



Staff Report

Planning & Building Services – Planning Division

Report To: Council Meeting
Meeting Date: November 10, 2025
Report Number: PBS.25.111
Title: Recommendation Report – Holding 'h52' removal – Spy Cidery
Prepared by: Diksha Marwaha, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.25.111, entitled "Recommendation Report – Holding 'h52' removal – Spy Cidery";

AND THAT Council enact a By-law (Attachment 1) to remove the Holding provision (h52) from the lands at 808108 24th Sideroad, legally described as known as Part of Lots 23 & 24, Concession 10.

B. Overview

The purpose of this application is to remove the Holding provision (h52) from a portion of the lands currently zoned Special Agricultural Exception Holding 'SA-156 -h52' by By-law 2025-30 to permit an events venue as an On-Farm Diversified Use, in support of and secondary to the main use of the property.

The h52 holding provision required that a Site Plan Agreement with the Town be executed prior to its removal. This requirement has now been executed by the Owner and is expected to be executed by the Town prior to the November 10 meeting date. Once confirmed, staff are satisfied that the holding provision may be lifted.

C. Background

The subject lands are municipally known as 808108 24th Sideroad. A Zoning By-law Amendment (Staff Report PBS.25.015) was enacted and passed on June 2, 2025, rezoning a portion of the lands from the Special Agricultural (SA) Zone to a Special Agricultural Exception Holding (SA-156-h52) Zone. The Amendment approved the development of a new two-storey building to support multipurpose event venue as an on-farm diversified use.

The Holding (h52) provision was applied to ensure that the development remains subject to Site Plan Control, allowing technical matters, such as servicing and parking, are appropriately addressed.

D. Analysis

The applicant has satisfied the requirements of the Holding (h52) provision in principle by executing the Site Plan Agreement. At the time of writing this report, the agreement has been signed by the applicant but has not yet been executed by the Town.

Council has identified On-Farm Diversified Uses as an economic priority and encourages staff to support timely review of planning applications. This report is presented at this stage so that the final execution of the agreement can proceed concurrently, allowing the applicant to obtain building permit(s) without waiting for the holding removal process. This is to ensure all necessary clearances are addressed, supporting a smooth process from holding removal to permit issuance.

In considering the request to lift the Holding Symbol (h52), staff are satisfied that condition of the holding provision has been met in principle. The Site Plan Agreement has been signed by the applicant and is, at the time of writing this report, being processed by the Town for execution. Staff recommend that the holding provision be lifted as reflected in the Draft By-law provided in Attachment 1.

E. Strategic Priorities

1. Communication and Engagement

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

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

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

No adverse environmental impacts are anticipated as a result of the recommendations contained within this report.

G. Financial Impacts

This application has no financial impact on the Town.

H. In Consultation With

Shawn Postma, Manager of Community 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 Diksha Marwaha, planning@thebluemountains.ca

J. Attached

1. Attachment 1- Draft By-law

Respectfully submitted,

Diksha Marwaha
Senior Planner

For more information, please contact:
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Report Approval Details

Document Title:	PBS.25.111 Recommendation Report - Holding 'h52' removal - Spy Cidery.docx
Attachments:	- PBS-25-111-Attachment- 1.pdf
Final Approval Date:	Nov 3, 2025

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

Shawn Postma - Nov 3, 2025 - 12:20 PM

Tim Murawsky - Nov 3, 2025 - 12:28 PM