

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	February 26, 2026
Subject / Report No:	PDR-CW-08-26
Title:	Merit Report for Grey County Official Plan Amendment 29, Pulford
Prepared by:	Derek McMurdie, Planner
Reviewed by:	Scott Taylor, Director of Planning
Lower Tier(s) Affected:	Municipality of West Grey

Recommendation

1. That report PDR-CW-08-26 regarding an overview of County Official Plan Amendment 29 ('Pulford') on lands described as Plan 813, Block 68, geographic Township of Glenelg, now in the Municipality of West Grey, which would have the effect of redesignating a portion of the subject lands from 'Rural' to 'Rural with Exceptions' to permit additional Rural lot creation, be received for information.

Executive Summary

Grey County has received a County official plan amendment (OPA 29) application to allow for additional lot creation, beyond what the County official plan currently permits in the Rural designation. The subject lands are 8.17 hectares in size and located within an existing rural subdivision known as 'Highland Estates' in the Municipality of West Grey. This OPA would have the effect of permitting the creation of three additional residential lots, which would otherwise exceed the County's Rural lot density policies. The subject property is designated 'Rural' on Schedule A of the County's official plan. The applicants are seeking a site-specific redesignation on a portion of the subject lands to facilitate the three severances. All new lots would have frontage on existing public roads and would be located outside of mapped natural heritage features.

This report recommends that the Committee receives the report for information at this time. A joint public meeting has been scheduled for March 17, 2026. A thorough planning analysis and recommendation report will follow the agency and public commenting process.

Background and Discussion

Grey County has received a County official plan amendment application (OPA 29) to adjust land-use permissions on a site-specific Rural parcel. The proposed County OPA would re-

designate approximately 1.32 hectares (3.26 acres) of the lands from 'Rural' to 'Rural with Exceptions' to permit the creation of three new residential lots that would otherwise exceed the County official plan's Rural lot density policies and would fall short of the minimum Rural lot size policies. The retained portion of the lands would remain designated as 'Rural.'

The subject lands are described as Plan 813, Block 68, in the geographic Township of Glenelg, now in the Municipality of West Grey. This property has frontage onto Lookout Drive, Highland Drive, and Lake Drive, with access from Lookout Drive. The property is approximately 8.17 hectares (20.19 acres) in size and contains a single dwelling. The applicant seeks to create three new vacant residential lots and retain the lot containing the existing residence. The lots would be 0.37-hectares (0.91 acres), 0.33-hectares (0.82 acres) lot, and 0.62-hectares (1.53 acres) in size. All proposed lots would take access from Lookout Drive. The remaining 6.85 hectares (16.93 acres) would continue to be used as a residential use, with the existing dwelling remaining on the retained lands.

The subject lands are located within a development locally known as 'Highland Estates'. Highland Estates pre-dates the County's current official plan policies. The proposed severed lots would be of a similar size to the surrounding lots. Land uses surrounding the subject property include the following:

- rural residential lands, forested lands, and Curleys Lake to the north,
- rural residential lands and forested lands to the south and west, and
- active farmlands and forested lands to the east.

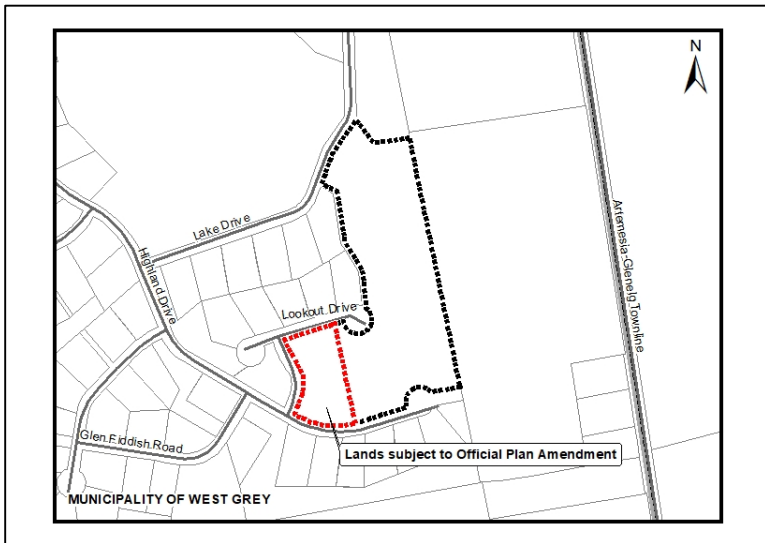
The applicant has also submitted a zoning by-law amendment (ZBA) to the Municipality of West Grey (ZA01.2026), which proposes to alter zoning permissions to permit the creation of the three new rural residential lots. The subject lands are currently zoned A3 (Restricted Rural) and NE (Natural Environment). The zoning for the retained parcel will also be altered to better reflect the use and size of the property. The existing 'Natural Environment' zoning will not be altered. Three consent applications will be submitted in the future to the Municipality of West Grey.

Map 1 below shows the subject lands highlighted in blue and the surrounding land uses. Map 2 shows Schedule A land use designations from the County official plan. The portion to be redesignated is outlined in red and the portion to remain 'Rural' is outlined in black. Map 3 shows the portion of the property to be severed. The proposed severed lots are outlined in red.

Map 1: Location of Subject Lands



Map 2: Portion to be Redesignated Rural with Exceptions



Map 3: Proposed Severed Lot Boundaries



Pre-submission consultation between the Municipality of West Grey and the County identified the submission requirements for the County OPA. The draft County OPA is included in the Appendices section of this report. Copies of all background reports and plans can be found on the [County of Grey Website](#).

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard for matters of provincial Interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024 and conform to any provincial plans or County/Municipal Official Plans that govern the subject lands. In this case, the County of Grey official plan has jurisdiction over the subject property. West Grey's official plan only covers Durham and Neustadt, and as such, does not pertain to the subject lands. There are no provincial plans in effect for this area of the County.

A joint public meeting will be required for the OPA and ZBA applications and will be held on March 17, 2026, at the Municipality of West Grey municipal office. At this time, a detailed planning analysis has not been undertaken. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

The *Planning Act* speaks to the need to have regard for the appropriate location of growth and development; protection of ecological systems; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; the protection of public health and safety; and the orderly development of safe and healthy communities.

Chapter 2.3.1 of the PPS notes that ‘Settlement areas shall be the focus of growth and development’, while chapters 2.5 and 2.6 of the PPS provide guidance on land uses and economic growth within Rural Areas and Rural Lands within municipalities. Chapter 2.5(2) of the PPS states that in Rural Areas, *“rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted”*. The subject lands are not within a designated Rural settlement area. However, chapter 2.6(1)(c) states that *“on rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services”*.

The proposed lots would be located within an existing cluster of residential development. However, the subject property is not located in a designated settlement area as noted previously. The proposed lots would also be generally the same size as most of the surrounding rural residential lots. A Private Servicing and Hydrogeological Assessment was completed to determine if the proposed lot sizes could be adequately serviced by on-site water and sewage servicing.

Chapter 4.6(5) of the PPS states that *‘Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes’*. A Stage 1 and 2 Archaeological Assessment was completed to determine if there were any archaeological resources within the area proposed to be severed.

County of Grey Official Plan

Similar to the PPS, the County Plan directs the majority of new growth to fully serviced settlement areas. In this case, the subject lands are designated as ‘Rural’ on Schedule A of the County’s official plan. The County plan supports the limited creation of new lots within the Rural designation, depending on the original township lot size and other site-specific policy considerations. Through pre-consultation discussions with the applicant, County staff determined that the proposed lot would exceed the permitted Rural lot density. The subject property is located on original township Lot 27. The County official plan would permit 4 parcels on Lot 27, which is approximately 40 hectares (100 acres) in size. Currently Lot 27 contains 24 parcels, with the proposed severances increasing the total number of parcels to 27. Section 5.4.3 of the County official plan lists the requirements for establishing new lots, including the lot density policies.

In addition, the County Official Plan generally requires that new non-farm sized lots be a minimum size of 0.8 hectares, unless the zoning by-law of the Municipality states a different minimum size.

The submitted Planning Justification Report includes a section that addresses the applicable requirements and will be more thoroughly reviewed as a next step.

Appendix B of the County Official Plan maps ‘Significant Woodlands’ in the southeast corner of the property and ‘Other Wetlands’ and a waterbody (Curleys Lake) near the subject property. The proposed severances are located outside of these features. Further comments will be received from County Planning Ecology staff at the detailed review stage. Grey County Planning Ecology staff did review the proposal at a pre-application stage and confirmed that an Environmental Impact Study (EIS) would not be required, given that the proposed lots would be

located outside of the natural heritage features, and no alteration to the 'Natural Environment' zone is proposed.

Section 8.9.1(4) of the County plan lists the servicing hierarchy with full municipal servicing being the preferred option. The proposed severances and subsequent development will be serviced using private on-site water and septic servicing.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, and County Official Plan will be undertaken with a staff recommendation.

Legislated Requirements

These applications will be processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing, or other resource considerations associated with the proposed County Official Plan Amendment, beyond those normally encountered in processing such applications. The County has collected the requisite application fee and peer review deposit for this application.

Relevant Consultation

- ☒ Internal: Planning, Planning Ecology
 - ☒ AODA Compliance: To be assessed in the final staff report following the public/agency review process.
 - ☒ Contribution to Climate Change Action Plan Targets: To be assessed in the final staff report following the public/agency review process.
- ☒ External: The public, Municipality of West Grey, Saugeen Valley Conservation Authority, and required agencies under the *Planning Act*

Appendices and Attachments

Appendix 1: Draft Official Plan Amendment 29 By-law

Corporation of the County of Grey

By-Law ___-26

A By-Law to Adopt Amendment No. 29 to the County of Grey Official Plan affecting lands described as a portion of Plan 813, Block 68, geographic Township of Glenelg, now in the Municipality of West Grey

The Council of the County of Grey, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 29 to the County of Grey Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

ENACTED AND PASSED this ___ day of _____, 2026.

WARDEN: Andrea Matrosovs

CLERK: Tara Warder

Certified that the above is a true copy of By-Law ___-26 as enacted and passed by the Council of the County of Grey on the ___ day of _____, 2026.

CLERK: Tara Warder

Amendment No. 29 to the County of Grey Official Plan

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Amendment No. 29 to the County of Grey Official Plan

The Constitutional Statement

Part A – The Preamble does not constitute a part of the Amendment.

Part B – The Amendment consisting of the following text and Schedule, constitutes Amendment No. 29 to the County of Grey Official Plan

Part C- The Appendices attached hereto do not constitute part of this Amendment.

These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

Part A – The Preamble

Purpose

The purpose of the County official plan amendment (File #42-05-220-OPA-29) is to redesignate 1.32 hectares (3.26 acres) of the subject lands to permit the creation of three new residential lots in the 'Rural' designation, which would otherwise exceed the County's Rural lot density policies and not meet the minimum lot size policies.

Location

The lands affected by the proposed official plan amendment are described as a portion of Plan 813, Block 68, in the geographic Township of Glenelg, now in the Municipality of West Grey.

Basis

The Provincial Planning Statement (2024) and Grey County official plan both include policies to permit limited residential development within rural areas. The subject lands are located within a rural development known as 'Highland Estates', which contains a total of 57 residential lots on private individual servicing. The subject lands are located on original Township Lot 27, which currently contains 24 lots. Through the subject amendment, three new additional lots would be created on the original Township Lot 27, which would exceed the County's Rural lot density policies. The three lots would also fall short of the minimum Rural lot size policies. A Planning Justification Report, an Archaeological Assessment, and Private Servicing and Hydrogeological Assessment have been provided to support the OPA.

The County and the Municipality held a joint public meeting on March 17, 2026. Oral and written comments were received and are summarized in Planning Report PDR-CW-XX-26, which can be found at Appendix D.

The minutes from the public meeting are attached as Appendix C.

Based on the supporting material, the official plan amendment was recommended for approval to the Grey County Committee of the Whole. The reports of the Planning Department (PDR-CW-08-26 and PDR-CW-XX-26) are included in Appendices B and D.

Part B – The Amendment

All this part of the document entitled "Part B – The Amendment" consisting of the following text and Schedules constitutes Amendment No. 29 to the County of Grey Official Plan.

Details of the Amendment

The Official Plan of the County of Grey Planning Area is amended as follows:

1. Schedule A – Rural designation of the County of Grey Official Plan is hereby amended by changing the designation of the lands shown on Schedule ‘A’ affixed hereto to the “Rural with Exception” land use designation.
2. Section 5.4.3(2), Rural Consent Policies is hereby amended by adding a new subsection (d) as follows:
 - d) Notwithstanding the provisions of Section 5.4.3, for those lands described as a portion of Plan 813, Block 68 (geographic Township of Glenelg), Municipality of West Grey and indicated on the attached Schedule A to this Plan, the following shall apply:
 - Three additional residential lots shall be permitted, for a total of 27 lots within the original Township Lot 27. The three new lots may be less than 0.8 hectares in size. (OPA #29, Recolour Grey).

Implementation and Interpretation

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9.3 thereof.

Part C – The Appendices

The following Appendices do not constitute part of Amendment No. 29 but are included as information supporting the Amendment.

- Appendix A Planning Justification Report, Archaeological Assessment and Private Servicing and Hydrogeological Assessment
- Appendix B Initial Merit Report PDR-CW-08-26
- Appendix C Public Meeting Minutes – March 17, 2026
- Appendix D Planning Report PDR-CW-XX-26 and Committee of the Whole Resolution