

231764 Concession 2 WGR, Ayton ON. N0G 1C0

**TOWNSHIP OF WEST GREY**

APPLICATION FOR

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**ZONING BY-LAW AMENDMENT**

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PREPARED BY

**INNOVATIVE PLANNING SOLUTIONS**

647 WELHAM ROAD, UNIT 9A

BARRIE, ONTARIO L4N 0B7

TEL: (705) 812-3281

ON BEHALF OF

**David McDonald**

**November 2024**

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## 1.0 INTRODUCTION

Innovative Planning Solutions has been retained by David McDonald to prepare a Planning Justification Report relative to a Zoning By-law Amendment (ZBA) application for lands legally described as Lot 47, Part Lot 48, Concession 3 Normanby 231764 Concession 2 WGR and municipally known as 231764 Concession 2 WGR in the Municipality of West Grey.

The subject lands are located approximately 250 metres north of Road 49 and 166 metres east of Baseline Road. The lands possess an area of approximately 52.97 hectares (130.90 acres), with roughly 260 metres of frontage on Concession 2 WGR. **Figure 1** shows the location of the subject lands. The lands are currently designated '*Hazard Lands*' and '*Rural*' in the County of Grey Official Plan (**Figure 5**). The lands are regulated under the Saugeen Valley Conservation Authority (SVCA) (**Figure 4**).


The purpose of the proposed Zoning By-law Amendment (ZBA) application is to permit and accommodate the creation of a new residential lot through a severance from an existing lot which primarily functions as an RV Resort. The residential buildings are existing and no development is proposed; the applicant simply seeks to sever off the residential portion of his property from the RV Resort. In order to permit the intended use, a change in the existing zoning is required for the new residential lot only.

This report will review the applicable policies found within the documents noted below to demonstrate consistency with good planning principles:

- Provincial Policy Statement, 2024
- Official Plan of the County of Grey, 2018
- Municipality of West Grey Zoning By-law 2010-65



**LEGEND**

 Subject Lands



**Figure 1**  
**Subject Lands**

Source: County of Grey Interactive Map

Drawn By: EAJ

File: 24-1413



**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
150 DUNDAS STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1R1  
tel: 705-812-3281 fax: 705-812-3404 e: info@innovativeips.com www.innovativeips.com

**Figure 1: Subject Lands**

## 2.0 SUBJECT LANDS & SURROUNDING USES

The subject lands are located approximately 250m north of road 49 South and 166m west of Baseline Road. The lands possess an area of approximately 52.97 hectares (130.90 acres), with roughly 260 metres of frontage onto Con 2 WGR.

The existing uses on-site comprise of the following:

- **Shamadon Resort:** This is a recreational camp under the Ontario Regulation 503/17 definition. There are also ancillary buildings including an administrative building, parking, and a wood storage building.
- **Single Detached Dwelling:** There is an existing single-detached residential dwelling on the property, which is currently inhabited by the resort owner, as well as ancillary buildings including a garage and work shed.

A majority of the site is comprised of woodlands, camping spaces, and open landscape. Access to the site is granted through a singular gravel driveway that connects to Concession Rd 2 WGR. The south and west portion of the subject lands are a mix of woodland, trails, and camping spots while the northern portion is comprised of woodland. The east of the subject lands is sparse with vegetation and contains a residential dwelling, ancillary storage, and open space in the form of grassland.

The abutting property to the north is a small dairy farm. Further north lies open space and wood land as well as agricultural lots. The abutting property to the east is a woodlot. To the south and west of the lands are farms, open space, and woodlands. The subject lands and surrounding uses are outlined in **Figure 2**.

The lands are currently designated '*Hazard Lands*' and '*Rural*' in the County of Grey Official Plan, as shown in **Figure 5**. As shown in **Figure 4**, the lands are regulated under the Saugeen Valley Conservation Authority (SVCA).

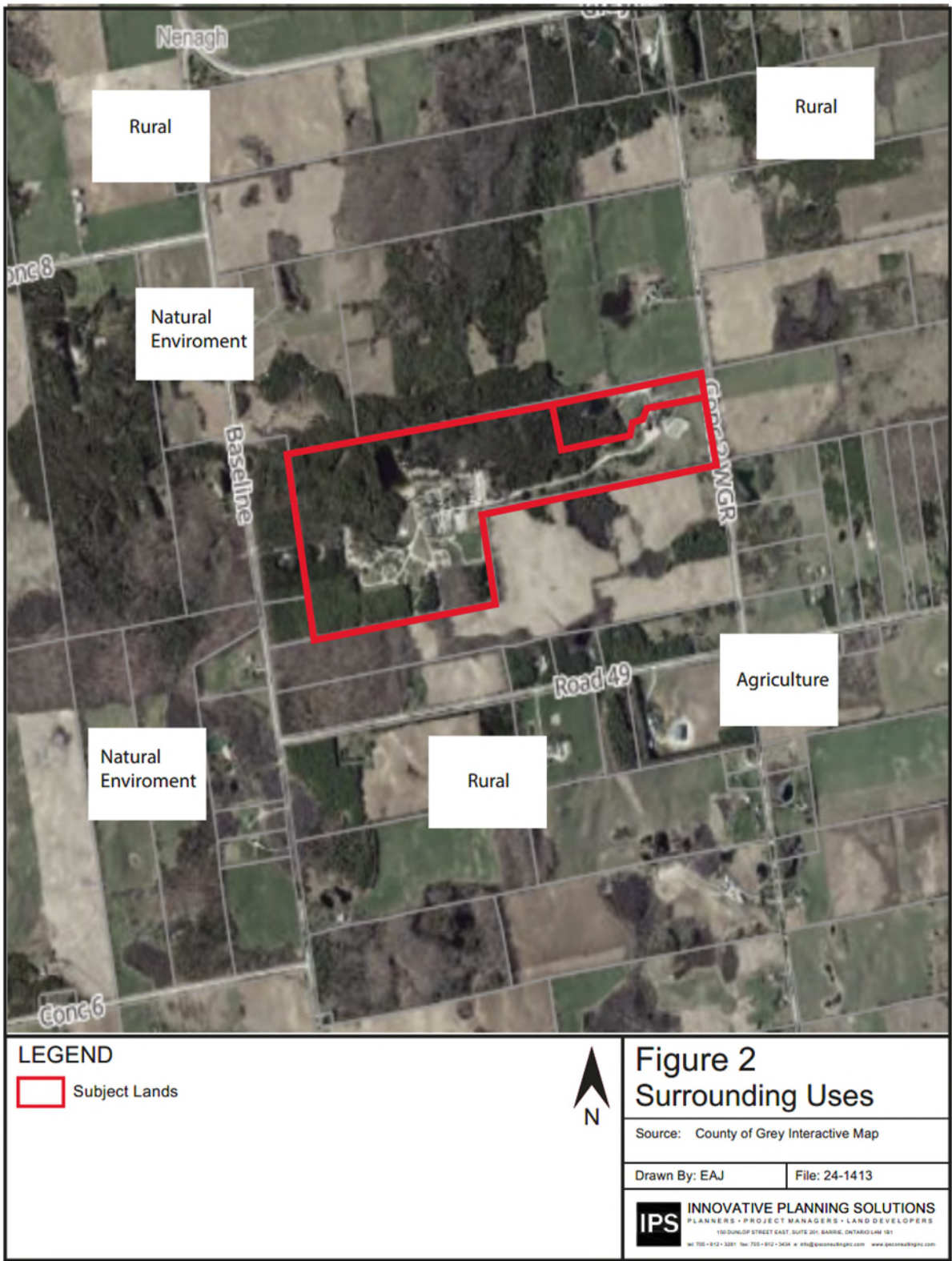


Figure 2: Surrounding Uses

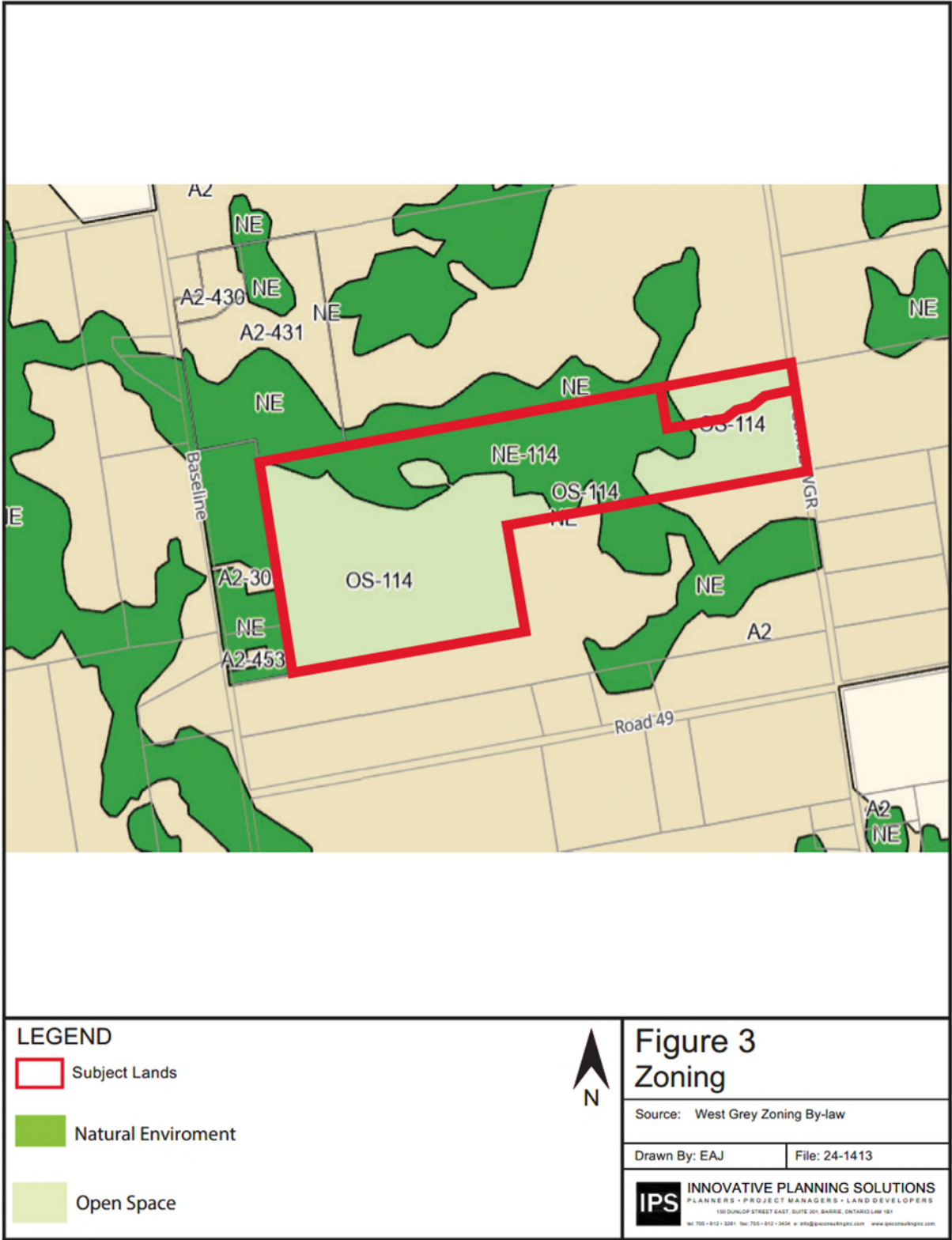


Figure 3: Zoning

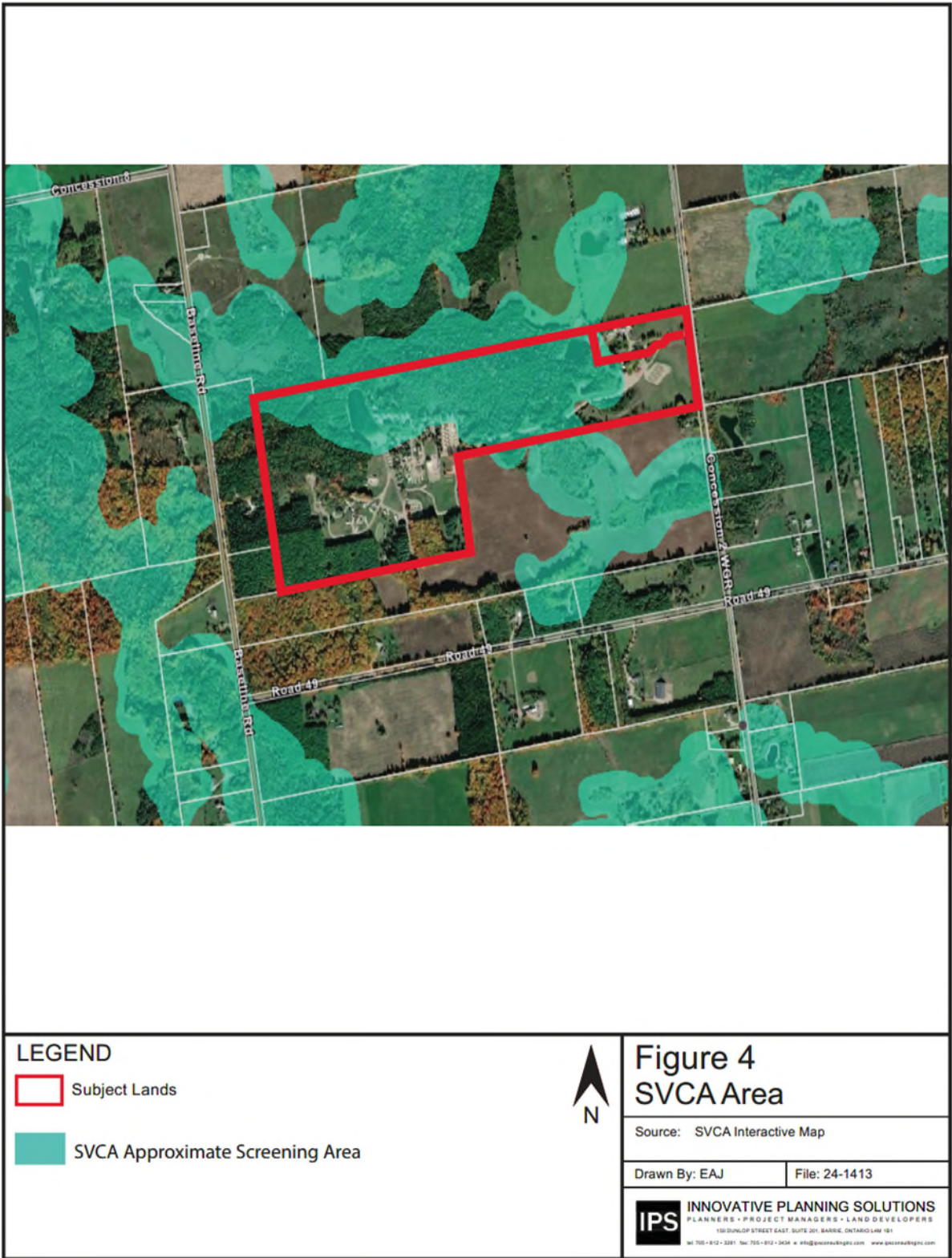


Figure 4: SVCA Area





### 3.0 DESCRIPTION OF DEVELOPMENT

The purpose of the subject application is to sever the residential portion of the property from the campground. The new residential lot will be 5.64 ha (13.95 acres) in size and will have a frontage of approximately 61 m along Concession Rd 2 WGR. As shown on the Site Plan (See **Appendix A**), the severed lot would incorporate the existing single detached dwelling, log cabin, storage shed, garage, as well as a Quonset Hut. These uses are located outside of the hazard lands and the new lot line will not impact the woodland. Both lots would access Concession 2 WGR from separate but adjacent driveways which will be centered around the existing driveway.

The proposed severance will not alter the use or activities currently conducted on the lot and no new buildings or expansions of the existing buildings are proposed. The current uses do not go against permitted uses in the County of Grey Official Plan.

The current zoning of the property is a split between OS-114 and NE-114. This zoning does not permit the residential lot; as a result, a Zoning By-law Amendment is required to change the zoning for the severed lot only to A2 Rural Reduced Lot. A number of site-specific amendments are also required as follows:

1. Minimum lot area of 5.64 hectares in lieu of 20 hectares.
2. Minimum lot frontage of 61 metres in lieu of 122 metres.
3. A lot frontage to depth ratio of 1:9 in lieu of 1:3.

The requested amendments will allow the new residential lot as proposed. The requested amendments are minor in nature due to the fact that the dwelling unit and all accessory buildings are existing and no new construction is proposed; this is merely a technical exercise to allow the severance. The reduced lot area and frontage are also in keeping with surrounding properties, many of which are significantly smaller than the lot size that is being proposed. Properties to the south along Concession Rd 2 WGR are as much as 1.5 hectares smaller than the proposed residential lot and properties along nearby Road 49 have narrow frontages of as little as 25m. As can be seen on Figure 2, this area does not have uniform lot sizes; as a result, the severed lot will not be out of place in the area.

The development will comply with the corresponding setback provisions (i.e. front yard setback and side yard setback) and as such will ensure a coherent landscape and streetscape. The application also does not propose any new buildings or development, so there will be no change to the appearance of the property. The proposed lot area will not impact rural character and thus, the reduced lot area is appropriate and justified.

The property currently has a frontage to depth ratio of approximately 1:5.5, which is larger than the maximum 1:3 ratio. The proposed severance will increase the ratio to 1:9. However, since no new construction is proposed and the driveways will be adjacent, the change will not have an impact on the appearance of the property in relation to surrounding properties. This condition is also common in the area, including for abutting properties on Concession Rd 2 WGR such as:  
Property directly across the street has a frontage to depth ratio of approximately 1:5.6  
Property directly to the south has a frontage to depth ratio of 1:4 along Concession Rd 2 WGR and 1:11 along Baseline

As can be seen from the abutting parcels, it is common in this area for properties to have a depth that is beyond the 1:3 frontage to depth ratio. The proposed severance will not create a new condition in the area.

Below is a table showing the by-law requirements of the A2 Rural Reduced Lot Zone with the proposed conditions for the new severed lot and the difference between the requirement and what is proposed.

Table 1: Zoning Table

<b>LANDS TO BE SEVERED - A2 Rural Reduced Lot Zone</b> (Section 9.3 Reduced Lot Relations)			
Provisions	Required	Proposed	Difference
9.2.1 Min. Lot Area (m <sup>2</sup> )	20 ha (50 ac.)	5.64 ha (13.95 ac.)	14.36ha (35.48 ac)
9.2.2 Min. Lot Frontage	122m (400.3 ft.)	61.00m (200.1ft)	61.00m (200.1ft)
<b>Setbacks</b>			
9.2.3 Min. Front Yard (m)	20 m (66 ft.)	190.46m	—
9.2.4 Min. Interior Side yard (m)	6 m (19.7 ft.)	8.74m	—
9.2.6 Min. Rear yard (m)	7.5 m (24.6 ft.)	213.78m	—
9.2.7 Max. Lot Coverage	15%	0.015%	
9.2.8.1 Residential Dwellings - Floor Area Minimum	83.6m <sup>2</sup> (900ft <sup>2</sup> ) Less than two storey 102.2m <sup>2</sup> (1,100 ft <sup>2</sup> ) Two or more storey	231.46 m <sup>2</sup>	—
9.2.8.2. Residential Dwelling -Building Height	2.5 storeys	2.5 storeys	—
Accessory Buildings and Structures in accordance with Section 6.1. of the By-law	Lot Coverage shall not exceed 10% of the total area.	0.011% (631.92 m <sup>2</sup> )	—

## 4.0 PLANNING POLICY AND ANALYSIS

This section will outline the applicable planning policy documents as they relate to the subject applications. Each subsection will identify the applicable planning and development policies and provide planning rationale on conformity and development principles.



### 4.1 PLANNING ACT

The Planning Act (*"The Act"*) is provincial legislation that describes how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment, and the creation of healthy communities within a provincial policy framework focused on provincial interests and fairness.

Section 2 of *The Act* specifies that all parties partaking in land use planning activities under the Act shall have regard to matters of provincial interest. These interests include:

- the protection of natural areas and features;
- the protection of agricultural resources;
- the orderly development of communities;
- the efficient use of energy, water, wastewater and transportation systems;
- the adequate provision of a full range of housing;
- the promotion of transit-supportive development;
- the appropriate location of growth and development; and
- the promotion of a built form that is well-designed and accessible.

The proposed ZBA aligns with the direction of the Planning Act as the lands and proposed development are within agricultural and natural areas and the existing uses are in line with permitted uses on those lands. The proposed development is suitable for the subject lands based on site context and surrounding land uses.

The Planning Act makes clear the Province's interests in land use planning and provides criteria for development; the proposed application adheres to these interests and criteria.



## 4.2 PROVINCIAL PLANNING STATEMENT (2024)

The new Provincial Planning Statement (PPS) came into effect as of October 20<sup>th</sup>, 2024. The PPS provides policy direction related to land use and development in the province of Ontario. All land use applications must be consistent with the PPS.

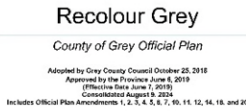
Sections 2.5 and 2.6 address Rural Lands. Both recreational uses and residential development are permitted uses in Rural Lands, including lot creation for residential purposes where appropriate sewage and water services are available. The PPS requires new lot creation to comply with Minimum Separation Distances. This calculation was completed and is included as **Appendix B**.

Section 3.9 of the PPS establishes policies regarding public spaces, recreation, parks, trails, and open space; it encourages the promotion of healthy active and inclusive communities through planning and providing for the needs of people of various ages and abilities in the form of publicly accessible built and natural areas for recreational purposes. This includes facilities, parklands, and trails. Shamadon Resort offers affordable recreational opportunities to Ontarians while safeguarding the current natural landscape. The proposed lot severance would remove the private residential dwelling from the resort lands without impacting the existing recreational facility, advancing the goals of the PPS.

Section 4.1 provides policies regarding Natural Heritage features. The subject property has extensive undeveloped forested lands and water features, all of which will be preserved and not impacted by this application. The lot line is drawn to have one small pond on the residential lot and a larger pond on the RV lot and to maintain existing hiking trails in the forest. No fencing is proposed that would impact the linkages for vegetation and wildlife.

The subject request does not propose any development or any site changes beyond the expansion of the existing driveway into two driveways. The existing uses are appropriate for the area and the proposed lot severance will allow the existing uses to be maintained. For these reasons, the proposed project is consistent with the PPS.

### 4.3 RECOLOUR GREY: COUNTY OF GREY OFFICIAL PLAN



Recolour Grey: County of Grey Official Plan (“CGOP”) creates a planning policy framework that will direct growth for the next 25 years. The document sets out policy direction for the County’s Growth Management Strategy; key directions include directing growth to serviced areas, protecting the natural heritage system, diversifying economic functions, providing a diverse range of housing, and managing resources.

The subject lands are designated “Rural Lands” and “Hazard Lands” as per Schedule A of the CGOP.

Section 5.4 outlines the policies for Rural Land Use Types. Permitted uses in the Rural Land use includes agriculture, recreation, aggregate extraction, and forestry, with the goal of maintaining the appearance of a rural landscape. Outside of settlement areas, both agricultural and non-agricultural lot creation is permitted in the Rural land use designation so long as farming and resources are protected.

The proposed severance will maintain the recreational campground currently on the property while creating a new non-farm lot. The subject request will not alter any agricultural land and complies with the requirements of section 5.4.2 of the CGOP. The land is not currently being farmed and has not been farmed in the past 20 years, per aerial views on Grey County GIS.

Section 7.2 outlines the policies for Hazard Lands. These lands include floodplains, slopes, unstable soils, and poorly drained areas. New developments are usually directed away from hazard lands. As shown on **Figure 5**, the Hazard Lands land use designation is for the undeveloped portion of the property only, where the site has forested area and small water bodies. The subject request does not propose any new development and will not impact this portion of the site. No fencing is proposed to distinguish between the two parcels – only signage to indicate to campers where the campground property ends. Policy 7.2(9) of the PPS outlines the conditions that must be met to allow any development or site alterations in the Hazard Lands. A list of these conditions and how they are met is provided below:

- a) *The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*

No construction is proposed on or near the Hazard Lands, so there will be no impact to the existing conditions.

- b) *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;*

The property will continue to operate as it has, so no new environmental impacts will occur.

- c) *Vehicles and people have a way of safely entering and exiting at all times;*

There is an existing driveway off Concession 2 WGR which will be widened to create two abutting but separate driveways for the two properties. The new, wider driveway will make it easier for campers to enter the site and will increase safety for vehicles and people entering and exiting.

- d) *The development does not include;*

- i. *Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or*

The property is an RV Resort and a private residential dwelling only and does not have any institutional uses.

- ii. *Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or*

The property is an RV Resort and a private residential dwelling only and does not have any emergency services on-site.



- iii. Involve hazardous substances, and their disposal, manufacture, treatment or storage of.*

The property is an RV Resort and a private residential dwelling only and does not involve any hazardous substances.

- e) 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.*

Consultation with the Conservation Authority will be part of the subject application.

- f) There is no feasible location for the development outside of the Hazard Lands land use type.*

The property is an existing RV Resort and private dwelling and no new construction is proposed within the Hazard Lands.

As a result, the proposed project complies with the policies for Hazard Lands.

Section 9.17 outlines the requirements for different types of Planning Act applications. For Consent and Zoning By-law Amendments, the following is required:

- Accurate and completed application form as provided by the municipality*
- Payment of applicable fees*
- Information as required in Ontario Regulation 545/06 or any future successor to this Regulation*
- Required studies which may include, but are not limited to environmental impact study, Traffic Impact Study, road assessment, Agricultural Impact Assessment, lighting plans, affordable or attainable housing report, progressive rehabilitation plan, noise, vibration, odour, visual impact assessment, water supply, well water records, sewage system development, a servicing report, lake carrying capacity study, functional servicing report, storm water management, a drainage study, decommissioning report, hydrogeological*

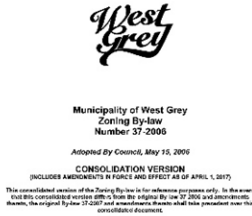
*report, commercial impacts, a D-4 study, a D-6 assessment, an archaeological assessment(s), a Heritage Impact Assessment, karst study, MDS calculation report, an environmental screening report, aggregate potential testing, planning justification including a statement of compliance with the PPS and Official Plan(s) and any other studies deemed necessary by the municipality or agencies.*

A pre-consultation review was conducted by the Municipality of West Grey in March of 2024 which established a list of required drawings, reports, and studies for the subject application. Since no development or construction is proposed, most of the studies listed above were determined not to be required and as such are not included with this submission. The local municipality has the final say in required studies so this is in keeping with the policies of the CGOP.

Given the above, the proposed project complies with the policies of the CGOP.

## 4.4 WEST GREY OFFICIAL ZONING BY-LAW

The purpose of the Zoning By-Law is for the regulation of land use, building and structures, in accordance with Section 34 of the Planning Act, RSO 1990). The Zoning By-law sets out more specific parameters than the Official Plan.



The property is zoned “Open Space” OS-114 and “Natural Environment” NE-114, as shown on Figure 3.

Section 29 of the Zoning By-law has further details about the OS Open Space zone. Permitted uses include campgrounds and accessory uses, buildings, and structures. The current use of the property complies with the requirements of the OS zone. The larger retained lot which will continue to house the RV Resort will remain within this zone and will be in compliance with the provisions of the zone, as outlined in the table 2 below:

**Table 2: Current Zoning**

<b>LANDS TO BE RETAINED - Current Zoning - OS-114/NE-114</b>		
Provisions	Required	Proposed
29.2.1 Min. Lot Area (m <sup>2</sup> )	NONE	48.04 ha (118.7 ac.)
29.2.2 Min. Lot Frontage	NONE	198.82m (652.2ft)
29.2.3 Min. Front Yard	7.5m (24.6 ft)	173.18m (568.2ft)
29.2.5 Min. Ext. Side Yard	3m (10ft)	Not Applicable
29.2.6 Min. Rear Yard	7.5m (24.6 ft)	255.59m (838.6ft)
Permitted Use	Tend or trailer campground with a maximum of 250 sites	± or = 250 sites

Section 31 of the Zoning By-law has further details about the NE Natural Environment zone. Permitted uses include conservation uses, passive recreation, public park areas, and existing uses. The property currently does not have any buildings or structures on the NE zoned lands and the subject request does not propose any new development on these lands. The proposed development therefore complies with the requirements for the NE zone.

Both the OS and NE zones have site-specific provision number 114 for this property. This site-specific provision is:

*Notwithstanding Section 29, Open Space Zone and Section 31, Natural Environment Zone, on those lands zoned OS-114 and NE-114 a tent and trailer campground comprising a maximum of 250 sites shall be permitted. Three detached dwellings used in conjunction with the campground shall also be permitted.*

The proposed new residential lot is not permitted in the existing zoning; the subject request is to change the zone for the severed residential parcel only to A2 Rural Reduced Lot. The A2 Rural Reduced Lot zone allows a detached dwelling and accessory uses, buildings, and structures. A couple of site-specific provisions are required per the table 3 below:

**Table 3: Rural Reduced Lot Zone**

<b>LANDS TO BE SEVERED - A2 Rural Reduced Lot Zone</b> (Section 9.3 Reduced Lot Relations)			
<b>Provisions</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
9.2.1 Min. Lot Area ( m <sup>2</sup> )	20 ha (50 ac.)	5.64 ha (13.95 ac.)	14.36ha (35.48 ac)
9.2.2 Min. Lot Frontage	122m (400.3 ft.)	61.00m (200.1ft)	61.00m (200.1ft)
<b>Setbacks</b>			
9.2.3 Min. Front Yard (m)	20 m (66 ft.)	190.46m	—
9.2.4 Min. Interior Side yard (m)	6 m (19.7 ft.)	8.74m	—
9.2.6 Min. Rear yard (m)	7.5 m (24.6 ft.)	213.78m	—
9.2.7 Max. Lot Coverage	15%	0.015%	
9.2.8.1 Residential Dwellings - Floor Area Minimum	83.6m <sup>2</sup> (900ft <sup>2</sup> ) Less than two storey 102.2m <sup>2</sup> (1.100 ft <sup>2</sup> ) Two or more storey	231.46 m <sup>2</sup>	—
9.2.8.2. Residential Dwelling -Building Height	2.5 storeys	2.5 storeys	—
Accessory Buildings and Structures in accordance with Section 6.1. of the By-law	Lot Coverage shall not exceed 10% of the total area.	0.011% (631.92 m <sup>2</sup> )	—

Other than the two provisions indicated above, the proposed lot will comply with all provisions of the A2 Rural Reduced Lot zone. The zone is appropriate for this property and complies with the corresponding Official Plan land use designation. The proposed project will not involve any new construction or development, and the only change to the property will be a widened driveway to allow driveways to both parcels. Other than the driveway, the property will look the same from the street and from neighbouring properties.

Per Section 6.17 of the Zoning By-law, since the proposed project involves the creation of a new residential lot that is abutting an agricultural lot, Minimum Distance Separation (MDS) 1 compliance is required. This proposed severance application has been calculated using the appropriate formula and is in conformity with the MDS1.

The minimum distance from the Livestock Barn must be 81 m (266 ft) while the actual distance is 350 m (1148 ft). The minimum distance from manure storage must be 104 m (341 ft) While the actual distance is 320 m (1050 ft).

As has been shown, the subject request complies with the Zoning By-law except where site-specific exceptions are requested.

## 5.0 CONCLUSION

The proposed Zoning By-law Amendment application seeks to permit the severance of lands municipally known as 231764 Concession 2 WGR. The proposed Zoning By-law Amendment is being requested in support of a severance for a residential non-agricultural lot which will retain the current single detached residential dwelling and ancillary storage, log cabin, and garage. No construction or expansion of existing uses are proposed as part of this application.

As demonstrated throughout this report, the proposed development will not alter the use of the subject lands nor surrounding land uses. The proposed development is within character of the rural lands, streetscape and local area.

In summary, it is our professional opinion that the proposed Zoning By-law Amendment application is consistent with and conforms to the applicable Provincial, County and Municipal policies and represents good planning.



Dafne Gokcen, RPP, MCIP

*Senior Planner*

## **Appendix A: Site Plan**





### ZONING BY-LAW AMENDMENT AND CONSENT

231764 Concession 2 WGR,  
West Grey, Grey County

Scale N.T.S.

- LEGEND**
- Subject Land - 536,880.04 m<sup>2</sup> [53.68 ha / 132.65 ac]
  - Lands to be Retained:
    - Area: 480,420.75m<sup>2</sup> [48.04 ha / 118.70ac]
    - Frontage: 198.62 m
  - Lands to be Severed:
    - Area: 56,459.29 m<sup>2</sup> [5.64ha / 13.95ac]
    - Frontage: 61.00 m
  - Existing Building

- EXISTING Buildings and RV Site:**
- A - Existing Campground
  - B - Residential Home with weeping tile septic bed
  - C - Log Cabin
  - D - Wood storage shed
  - E - Garage
  - F - 11 month RV Site
  - G - 11 month RV Site
  - H - 11 month RV Site
  - I - Quonset Building
  - J - Campground Administrative Building
  - K - Old Office, Storage and Onsite Manager Suite
  - L - Cabin Garage

**LANDS TO BE SEVERED - A2 Rural Reduced Lot Zone (Section 5.3 Reduced Lot Reduction)**

Provisions	Regulated	Proposed	Difference
9.2.1 Min. Lot Area (m <sup>2</sup> )	27m <sup>2</sup> (32.4x)	504 m <sup>2</sup> (11.02 ac)	477 m <sup>2</sup> (11.46 ac)
9.2.2 Min. Lot Frontage	120m (160.2 ft)	31.00m (101.68 ft)	88.99m (292.01 ft)
<b>Setbacks</b>			
9.2.3 Min. Front Yard (ft)	20 m (65 ft)	0m	-
9.2.4 Min. Interior Side yard (ft)	6 m (19.7 ft)	0.7m	-
9.2.5 Min. Rear yard (ft)	7.6 m (24.6 ft)	213.7m	206.1m
9.2.7 Min. Lot Coverage	10%	10.0%	-
9.2.8.1 Residential Dwellings - Floor Area Maximum	634m <sup>2</sup> (146.8 sq ft)	201.40 m <sup>2</sup>	-
9.2.8.2 Residential Dwellings - Building Height	2.5 stories	2.5 stories	-
Accessory Buildings and Structures in accordance with Section 5.1. of the By-law	Lot Coverage shall not exceed 10% of the total area	0.01% (0.0101 m <sup>2</sup> )	-

Resource: Municipality of West Grey - Zoning By-Law Number 37-2006  
Adopted by Council, May 15, 2006

**LANDS TO BE RETAINED - Current Zoning - OS-114/NE-114**

Provisions	Request	Proposed
29.2.1 Min. Lot Area (m <sup>2</sup> )	NONE	48.04 ha (118.7 ac)
29.2.2 Min. Lot Frontage	NONE	198.62m (652.2ft)
29.2.3 Min. Front Yard	7.5m (24.6 ft)	175.18m (576.2ft)
29.2.5 Min. Ext. Side Yard	3m (10ft)	Not Applicable
29.2.6 Min. Rear Yard	7.5m (24.6 ft)	255.99m (839.8ft)
Permitted Use	Tent or trailer campground with a maximum of 250 sites	6 or 250 sites

**CONCESSION 2WGR**

## **Appendix B: Minimum Distance Separation (MDS) I**

## Calculations

### New Residential Lot

Farm contact information  
Edward Abou-Jaoude  
IPS  
647 Welham Street suite 9  
Barrie, ON  
L4N 0B7  
705-408-1962  
eaboujaoude@ipsconsultinginc.com

Location of existing livestock facility or  
anaerobic digester  
County of Grey  
Township of West Grey  
NORMANBY  
Concession 2 WGR, Lot 45  
Roll number: 420501000607000

Total lot size  
62.53 ha

### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	25	4.2 NU	81 m <sup>2</sup>

### Setback summary

Existing manure storage	L1. Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage		
Design capacity	4.2 NU		
Potential design capacity	4.2 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	81 m (266 ft)
Actual distance from livestock barn	350 m (1148 ft)
Storage base distance 'S' (minimum distance from manure storage)	104 m (341 ft)
Actual distance from manure storage	320 m (1050 ft)

### Preparer signoff & disclaimer

Preparer contact information  
Edward Abou-Jaoude  
IPS  
647 Welham Street suite 9  
Barrie, ON  
L4N 0B7  
705-408-1962  
eaboujaoude@ipsconsulting.com

## **Appendix C: Draft Zoning By-law Amendment**

**The Corporation of the Municipality of West Grey Bylaw No. 2024-0XX**

A bylaw to amend Zoning Bylaw No. 37-2006 in accordance with ZAXX.2024

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by Councils of Municipalities; and

WHEREAS the Council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That Bylaw No. 37-2006 is hereby amended by changing the zone symbol for a portion of Lot 47, Part Lot 48, Concession 3 Normanby 231764 Concession 2 WGR from Open Space Exception (OS-114) and Natural Environment Exception (NE-114) to Rural Reduced Lot Exception (A2-XX) with the following site-specific provisions:
  - a. Minimum Lot Area: 5.5 hectares
  - b. Minimum Lot Frontage: 60 metres
2. That Schedule 'A' and all other notations thereon are hereby declared to form part of this bylaw.
3. This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act, R.S.O. 1990*, as amended.

Read a first, second and third time and finally passed this \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

