



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: October 7, 2025
Report Number: PBS.25.064
Title: Report in response of Deputation re: Grey and Gold Cider proposed Zoning By-Law Amendment
Prepared by: Adam Farr, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.25.064, entitled “Report in response of Deputation re: Grey and Gold Cider proposed Zoning By-Law Amendment” for information;

B. Overview

Committee of the Whole received a presentation on August 26, 2025 from the owner of Grey and Gold Cider, a business operating at 788171 Grey County Road 13 in Clarksburg.

The owner sought a preliminary response from Council to a proposed zoning by-law amendment to permit a tasting room and restaurant on the property. On September 8, 2025 Council approved the recommendation from Committee for a staff report to confirm the process and steps for bringing forward such a Zoning By-law amendment for Council consideration.

This report provides a preliminary review of the current and proposed uses of the property, the related regulatory framework and the process and next steps for Council information and consideration by the owner in seeking required approvals.

C. Background

The owner contacted the Town planning division in March 2025 with respect to the requirements for filing an application to add a tasting room and restaurant to the list of permitted uses on the property. The owner provided a proposed site plan and floor plan (Attachments 2 & 3) detailing existing and proposed uses on the property and a proposed floor plan for a tasting room and restaurant.

Town and County of Grey staff completed a review of existing uses on the property, the proposed addition of a tasting room and restaurant, and the policy and zoning framework that applies to the subject property.

Town staff contacted the owner by phone and provided a general overview of the outcomes of that review and recommended that, due to the complexity of the related issues, the owner retain a private planning consultant to advise them on what steps they might consider in addressing the applications necessary to seek approvals for the totality of the existing and proposed uses on the property prior to advancing to a formal pre-consultation with staff.

The owner subsequently delivered a presentation (Attachment 4) to Committee of the Whole on August 26, 2025. This presentation provided additional detail on the proposal and also introduced consideration of land uses occurring on two separately titled properties, 788171 Grey County Road 13 which is the location of the Grey & Gold Cider business, and the directly adjacent property to the south at 788159 Grey Road 13 which is the primary residence of the owner.

Location

The subject property at 788171 Grey Road 13, is located on the south west corner of Grey County Roads 13 and 40. This property is the address of Grey and Gold Cider and separately titled under a numbered company. The owner advises that they also own and reside at the directly adjacent separately titled property to the south located at 788159 Grey Rd 13. In material provided by the owner in March 2025 they advised that the area of the property where the Grey & Gold Cider business is operating is 1.85 HA. The properties are similarly sized. Each of these properties is less than 2 HA.

Surrounding properties and land uses:

The subject properties are shown on **Figure 1** below. The Grey and Gold Cider business operates at 788171 Grey Road 13 and the owners' private residence is located on the immediately adjacent lands to the south at 788159 Grey Road 13. In their presentation to Town Council the owners have described their operation as including planted apple trees on both properties as part of the description of their business. For these reasons the surrounding land uses described below are based on what is occurring around both properties.

To the east: across the road on the east side of Grey Rd 13 there are residential properties designated in the Official Plan as Rural and zoned Rural and, beyond that, lie mineral aggregate operations on lands designated in the Official Plan as Mineral Resource Extraction Area and zoned Extractive Industrial (M3).

To the south: immediately to the south and on both the west and east side of Grey County Road 13 there are residential and what appears to be large acreages and agriculture occurring on lands designated in the Official Plan as Rural and zoned Rural.

To the west: immediately to the west there are Rural Industrial uses including a portable toilets business, landscape supplies company, a landscaping business and areas of vacant lands that could be considered for future rural industrial uses. These lands are designated in the Official Plan as Rural Employment lands zoned Rural Employment (M2)

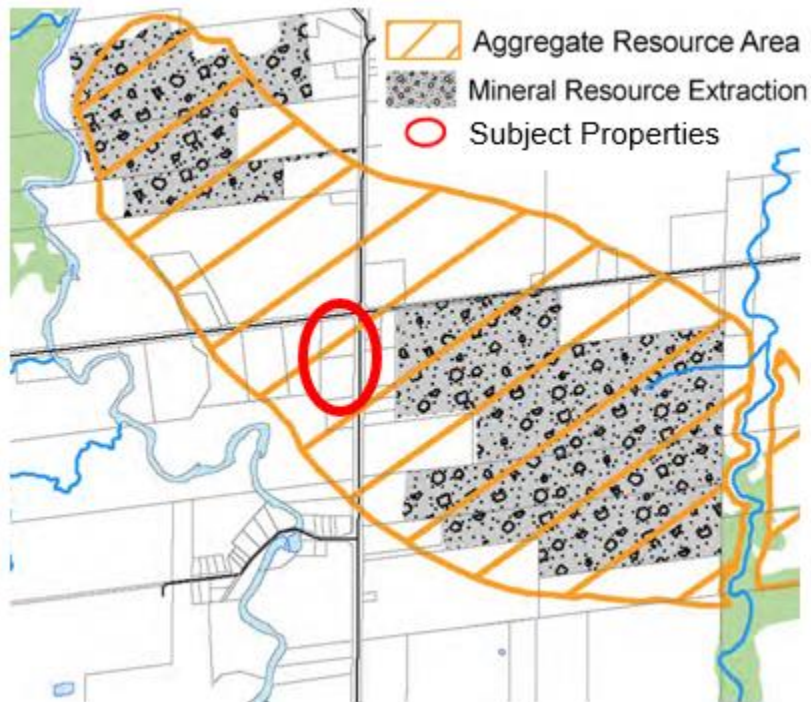
To the north: across the road on the north west side of Grey Rd 40 there is a large farm orchard operation and residence and on lands designated in the Official Plan as Special Agriculture and Zoned Special Agriculture.(SA).

Figure 1: Air photo showing 788171 Grey Rd 13 (Grey & Gold) and 788159 Grey Rd 13 (Owners' residence) – separately titled.



Both properties fall within a designated Aggregate Resource Area which appears on Official Plan Appendix 1 – Constraint Mapping shown in **Figure 2** below

Figure 2: Aggregate Resource Area designation (source: Official Plan Appendix 1 Constraint Mapping)



Existing Uses

The owner advises (See Figure 3 and Attachments 1-3) that the property to the north (788171 Grey Rd 13), which is the business address of Grey and Gold Cider, includes the following current uses:

- a barn where the manufacture of cider occurs
- a “retail shed”, “tasting area”, and covered patio
- a farmhouse (current use not identified)
- parking area
- a number of blocks of planted apple trees (less than 2 HA).
- there are two accesses to the property from Grey County Road 13.

Grey & Gold also advertises on their website various events such as musical performances and serves food and drinks.

The owner further advises that the property to the south (788159 Grey Rd 13) includes a farmhouse and a garage and is the business owners’ primary residence and includes planted apple trees.

The owner also advises that across the two properties they have planted 6 acres (2.42 HA) of apple orchards in 2020. The owners advise that they use these apples in cider production and that the bulk of apples in cider production in the barn at 788171 Grey Rd 13 are imported from off the property and originate from other area orchards in Grey County.

As noted, both properties are under 2 HA in size.

Figure 3: Submitted Site Plan



Proposed uses

The owner has stated that they seek permission to add a restaurant and tasting room to the property at 788171 Grey Road 13. This is also the property that is the site of the various commercial and manufacturing uses listed above.

Review of Planning Documents

The property is both designated and zoned Rural in the Official Plan and Comprehensive Zoning By-law 2018-65. The properties are also designated Aggregate Resource Area and are within 300 m of a Mineral Aggregate Operation and therefore subject to the Town’s Mineral Aggregate policies.

It appears from the material presented that the business may have emerged from something of a personal hobby and expanded into a commercial and manufacturing operation that has expanded beyond the land use permissions that exist on the subject property.

The list of permitted uses in the Rural (RU) Zone includes farm winery/cidery which includes growth and production of produce primarily sourced from the subject property and requires that a minimum of 2HA be planted in orchard on the same property. If this criterion is met then also permitted are retail sales subject to limitations and a tasting room to a combined 100m² (1076 sq ft) or 25% of the winery area excluding basement area whichever is less.

In this case the 2 HA requirement is not met and, as such, a farm winery/cidery is not permitted. The property itself, as noted by the owner is 1.85 HA and a portion of the property is planted with apple trees while the remainder includes an unplanted open area, the single detached dwelling, the barn and out buildings and driveway. The cider manufacturing (i.e. the winery/cidery) in the barn is reliant on apples the bulk of which are sourced from Grey County farms off site along with, to a lesser extent, those grown on the subject property and on the adjacent property. In this context, cider production is a manufacturing use. The “tasting area,” “patio area” where patrons are served food and beverages and retail sales are all commercial uses. The proposed restaurant and tasting room are also commercial uses.

Any proposed changes to the property’s land use status must also consider the impact on aggregate operations within 300 m and the aggregate development potential of the subject lands.

D. Analysis

It is recommended that the owner consult with a professional planner and gain any other professional advice they may wish to seek to make a determination as to how they wish to proceed and to confirm the details of their development proposal. This would include consideration of the Official Plan and Zoning By-law status of the various existing and proposed uses on the property, the various details of their proposed site plan and any other related matters.

Staff encourage the owners’ further engagement with the Town and agencies, notably Grey County among others, through pre-consultation. Detailed submission requirements for any required applications would be set out through pre-consultation.

There are generally a number of options for proceeding which the owner could explore:

OPTION 1: Proceed with a Zoning By-law Amendment to allow cider production, restaurant and tasting room on the subject property

- Not recommended
- ZBA would not be able to conform to OP
- Property does not meet existing criteria for these uses

- Further engagement with the County regarding County Official Plan conformity is required.
- Does not address all existing non-compliant uses.

OPTION 2: Official Plan and Zoning By-law Amendment

At this time, and on a preliminary basis, the required approvals for existing and proposed uses at the subject property 788171 Grey Road 13 along with some of the related details include:

Official Plan Amendment

- Gain approval for manufacturing and commercial uses through a site specific Official Plan Amendment including cider production primarily sourced off-site, retail sales, restaurant and tasting room and other uses as may be proposed scoped to specific limits. At this time, the amendment appears to require re-designation from Rural to a site specific Commercial designation that has yet to be determined.
- Confirm that the subject lands are or are not suitable for mineral aggregate extraction.
- Confirm that the establishment of new uses on the subject property are sufficiently set back from existing mineral aggregate extraction operations.

Zoning By-law Amendment

- Gain approval for the above referenced uses, scoped to the applicable limits through a site specific Zoning By-law Amendment. At this time, the amendment appears to require re-zoning from Rural (RU) to some form of commercial designation with consideration for the manufacturing component.

OPTION 3: Merging the 2 Properties and Zoning By-law Amendment

The owner may wish to consider the merits of merging their two properties - the property at 788711 Grey Rd 13 and the property at 788159 Grey Rd 13 - as this would potentially have the effect of scoping the extent of the required approvals. The extent to which this is viable is entirely dependent upon the owner(s).

The following would require more detailed review and confirmation pending revision by the owner of their proposal and consideration of any of the further implications of merging the two properties.

By merging the two properties there appears to be potential (subject to further review and confirmation), that the farm winery use listed within the Rural zoning could be met which, in turn would allow for tasting room and retail sales subject to various physical limits and product sourcing requirements.

The new Official Plan includes policy content that recognizes small scale café/restaurant as an on-farm diversified use whereas the existing Official Plan does not. Once approved, this would make the addition of a properly scoped restaurant a matter of a site- specific Zoning By-law

Amendment to the merged property. At this time, an Official Plan Amendment would be required to add an appropriately scaled restaurant to the permitted uses on this property.

Site Plan approval would be required as applicable including consideration of such matters as:

- Entrance requirements – note proximity of entrance to intersection of Grey Roads 40 and 13.
- Sufficiency of parking – depending upon scale of buildings, seating areas etc.
- Well and Septic – depending upon water and wastewater generated.
- Structures and site layout – required compliance with Zoning and other applicable provisions.
- Other matters as may be specified.

As noted above, formal pre-consultation would include circulation, specification and confirmation of any additional application requirements.

In any case, the decision as to how to advance, preparation of the specific supporting materials required of the applicant and project management of the respective applications are the responsibility of the applicant. The process for advancing applications to gain approvals for existing and proposed uses on the property would follow the standard process:

- Pre-consultation
- Receive application and consider complete/incomplete
- Circulate for review and comment
- Provide Notice of complete /Public meeting
- Hold public meeting
- Recommendation report to Committee of the Whole
- Recommendation report to Council
- Decision and 20 day appeal period

Site Plan approval is an internal process which may proceed concurrently or following approval by Council of higher order applications (i.e. Official Plan and/or Zoning By-law) depending on the proposal.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

There are no environmental impacts associated with the recommendations contained within this report.

G. Financial Impacts

There are no financial impacts associated with the recommendations contained within this report.

H. In Consultation With

Shawn Postma, Manager of Planning

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Adam Farr, planning@thebluemountains.ca

J. Attached

1. Attachment 1 September 8, 2025 Council Resolution
2. Attachment 2 March 2025 Owner Proposed Site Plan
3. Attachment 3 March 2025 Owner Proposed Restaurant/Tasting Room Floor Plan
4. Attachment 4 August 26, 2025 Owner Presentation to Council

Respectfully submitted,

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For more information, please contact:
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Report Approval Details

Document Title:	PBS.25.064 Report in response of Deputation re Grey and Gold Cider proposed Zoning By-Law Amendment.docx
Attachments:	- PBS-25-064-Attachment-1.pdf - PBS-25-064-Attachment-2.pdf - PBS-25-064-Attachment-3.pdf - PBS-25-064-Attachment-4.pdf
Final Approval Date:	Sep 26, 2025

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Sep 25, 2025 - 4:46 PM

Tim Murawsky - Sep 26, 2025 - 8:01 AM