34 of the *Planning Act* permits Council to pass zoning by-laws that regulate the use of land, buildings and structures, including matters such as permitted uses, minimum lot sizes, building setbacks, height, density, and other development standards.

Zoning By-law Amendments

Section 34(10) of the *Planning Act* provides that any zoning by-law, or its predecessor, may be amended to permit additional uses or to regulate the extension or enlargement of existing uses. Through this provision, Council retains authority to evaluate whether proposed changes to zoning are consistent with the Official Plan and broader provincial policy direction.

When evaluating a Zoning By-law Amendment application, Council should consider whether the proposal:

- Has regard to the matters of provincial interest identified in Section 2 of the *Planning Act*
- Is consistent with the Provincial Planning Statement
- Conforms with the applicable Official Plans, including the County of Grey Official Plan and the Municipality of Grey Highlands Official Plan
- Does not conflict with the Niagara Escarpment Plan, and
- Represents good planning and is appropriate for the site and surrounding area

Having established the legislative authority governing zoning amendments 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 other pertinent provincial plans, 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 Zoning By-law Amendment respond 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 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.

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission, or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under section (1) that are in effect on the date of decision, and

(b) shall conform with the provincial plans that are in effect on the date, or shall not conflict with them, as the case may be.

The details of the provincial interest defined under the Act are primarily articulated through provincial plans, in particular the Provincial Planning Statement 2024 (PPS 2024). Further detail on how provincial interests are to be achieved is defined in local municipal official plans.

A decision by Council to approve or deny the subject application must be guided by the direction provided by the Planning Act, and by extension the direction provided by the PPS 2024, the County Official Plan, and the Grey Highlands Official Plan.

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.

Section 2.6.4 provides policy direction for Rural Lands. It states that rural areas should encourage "*the promotion of diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources*". Section 2.6.1(d) also permits *"agricultural uses, agriculture-related uses, on-farm diversified uses (OFDU), and normal farm practices, in accordance with provincial standards"* on rural lands.

Section 4.1 of the PPS provides general policies for Natural Heritage. It states:

4.1.1 Natural features and areas shall be protected for the long term.

4.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

4.1.3 Natural heritage systems shall be identified in Ecoregions 6E and 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas and prime agricultural areas.

4.1.4 Development and site alteration shall not be permitted in (a) significant wetlands in ecoregions 5E, 6E and 7E, …

4.1.5 Development and site alteration shall not be permitted in (a) significant wetlands in the Canadian Sheild north of Ecoregions 5E, 6E and 7E, … (e) significant areas of natural and scientific interests, ... unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

…

4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 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.

Section 4.3 of the PPS provides general policies for Agricultural Lands. 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.

For the purposes of this section, an on-farm diversified use (OFDU) is defined in the PPS as a use that is secondary to the principal agricultural operation and limited in scale. These uses may include, but are not limited to, home occupations, home industries, agri-tourism activities, value-added agricultural production, and energy-related facilities such as generation, transmission, and storage systems.

The proposed Zoning By-law Amendment is consistent with Section 4.3 of the PPS, which supports on-farm diversified uses as a means of enhancing economic viability within the agricultural system. The subject property is located within a broader agricultural area where farming remains the dominant land use.

The proposed use is secondary to the principal agricultural operation, limited in scale, and compatible with surrounding agricultural activities. As such, it aligns with the definition and intent of on-farm diversified uses set out in Section 4.3.2.1.

Overall, the proposal supports the long-term sustainability of the agricultural operation by contributing to the agri-food network, while maintaining the integrity of the surrounding agricultural land base and not interfering with ongoing farm practices.

The Provincial Planning Statement also provides policy direction on Natural Heritage Areas and Natural Hazards, but since no development is proposed within or adjacent to those defined lands, there is no need to address the consistency of the development to those sections of the PPS.

CONSISTENCY WITH PROVINCIAL REGULATIONS, PLANS AND POLICIES

The proposed zoning amendment is consistent with section 4.3 of the PPS, as the proposed use promotes economic diversification and employment opportunities, while maintaining the existing character of the area. The workshop is proposed to be 250 square metres in floor area, with a 300 square metre outdoor storage area; resulting in a total area of 4,000 square metres being rezoned. The applicants have sited the OFDU to be located within the existing farm cluster, yet outside of the defined Hazard and Wetland area, which limits the amount of agricultural land being taken out of production. Given the farm cluster is located outside of the flood hazard limit and natural heritage features, the application is consistent with the Natural Heritage and Natural Hazard sections of the PPS. In staff's professional opinion, the application is consistent with the PPS.

The associated Zoning By-law Amendment to rezone the lands from "Agricultural (A1)" to a site-specific "Rural Commercial (C4-xx)" zone is consistent with applicable provincial policies and conforms to the intent of the relevant planning framework.

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".

Section 3 of the Official Plan provides policies related to "Developing Grey" and "Growing our Economy". Section 3.2 describes the economic objectives of the County of Grey. It states:

1) *Ensure the County's natural and cultural resources and environment are protected and developed in a balanced approach to support the tourism and recreation sector and for the benefit of citizens.*

Section 3.2.5 of the Official Plan indicates support for countryside employment opportunities.

Section 3.2.5.1 specifically states: "*the main employment generator in the rural areas will be resource-based industries, such as tourism, agriculture, aggregate operations, forestry, and on-farm diversified uses (e.g. rural manufacturing)*."

Section 5.2.2 of the County Official Plan emphasizes the importance of supporting strategies for encouraging agricultural-related spin-off opportunities. The Plan outlines a variety of policy approaches to protect and improve economic development in agriculture. As the subject property is designated "Rural" in the County Official Plan, Section 5.4 has been reviewed to confirm that the proposed development is consistent with the applicable rural land use policies.

Section 5.4.1 states the permitted uses under the Rural land use type. They include:

All uses permitted in Section 5.2.1, which includes:

a) All types, sizes, and intensities of agricultural uses, and normal farm practices,

b) agricultural-related uses,

c) on-farm diversified uses,

d) forestry,

e) conservation uses,

f) institutional uses on existing lots…

g) sand and/or gravel operations …

h) licensed aggregate operations …

i) wayside pits and quarries …

j) portable asphalt or concrete plants …

As well as the following:

a) Resource-based recreational uses
b) Small scale transport terminals
c) Building and yards associated with trades, including contractor's yards, plumbing, electrical, heating/colling shops, etc.
d) Residential farm cooperatives,
e) Agri-minimums
f) Institutional uses including cemeteries, churches or schools
g) Recreational or tourist-based rural clusters

The property is actively being used as an agricultural use, and it is staff's opinion that the general development policies of the Agricultural designation would apply in this instance. Section 5.2.1.2, for example, states that municipalities may require a zoning by-law amendment for items (c), (d), (f), (g), and (h) above, including requiring additional technical studies, at the discretion of the County or municipality, or associated legislation e.g. the *Aggregate Resource Act*.

Table 7 in the Official Plan details permitted use examples for on-farm diversified uses, and lists "home industries (e.g. sawmill, welding or woodworking shop, manufacturing/fabrication, storage of boats or trailers, biomass pelletizer)".

Under Section 5.2.2 of the Official Plan, it states that the plan will protect and improve economic development in agriculture by promoting:

a) All types, sizes, and scales of agriculture, including forms of agriculture that provide more employment on a per hectare basis;
b) Food systems planning, including stronger linkages between local food producers, local food distributors, and customers;
c) Identification and exploitation of non-traditional, local-food, and niche markets;
d) On-farm and local processing and/or retail of agricultural products and by-products
e) On-farm diversification including agri-tourism; and
f) *Promoting agricultural practices which promote the conservation of soil, water, and/or significant environmental features.*

Section 5.2.15 states that:

"*New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local*

service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-line with the level and type of traffic being generated by the uses. Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per section 8.3 of this Plan. Servicing or Noise studies may also be required for new or expanded on-farm diversified or agricultural-related uses. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultura-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8. Subject to the size limitation requirements of Table 8 of this Plan and sections 5.2.2(17) on-farm diversified uses may be considered on lots less than 10 hectares in size in the Rural land use type."

Section 5.2.16 states:

"*When determining the size of the on-farm diversified use it shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified use. Shared laneways/servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size. The passing of an implementing zoning by-law amendment will generally be required to permit new on-farm diversified uses, unless otherwise permitted 'as-of-right' in municipal zoning by-laws.*"

Table 8: On-farm Diversified Use Size Criteria

Land Use Type	**Property Size**	**On-farm Diversified Use Maximum Size**
Agricultural	20 ha or greater	The lesser of; - 2% of the total size of the property, or - A maximum combined area of the use of 8,000 square metres
Less than 20 ha	Bed and breakfast and/or home rural occupations within the dwelling only	
Special Agricultural	10 ha of agriculturally productive area or greater	The lesser of: - 2% of the total size of the property, or

		- A maximum combined area of the use of 8,000 square metres
Less than 10 hectares of agriculturally productive area	Bed and breakfast and/or home rural occupations within the dwelling only	
Rural	20 ha or greater	The lesser of: - 2% of the total size of the property, or - A maximum combined area of the use of 8,000 square metres
Less than 20 ha	The lesser of: - 2% of the total size of the property, or - A maximum combined area of the use of 8,000 square metres	

Section 5.2.17 also states:

"The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use."

The proposed use is a manufacturing operation that may involve the woodworking, assembly of metal components, and dry manufacturing, which is permitted as a manufacturing/fabrication On-Farm Diversified Use under section 5.2.1 table 7 of the GCOP. It will be situated within a 250 square metre structure, which complies with the GCOP's size limitations for OFDUs.

Section 5.2.19 and 5.2.20 state:

19) Prior to considering a new on-farm diversified use, it shall be demonstrated that the following criteria can be met:

a) *The use or activity does not interfere with, or generate off-site adverse impacts, and is compatible with surrounding uses,*
b) *The use or activity can be sustained by local service levels and infrastructure,*
c) *The buildings to be used meet all Building Code requirements for the type of use being proposed,*
d) *The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area,*
e) *The timing and duration of activities does not hinder agricultural operations on site or in the area,*
f) *For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures, and*
g) *On-site parking can be accommodated without impacting the agricultural operation.*

20) Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural related uses or on-farm diversified uses, or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses or other sensitive non-agricultural uses.

Section 5.2.2(5) states: "*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.*

e) MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.

The Official Plan also provides policy direction on Core Linkages, Natural Heritage Areas, Natural Hazards, and Areas of Natural and Scientific Interest, but since no development is proposed within or adjacent to those defined lands, there is no need to address the conformity to those sections of the Official Plan.

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.

The Grey Highlands Official Plan (GHOP) policies related to OFDUs generally reiterate County OP policies with the following additional requirements.

Section 4.2 of the GHOP states that the purpose of the rural designation is to support a diversified economy be protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. Recreational, tourism and other economic opportunities are promoted. According to section 4.2.1., the permitted uses include:

- *Agricultural uses, see Table 1 below,*
- *Agricultural related uses, see Table 1 below,*
- *On-farm diversified uses, see Table 1 below,*
- *Single detached dwelling,*
- *Forestry and reforestation,*
- *Golf Courses,*
- *Resource-Based Recreational Uses,*
- *Wayside pits and quarries (excluding the stockpiling of sand salt mixtures) and portable asphalt plants,*
- *Sand and/or gravel extraction operations identified within the Schedule B High Potential Mineral Aggregate Resources,*
- *Licensed aggregate operations identified as Mineral Resource Extraction on Schedule B High Potential Mineral Aggregate Resources,*
- *Uses connected with the conservation of water, soil, wildlife and other natural resources*
- *Limited non-farm recreational and institutional uses such as:*

- *Churches, schools, cemeteries, in addition to other non-residential uses such as community halls, public uses, airstrips, communications towers and historic sites,*
- *Electric Power Facilities and accessory uses and structures.*

Agricultural uses, agricultural-related uses and on-farm diversified uses are considered permitted uses under section 4.2.2.

On-Farm Diversified Uses means uses that are secondary to the principle agricultural use of the property, and are small scale. For the purpose of this section, small-scale is defined as "*on parcels 20 hectares or greater, in the Agricultural or Rural designation, small-scale when used in the context of commercial or industrial uses means those uses which exceed the provisions of a Home/Rural Occupation, but do not exceed the following*:

- *Occupies combined building(s) not exceeding 250 square metres,*
- *Outside storage and display is limited to an area not greater than 750 square metres,*
- *The passing of an implementing zoning by-law amendment.*

Given the proposed use is agricultural in nature, staff have consulted the Agricultural Policies of the Official Plan to ensure consistency with the GHOP.

Table 1: Permitted Uses Examples in Agricultural and Rural Land Use Designations indicates that small scale on-farm diversified uses include:

- Home occupations (e.g. professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel, classes or workshops)
- Home industries (e.g. sawmill, welding, or woodworking shop, manufacturing/fabrication, seasonal storage of boats or trailers, biomass pelletizer)
- Café/small restaurant, cooking classes, food store (e.g. cheese, ice cream)
- Agri-tourism uses (e.g. farm vacation suite, bed and breakfast, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, equine events, wine tasting)
- Value-added uses (e.g. processor, packager, cheese factory, bakery)
- Retail use (e.g. farm market, antique business, tack shop)

Section 4.1.2 provides policy direction:

d) On-Farm Diversified uses are those uses that are secondary to the principal agricultural use of the property, and are limited in area. On- farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. On-farm diversified uses must generally meet the Ministry of Environment and Climate Change (D-6 Guidelines).

The proposed development is approximately ±196 m from the nearest sensitive noise receptor (a dwelling at 465191 12th Concession A). This distance complies with the MECP D-6 Guidelines which require that an OFDU be situated at least 70m from a sensitive noise receptor under section 4.1.2. d) of the GHOP.

MDS 1 is also required for on-farm diversified uses. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.

Section 4.1.2 d) of the GHOP requires OFDUs to meet Minimum Distance Separation 1 (MDS) requirements. Small-scale livestock facilities including dairy barns and chicken barns can have an average MDS range between 100 metres to 300 metres indicating that the closest barn. Large-scale livestock facilities such as a swine barn can have an average MDS range between 400-600 metres. Grey Highlands Planning Staff have determined that there are no livestock facilities within 500 metres of the proposed OFDU.

Section 4.1.2 e) of the GHOP states "*New agricultural-related uses and on-farm diversified uses and recreational and institutional development will require an amendment to the implementing zoning by-law and may be subject to Site Plan Control approval. On-Farm Diversified Uses shall not be permitted on any parcel of land less than 20 ha in size.*"

The Official Plan also provides policy direction on Core Linkages, Natural Heritage Areas, Natural Hazards, and Areas of Natural and Scientific Interest, but since no development is proposed within or adjacent to those defined lands, there is no need to address the conformity to those sections of the Official Plan.

Conformity with the Official Plans

The proposed zoning by-law amendment conforms to the policies of the Official Plans, which support OFDUs as a means to promote a diversified economy while protecting agricultural and resource-related uses. The subject property exceeds the 20-hectare minimum lot size required for OFDUs and falls within the defined limits of 250 square metres of building space and 300 square metres of outdoor storage area. The use is

agricultural in nature and consistent with the examples provided in Table 1, which includes rural manufacturing, fabrication and seasonal storage.

A rezoning application is being sought, as required under Section 4.1.2 (e), and the OFDU will be subject to site plan control.

To summarize the policy directive of the PPS, the County OP and the Grey Highlands OP, an on-farm diversified use (FDU) in Grey Highlands are generally supportive of the development, subject to the following:

Policy Requirements	**Assessment of Conformity**
The uses are less than 2% of the total lot area and are less than 8,000 square metres.	The subject property is 20.46 ha, and the proposed total area is 4,000 square metres
The structure may have a maximum footprint of 250 square metres and a maximum outdoor storage area of 750 square metres	The proposed use aligns with this maximum.
The gross floor area of the buildings related to the use do not exceed 20% of the total area to be zoned for the use.	The proposed use aligns with this maximum.
The use must satisfy the provincial D-6 guidelines, which require the buildings to be a minimum of 70 metres from sensitive noise receptors (e.g. proximal houses).	The nearest sensitive receptor is 79 metres away.
The use must maintain minimum distance separation setbacks from neighbouring existing livestock facilities.	The use maintains MDS setbacks from neighbouring existing livestock facilities.
The use does not generate off-site adverse impacts and is compatible with surrounding uses.	The use is compatible with the Rural designation and is buffered from surrounding uses by distance and proposed tree cover.
The buildings meet all Building Code requirements.	Will be confirmed at the building stage.
The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area.	This is addressed through compliance with size restrictions for the area to be rezoned.

The timing and duration of activities does not hinder agricultural operations on-site or in the area.	There is no feasible hindrance to agricultural operations.
On-site parking can be accommodated without impacting the agricultural operation.	There is ample on-site parking proposed.

The proposed development also complies with the policies governing Natural Core Linkages, Natural Heritage, Hazard Lands, Areas of Natural and Scientific Interest in the Official Plans, as the structures are proposed to be outside of these defined areas. In staff's opinion the application complies with the County of Grey and the Grey Highlands Official Plans.

ZONING BY-LAW 2004-50

Zoning By-law 2004-50 contains a specific zone for OFDUs, the "Rural Commercial (C4)" zone. The applicant is requesting a change in zoning from "Agricultural (A1)" to "Rural Commercial (C4-xx)", with the intent of only rezoning the area designated for the OFDU, and permitted outdoor storage within the front yard of the subject property.

Section 8.4 of Zoning By-law 2004-50 lists the permitted uses and zoning standards for the Rural Commercial (C4) Zone:

8.4.1 C4 - Permitted Uses

a) Small-scale commercial/industrial sawmill and woodworking shop

b) Small-scale commercial/industrial metal works shop

c) Uses permitted according to the Rural (RU) Zone (Section 6.3)

8.4.2 C4 – Zone Provisions

a) Minimum Lot Frontage - 100 metres.

b) Minimum Lot Area - 20 hectares

c) Maximum Lot Coverage - 10 %

d) Maximum outdoor storage for small-scale commercial/industrial related uses - 750 square metres

e) Minimum Front Yard Setback - for residential and residential accessory buildings and structures - 30 metres

f) Minimum Front Yard Setback - for agricultural buildings and agricultural accessory buildings and structures, and small-scale commercial/industrial buildings - 55 metres

g) Minimum Interior Side Yard Setback - 15 metres

h) Minimum Exterior Side Yard Setback - 20 metres

i) Minimum Rear Yard Setback - 15 metres

j) Maximum Height - 2.5 stories

k) Maximum Gross Floor Area (GFA) for small-scale commercial/industrial related uses - 250 square metres

Section 5.15 of the Zoning By-law states “the open storage of goods and materials shall be permitted in a side or rear yard only and shall be screened by a landscaping strip or a fence, not less than 2 metres in height.”

Maintenance of General Intent of Zoning By-law

The proposal is to amend a portion of the “Rural (RU)” zoned lands to “Rural Commercial Exception (C4-xx)”. The exception permits additional uses related to On-Farm Diversified Uses (OFDU) within the C4 zone. The proposed shop will be situated in an area that will meet the provisions of the C4 zone in terms of lot coverage, height and the GFA requirements of Section 8.4 of Zoning By-law 2004-50. The shop is intended to be located within an existing agricultural structure, that is 35.96 metres from the front lot line. This structure maintains a legal non-complying status.

The applicant further intends to place the outdoor storage in the front yard of the property, to limit the impact on the tillable land. There is a large, mature, treed buffer along the front yard of the property which limits visibility of the outdoor storage on the site. The site plan control agreement can ensure that the treed buffer remains, to screen the open storage from the Center Line A.

Additionally, the applicant intends to screen the shop wit a treed buffer on the eastern side of the property, minimizing line of sight issues for the abutting property owner. The proposed location also remains within the required noise buffer.

Comments Received to Date (Combined with Consent Application)

Comment Received By	Summary of Comments
Saugeen Valley Conservation Authority	SVCA staff find the application acceptable. The application is consistent with the Natural Heritage policies of the PPS, Chapter 5. The property features SVCA approximate screening area that includes the Hatherton Wetland. The natural hazards affecting the property associated with SVCA's areas of interest include: • Flooding hazards • Unstable organic soils The proposed shop, barn, power room and residence are not affected by the above-noted hazard lands. SVCA finds the application is consistent with the natural heritage policies of the PPS.
County Planning	Planning staff have no concerns.
County Ecology	County Ecology staff have no concerns with the application.
Grey Highlands Transportation and Public Spaces Department	A pre-approval small-scale commercial entrance permit has been issued (GHENT 2026-07) has been approved for the existing entrance for this property. Applicant to be advised that load restrictions will be in effect March 1 to May 1 each year for municipal roads. No other comments or concerns from Transportation and Public Spaces at this time.
Grey Highlands Environmental Services Department	No comments or concerns from Environmental Services at this time
Grey Highlands Fire Department	No concerns from Fire and Emergency Services.



ZONING TABLE

APPLICATION	PERMIT/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	2% of 50 acres= 4000m2 rezone area	4000 m2 proposed
BUILDING TOTAL TO A MAX OF 20% OF 2% OFDU	capped at 250 outdoor storage area must be within the 2%	250m2 shop 300m2 storage area proposed
PARKING SPACES 3.048 X 6.1 METERS	5 park spaces	5 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll #	420814000105400	
Legal Desciption	CON 1 SDR LOT 26	

PAGE: 1 / 1
site plan 1

APPROVED:
CHECKED BY:

SECTION LETTER / PAGE NUMBER: A / 1

SCALE: 0.0250" = 1'-0"
DRAWN BY: Solomon Martin
DATE: Tuesday, June 9, 2026

PHONE:
FAX:

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

Eli L Martin
36814 CENTRE LINE A
Munic/Area: Grey Highlands
CON 1 SDR LOT 26

ROLL #: 420814000105400

Overview

The subject property is located at 308114 Center Line A and is 20.46 HA in area. The property currently has an old house that is condemned. The proposal is to construct a 250m2 C4-437 shop that will be doing custom welding and metal works . The proposed rural commercial shop is permitted by the Official Plans and the Provincial Policy Statement, but it is not permitted by the current A1 zoning. A zoning by-law amendment is therefore required to rezone a portion of the subject property to Rural Commercial (C4) permit the rural commercial use.

The proposed use will involve custom welding and forming of metal components and will run from 7 to 7 on week days, closed on Sundays and Statutory Holidays , truck traffic is expected to be minimal. Building will be sound proofed as good as possible.

The standard C4 zoning provisions are as follows:

Permitted Uses
A. Small-scale commercial/industrial sawmill and woodworking shop
B. Small-scale commercial/industrial metal works shop
C. Uses permitted according to the Rural (RU) Zone (Section 6.3)

Zone Provisions
A. Minimum Lot Frontage 100 metres
B. Minimum Lot Area 20 hectares
C. Maximum Lot Coverage 10 %
D. Maximum outdoor storage for small-scale commercial/industrial related uses 750 square metres
E. Minimum Front Yard Setback – for residential and residential accessory buildings and structures 30 metres
F. Minimum Front Yard Setback – for agricultural buildings and agricultural accessory buildings and structures, and small-scale commercial/industrial buildings 55 metres
G. Minimum Interior Side Yard Setback 15 metres
H. Minimum Exterior Side Yard Setback 20 metres
I. Minimum Rear Yard Setback 15 metres
J. Maximum Height 2.5 stories
K. Maximum Gross Floor Area for small-scale commercial/industrial related uses 250 square metres
L. Minimum Gross Floor Area (Dwelling) 90 square metres
M. The provisions of section 5.13 shall apply

The definition of a rural commercial sawmill and metal shop are as follows:

Metal Works Shop, Small-Scale Commercial/Industrial

Shall mean a building, structure or area where metal is stored, sanded, welded, and worked for use in the production of agricultural components, and includes metal cutting, welding, brazing, facilities for metal working, and the distribution of such metal worked agricultural products on a wholesale basis. Refer to General Provisions of this By-law for regulations governing small-scale commercial/industrial uses.

Sawmill and Woodworking Shop

Shall mean a building, structure or area where lumber is stored, cut, sawed or planed, and includes woodturning, facilities for kiln drying of lumber, and the distribution of such products on a wholesale basis. Also permitted is the storage of both raw materials (logs) and finished products (timber). Refer to General Provisions of this By-law for regulations governing small-scale commercial/industrial uses such as sawmills or woodworking shops.

Any use that is beyond the scope of these permissions requires site-specific permissions. The proposal is to apply site specific permissions to allow for automotive parts manufacturing, wood furniture manufacturing, plastic furniture assembly, and garden shed construction as permitted uses in addition to uses permitted in the C4 zone by zoning the lands to C4-437.

Policies that Relate to Rural Commercial Shops

The Provincial Policy Statement, the County Official Plan, and the Grey Highlands Official Plan all provide direction to allow "on-farm diversified uses" (OFDUs). An OFDU is a non-agricultural use that is secondary to an agricultural use on a farm-sized property. The proposed use meets the definition of an OFDU under the PPS, the County OP, and the Grey Highlands OP.

The policy requirements that explicitly relate to small-scale rural commercial shop are summarized.

Provincial Policy Statement

2.3 Agriculture

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

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 guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.2 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.

2.3.3.3 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.

County Official Plan

County Plan Section 5.2.2 Agricultural Development Policies

14) New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-line with the level and type of traffic being generated by the uses. Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per section 8.3 of this Plan. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8.

Land use type	*Property size*	*On-farm diversified use maximum size*
Agricultural	*20 hectares or greater*	*The lesser of;* • *2% of the total size of the property, or* • *A maximum combined area of the use of 8,000 square metres*
	Less than 20 hectares	*Bed and breakfasts and/or home rural occupations within the dwelling only*
Special Agricultural	*10 hectares of agriculturally productive area or greater*	*The lesser of;* • *2% of the total size of the property, or* *A maximum combined area of the use of 8,000 square metres*
	Less than 10 hectares of agriculturally productive area	*Bed and breakfasts and/or home rural occupations within the dwelling only*
Rural	*20 hectares or greater*	*The lesser of;* • *2% of the total size of the property, or* *A maximum combined area*

		of the use of 8,000 square metres
	Less than 20 hectares	*The lesser of;* • *2% of the total size of the property, or* *A maximum combined area of the use of 8,000 square metres*

15) When determining the size of the on-farm diversified use it shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shared laneways / servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size. The passing of an implementing zoning by-law amendment will generally be required to permit new on-farm diversified uses, unless otherwise permitted 'as-of-right' in municipal zoning by-laws.

16) The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use.

17) Municipalities may choose to limit the size and accessory uses related to wineries, cideries, breweries, meaderies, or distilleries, based on local characteristics, and/or the availability of servicing.

18) Prior to considering a new on-farm diversified use, it shall be demonstrated that the following criteria can be met:

a) *The use or activity does not interfere with, or generate off-site adverse impacts, and is compatible with surrounding uses,*
b) *The use or activity can be sustained by local service levels and infrastructure,*
c) *The buildings to be used meet all Building Code requirements for the type of use being proposed,*
d) *The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area,*
e) *The timing and duration of activities does not hinder agricultural operations on site or in the area,*
f) *For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures, and*
g) *On-site parking can be accommodated without impacting the agricultural operation.*

Grey Highlands Official Plan
The Grey Highlands Official Plan policies related to OFDUs generally reiterate County OP policies with the following additional requirements:

4.1.2 Agricultural Policies

d) On-Farm Diversified uses are those uses that are secondary to the principal agricultural use of the property, and are limited in area. On- farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. On-farm diversified uses must generally meet the Ministry of Environment and Climate Change (D-6 Guidelines). MDS 1 will be required for on-farm diversified uses. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.

e) New agricultural related uses and on-farm diversified uses and recreational and institutional development will require an amendment to the implementing zoning by-law and may be subject to Site Plan Control approval. On-Farm Diversified Uses shall not be permitted on any parcel of land less than 20 ha in size.

Definitions
SMALL SCALE on parcels 20 hectares or greater in the Agricultural or Rural designation small scale when used in the context of commercial or industrial uses means those uses which exceed the provisions of a Home/Rural Occupation, but do not exceed the following:

- *occupies combined building(s) not exceeding 250 square metres;*
- *outside storage and display is limited to an area not greater than 750 square metres;*
- *the passing of an implementing Zoning By-law Amendment.*

To summarize the policy directive of the PPS, the County OP, and the Grey Highlands OP, a rural commercial shop in Grey Highlands should generally be permitted subject to the following:

Policy Requirement	**Assessment of Conformity**
The lot must be a minimum of 50 acres/20 hectares.	conforms
The uses are less than 2% of the total lot area and are less than 8,000 square metres.	conforms
The structure may have a maximum footprint of 250 square metres and a maximum outdoor storage area of 750 square metres.	conforms
The gross floor area of the buildings related to the use do not exceed 20% of the total area to be zoned for the use.	conforms
The use must satisfy the provincial D-6 guidelines, which require the buildings to be a minimum of 70 metres from sensitive noise receptors (e.g. proximal houses).	conforms
The use must maintain Minimum Distance Separation setbacks from neighbouring existing livestock facilities.	conforms

The use can be sustained by local service levels and infrastructure.	conforms
The use does not generate off-site adverse impacts and is compatible with surrounding uses.	conforms
The buildings meet all Building Code requirements.	conforms
The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area.	conforms
The timing and duration of activities does not hinder agricultural operations on site or in the area.	conforms
On-site parking can be accommodated without impacting the agricultural operation.	conforms

Conclusion

The proposed use is supported by the PPS, the County Official Plan, and the Grey Highlands Official Plan. The site-specific permissions will permit the specific use that has been identified. The site plan control stage will address concerns such as the driveway location and screening of the shop and storage area.