RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 21, 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
Application for Consent
Part Lots 17 and 18, Concession 1 EGR
Geographic Township of Glenelg
Municipality of West Grey
314056 Highway 6
Owner: Durbend Acres Inc. c/o Norman and Edna Brubacher

This Planning Justification Report has been prepared in support of a Consent application that has been filed with the Municipality of West Grey pertaining to a lot creation involving the above-noted property.

Please consider the following:

Purpose of Application:

Durbend Acres Inc. c/o Norman and Edna Brubacher owns a 57.19 hectare farm in the former Township of Glenelg. Situated on the site are a detached dwelling, barn, and agricultural storage building. Mr. Brubacher proposes to split the farm by severing a vacant, 25 hectare lot and retain 32.19 hectares of land containing the house and farm buildings.

The proposed lot creation is illustrated on the severance sketch submitted with the Consent application.

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Subject Property:

The subject property is located along the east side of Highway 6, approximately 3.75 kilometres north of Durham.

The house, barn, and storage building are situated on the south side of the property. Approximately 41 hectares are actively farmed and about 15 hectares are forested.

The features on the site are shown on the severance sketch.

Adjacent Land Uses:

The lands located within the immediate vicinity of the subject property are represented by a mix of farming activities, residential uses, and forested lands.

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.

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

Provisions	***A2 Zone Requirement***	***Severed Lot***	***Retained Lot***
Minimum Lot Area	20 ha	25 ha	32.19 ha
Minimum Lot Frontage	122 m	252.7 m+/-	344.2 m+/-

The severed and retained parcels will comply with the lot area and frontage standards.

Grey County Official Plan:

The subject lands are designated primarily 'Rural' on Schedule A of the Grey County Official Plan. The forested portion of the site falls within the 'Hazard Lands' designation.

Permitted uses on lands designated 'Rural' include agriculture, forestry, agricultural-related uses, and on-farm diversified uses.

The following policies are relevant for severances involving farm splits:

The 'Rural' policies stated in Section 5.4.3 of the Official Plan give consideration to limited lot creation. The number of lots allowed to be severed is based on the size of the original Crown-surveyed parcel, as follows:

Table 2: 'Rural' Designation Lot Density

Original Size of Crown Lot	Number of Lots Allowed (including retained lot)
20 hectares	2
40 hectares	4
60 hectares	5
80 hectares	6

The subject lands comprise part of the original Lot 17, Concession 1 EGR, Glenelg Township and part of the original Lot 18, Concession 1 EGR, Glenelg Township, both of which were established as 60 hectare parcels. The severed lot will comprise part of Lots 17 and 18, and the retained parcel will comprise part of Lot 18. This lot creation conforms with the density table above.

New lots within the 'Rural' designation are required to comprise at least 0.8 hectares of land; however, newly created farm-sized lots shall be at least 20 hectares in size. The severed and retained parcels will exceed this minimum standard.

The general consent policies state that direct access from a Provincial Highway may be restricted and that early consultation with the Ministry of Transportation (MTO) is encouraged when contemplating development. The Ministry has reviewed the proposed lot creation and stated the following in an email dated September 2026:

The subject property satisfies MTO's access management requirements for a severance and as such in accordance with MTO's one lot, one access connection policy, the severed lot parcel will be entitled to a single farmstead access connection onto Highway 6. The proposed access to the severed lot shall be situated as close as practicable to the proposed lot line. Prior to the construction of the access, the owner must obtain an MTO entrance permit. In addition, a no-fee MTO entrance permit will be required for the retained parcel to update MTO records, acknowledge the owner's entitlement to retain the existing access connection, and clearly define the permitted use associated with that entrance.

Based on the Ministry's comment, the submitted application conforms with roads policies of the Official Plan.

The County Official Plan requires lot creation to comply with the Minimum Distance Separation (MDS) formulae. An MDS Report has demonstrated that ample area exists on the severed

parcel to erect a house outside of the required setbacks from the livestock barns situated on the retained parcel and on the property to the immediate north. There are no other livestock facilities located within 750 metres of the proposed severed lot.

Schedule B has applied the 'Aggregate Resource Area' constraint to approximately 40% of the subject property. The creation of non-farm sized lots (i.e. lots under 20 hectare) is generally prohibited on lands having this constraint. The severed and retained parcels are not considered non-farm lots, and therefore this policy does not apply.

A portion of the wooded area is identified as 'Natural Heritage System: Core' on Schedule C. New non-farm sized lot creation is prohibited on such lands. A farm split, however, as proposed, is allowed. Also worth noting is the fact that any future development on the currently vacant severed parcel would likely be situated approximately 500 to 600 metres from this environmentally sensitive area.

Appendix B of the Grey County Official Plan identifies the forested lands as 'Significant Woodlands'. A small section of the forested area is also shown as 'Other Wetlands'. Development and site alteration is generally only allowed within 120 metres of a 'Significant Woodlands' area or 30 metres of 'Other Wetlands' unless it can be demonstrated that no negative impact would result. Given the location of these features, any development that occurs on the vacant severed parcel would likely provide a setback of about 450 to 550 metres, and therefore no impact should occur.

Based on the foregoing, it is evident that the proposed severance conforms to the County of Grey Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) is protective of prime agricultural lands with regard to minimum lot size for farms, lot creation in general, and permitted uses. In areas not involving prime agricultural lands, however, the PPS is more permissive and allows for smaller farm parcels. The Grey County Official Plan does not classify the subject property as prime agricultural lands, as the site is designated 'Rural' (with some 'Hazard Land') on Schedule A. A farm split resulting in 25 hectare and 32.19 hectare lots is consistent with the rural policies of the PPS.

The PPS also protects areas of known sand and gravel deposits as well as natural heritage features including significant woodlands. These policies have also been implemented through the Grey County Official Plan and have been addressed previously in this Planning Justification Report.

Furthermore, the PPS is protective of transportation corridors and promotes development that is not disruptive to the safe flow of traffic. As stated above, MTO is supportive of the severance and has advised that a permit for a new entrance to the severed parcel can be issued.

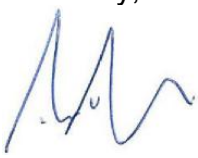
Based on the foregoing, the proposed farm split is consistent with the Provincial Planning Statement.

Concluding Comments:

The proposed lot creation conforms to the County Official Plan, is consistent with the Provincial Planning Statement, and conforms to the provisions of the West Grey Zoning By-law.

The Consent application has merit and should be given favourable consideration.

Sincerely,



Ron Davidson, BES, RPP, MCIP