



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 14, 2026

Municipality of West Grey
402813 Grey Road 4
RR 2
Durham, ON
N0G 1R0

Attention: Matt Rapke
Senior Planner

Dear Mr. Rapke

**Re: Planning Justification Report
Applications for Consent and Minor Variance
Lot 3, Concession 5 NDR
Geographic Township of Bentinck
Municipality of West Grey
381103 Concession 4 NDR
A.R.N.: 4205280005269000
Owner: Margaret (Marney) Cuff**

Further to recent pre-consultation discussions regarding the above-noted property, enclosed please find completed Consent and Minor Variance applications. To assist your office in evaluating the proposal, I offer the following information:

Purpose of Application:

Margaret (Marney) Cuff owns a 41.68 hectare property, containing her house and storage building, from which she proposes to sever a 2.05 hectare vacant lot. Her son and daughter-in-law will be erecting a house on this new parcel. Mrs. Cuff will retain 39.63 hectares of land.

The proposed lot creation is illustrated on Figure 1 of this Planning Justification Report.

Subject Property:

The subject lands are located along the north side of Concession 4 NDR, approximately 1.0 kilometres north of Hanover, in the former Township of Bentinck.

Situated on the site are the aforementioned house and accessory building. Approximately 19 hectares of the 41.68 hectare property are cash-cropped. The Habermehl Creek meanders through the southerly section. The balance of the property is predominantly forested.

The features of the property are illustrated on Figure 1 of this Planning Justification Report.

Adjacent Land Uses:

The neighbouring lands are represented by a mix of agriculture and forestry, with several non-farm residential lots also existing nearby.

Municipality of West Grey Zoning By-law:

The subject lands are zoned 'A2' (Rural) and 'NE' (Natural Environment) in the Municipality of West Grey Zoning By-law, as illustrated on Figure 2.

The 'A2' zone requires a minimum lot area of 20 hectares and a minimum lot frontage of 122 metres. The table below evaluates the size of the proposed severed and retained parcels within the context of the 'A2' zone provisions.

Table 1: Zoning Compliance

<i>Provisions</i>	<i>A2 Zone Requirement</i>	<i>Severed Lot</i>	<i>Retained Lot</i>
<i>Minimum Lot Area</i>	20 ha	2.05 ha*	39.63 ha
<i>Minimum Lot Frontage</i>	122 m	135 m	274 m

* Relief from Zoning By-law is required

The Minor Variance application is requesting relief from the lot area requirement as it pertains to the severed parcel.

Grey County Official Plan:

According to Schedule A of the County of Grey Official Plan, the subject lands are designated predominantly 'Rural', as shown on Figure 3 of this Planning Justification Report. The 'Hazard Lands' designation applies to the area adjacent to the creek and to another area at the rear of the farm.

The 'Rural' policies give consideration to limited lot creation provided the total number of parcels from the original 40 hectare Crown-surveyed Township lot does not exceed four, including the retained parcel. In this regard, the subject property comprises the entire original

Lot 3, Concession 5 NDR, Bentinck Township, and therefore the creation of a new parcel complies with the 'Rural' lot density policies.

The Official Plan requires new lots created in the 'Rural' designated areas to comprise at least 0.8 hectares of land. The proposed lot will meet this minimum requirement.

The County Official Plan also requires lot creation to comply with the Minimum Distance Separation (MDS) formulae. A livestock facility exists on the property to the immediate south. That barn is currently used only to raise a few chickens but has been used in the past as part of a cow/calf operation. The attached MDS Report demonstrates that sufficient area exists on the severed parcel beyond the required MDS setback to accommodate a house in accordance with Guideline #41 (4) of the MDS Document. No other livestock facilities are located within 750 metres of the vacant parcel to be severed.

Appendix B of the Grey County Official Plan identifies the forested area at the rear of the subject property as 'Significant Woodland', as illustrated on Figure 4. The policies of the Official Plan are designed to protect woodland features by not allowing for development or site alteration in a 'Significant Woodland' constraint area or within 120 metres unless it can be demonstrated that the woodland would not be negatively impacted. The severed parcel is located approximately 700 metres from the woodland, and therefore no impact on the woodland should occur.

Based on the foregoing, the proposed severance conforms to the County of Grey Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) allows for limited lot creation in the rural areas where prime agricultural lands are not involved. Accordingly, the County Official Plan provides policies that reflect the Province's position on this matter by allowing for a certain number of lots to be created within the 'Rural' designated areas, as explained above.

The PPS also protects natural heritage features, including significant woodlands. The proposed lot creation would not undermine any such policies of the PPS.

It is evident that the proposed severance is consistent with the PPS.

Minor Variance Tests of The Planning Act:

Relief from the 'minimum lot area' requirement of the 'A2' zone, as it relates to the severed parcel, is necessary to facilitate the requested severance. Section 45 of The Planning Act

gives the Committee of Adjustment the authority to grant relief from a provision(s) of the Comprehensive Zoning By-law provided such relief passes the following four tests:

1. Does the Minor Variance maintain the intent and purpose of the Official Plan?

Comment: The proposed lot creation conforms with all of the relevant Grey County Official Plan policies, including the minimum lot area standard, as explained above.

2. Does the Minor Variance maintain the intent and purpose of the Zoning By-law?

Comment: The Comprehensive Zoning By-law identifies 20 hectares as the lot area standard for the 'A2' zone. A lower number could have been chosen when the By-law was adopted, since the Grey County Official Plan only requires a new lot to comprise 0.8 hectares.

It is worth noting that almost every severance that is granted in the 'Rural' designated areas of West Grey requires relief from the lot area provision. In order to remove redundancy in the planning approval process, some municipalities in Grey County have eliminated the 'minimum lot area' and 'minimum lot frontage' provisions from their Zoning By-law for rural lots, which is something that West Grey may wish to consider when drafting their new Comprehensive Zoning By-law in the future.

3. Is the Minor Variance minor in nature?

Comment: This question is generally re-phrased as "what impact will the variance have on the adjacent lands?" A reduction in the lot area requirement of the 'A2' zone should not create any negative impact on the abutting properties.

4. Would the Minor Variance represent an appropriate or desirable use of the land and buildings?

Comment: The proposed relief from the 'A2' zone provisions will facilitate the severance of a non-farm lot. This is desirable from the landowner's perspective and, overall, represents an appropriate use of the lands.

Recommendation:

The proposed lot creation conforms to the County Official Plan and is consistent with the Provincial Planning Statement. The Consent application should be approved.

The Minor Variance passes the four tests listed in the Planning Act and should also be given favourable consideration.

Concluding Comments:

I trust you will deem this application package to be complete. Should you require anything further, please contact the undersigned.

Lastly, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Sincerely,

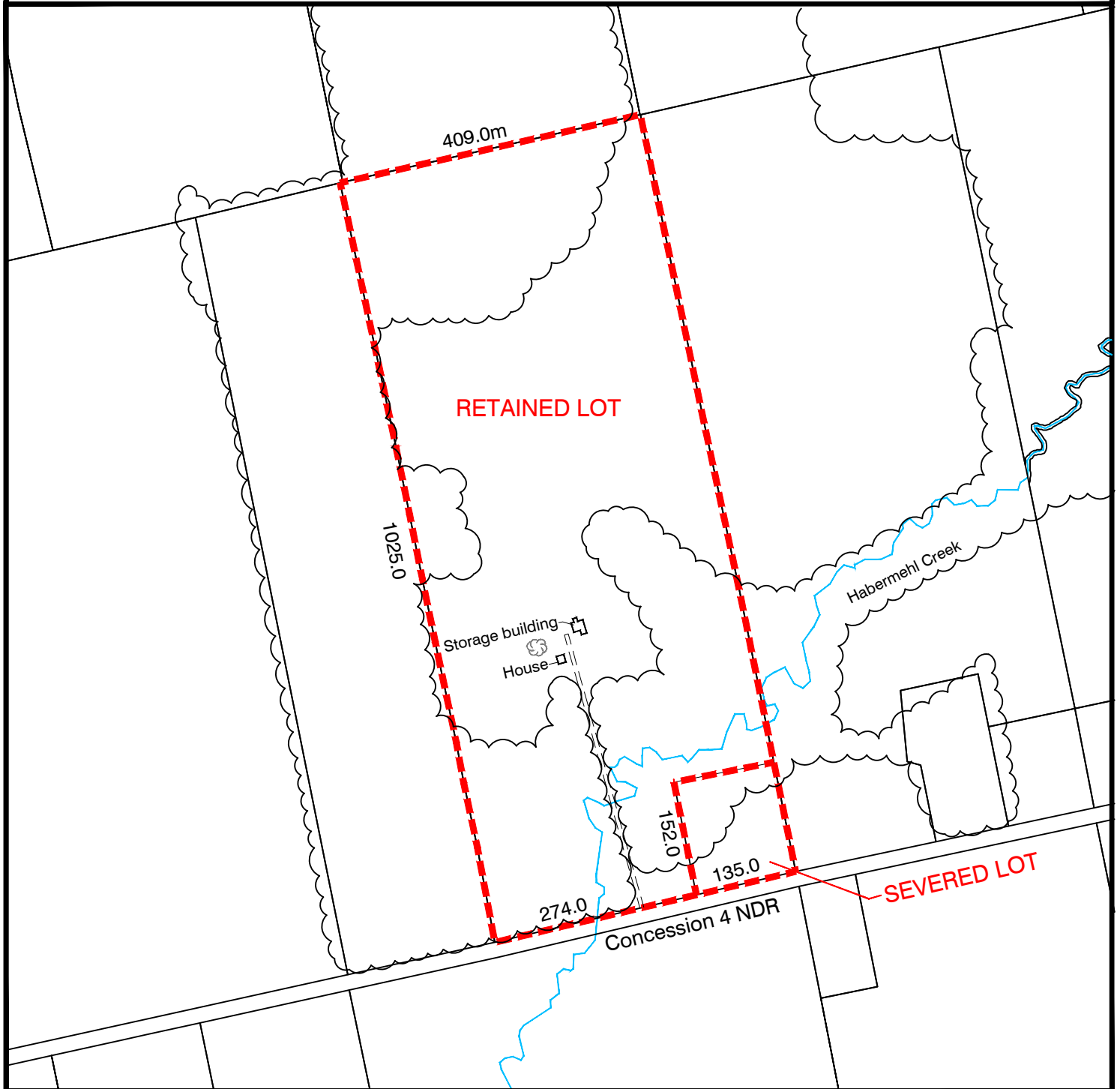
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, RPP, MCIP

c.c. Marney Cuff

Figure 1: Proposed Severance

 Subject Lands

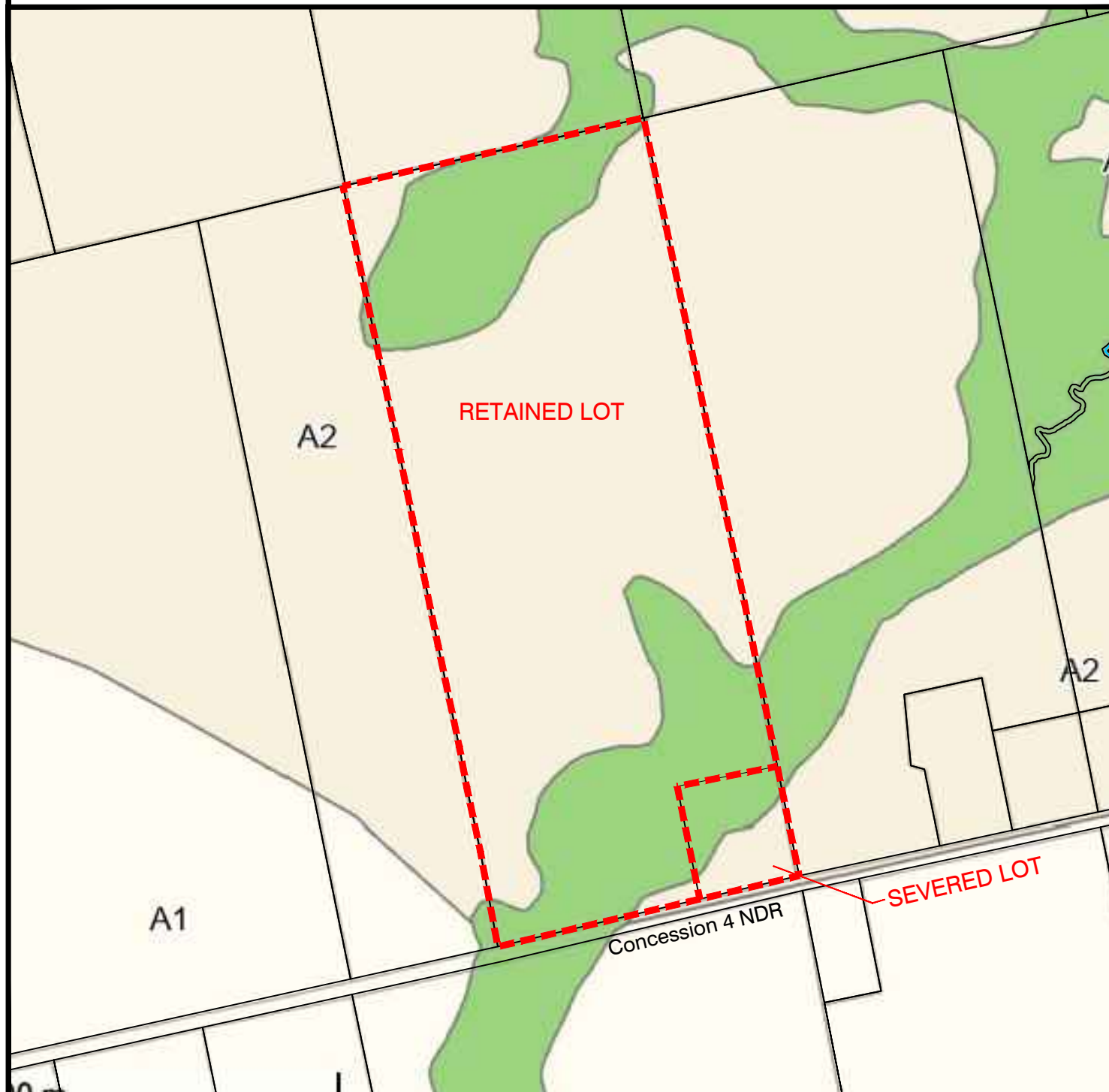


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Figure 2: West Grey Zoning By-law Schedule A

 Subject Lands



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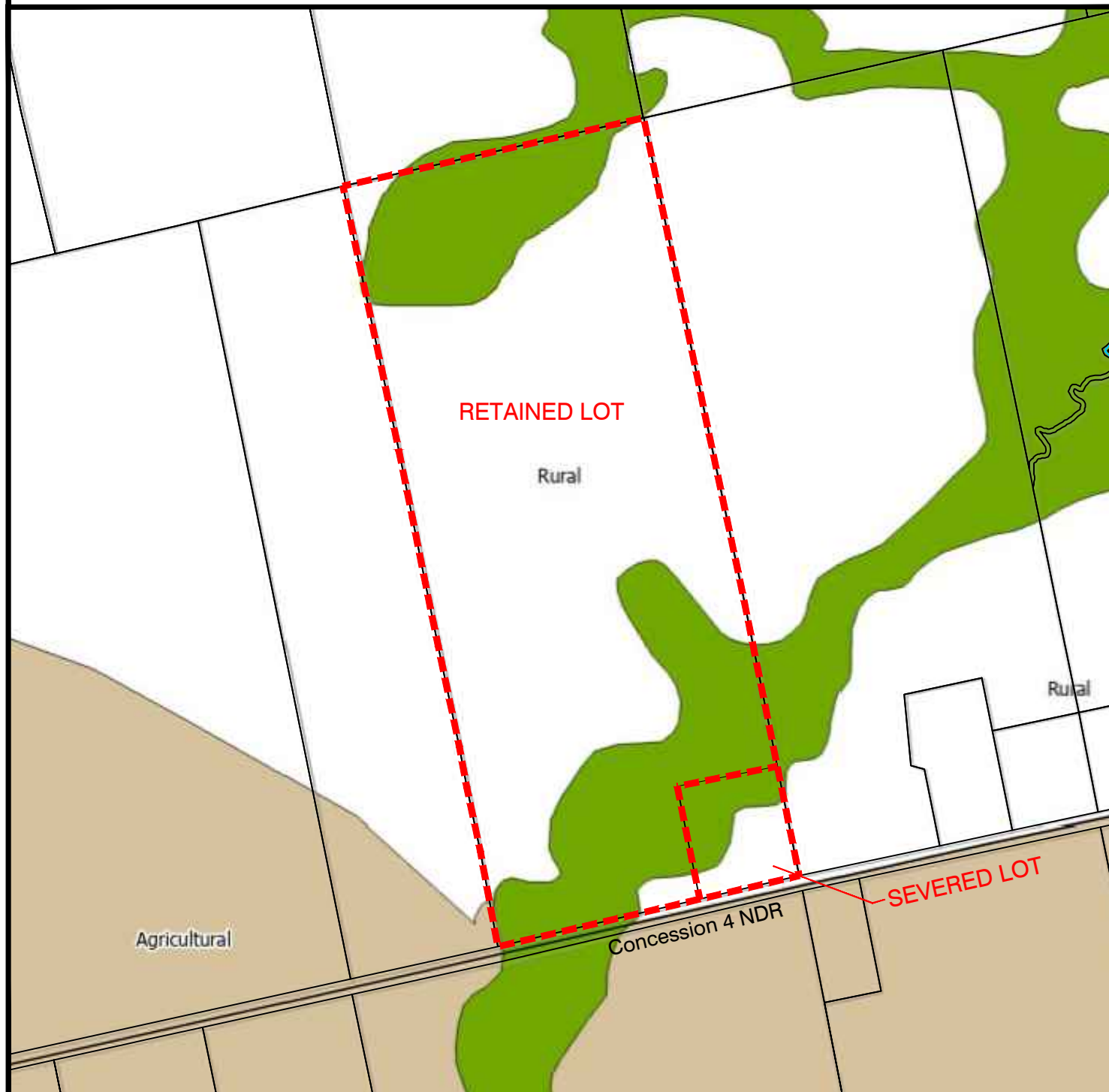
Figure 3: Grey County Official Plan Schedule A

 Subject Lands

 Rural

 Agricultural

 Hazard Lands



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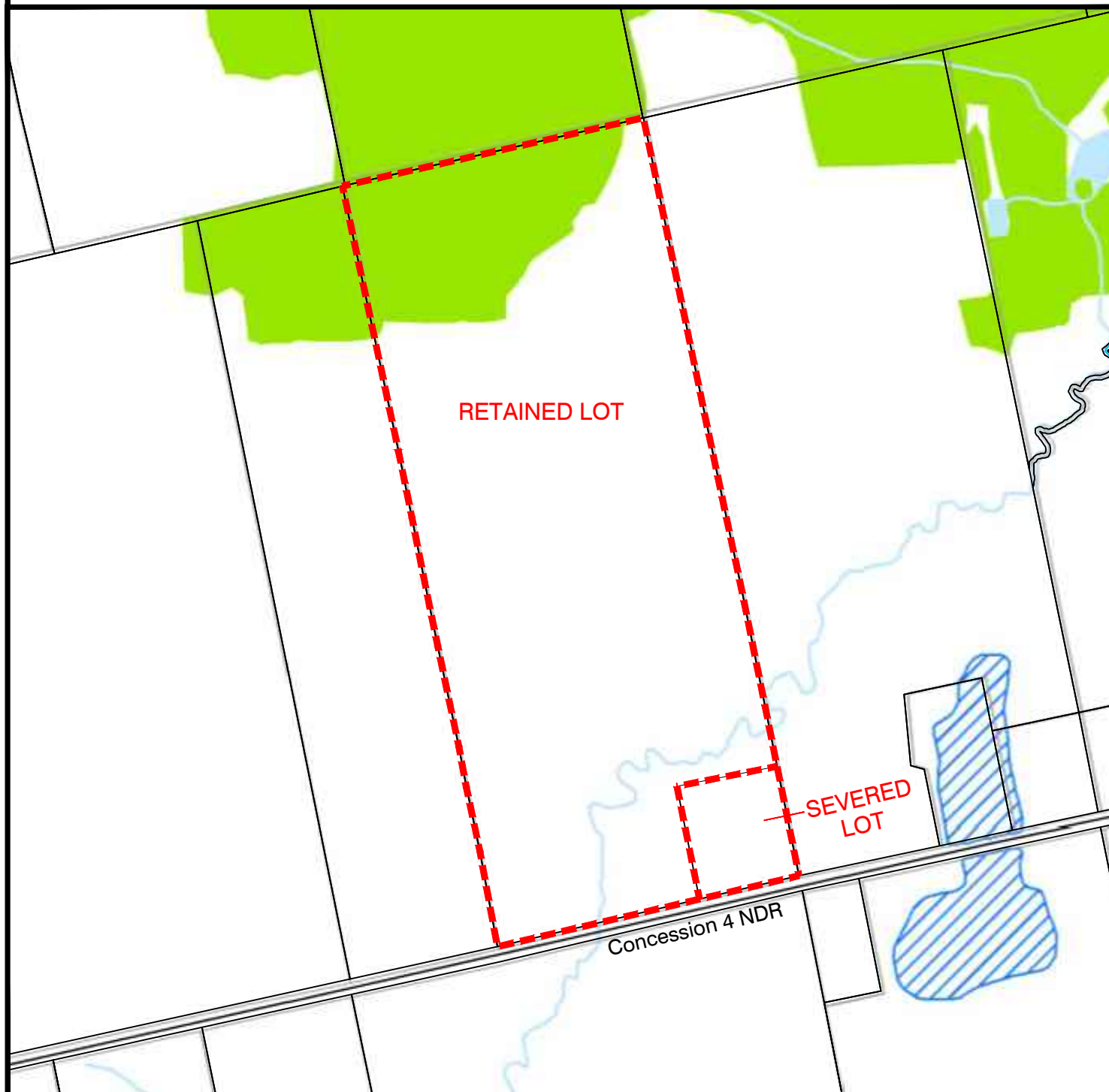


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Figure 4: Grey County Official Plan Appendix B

-  Subject Lands
-  Streams
-  Other Wetlands

 Significant Woodlands



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