



Planning and Development

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September 2nd, 2022

Lorelie Spencer
Municipality of West Grey
402813 Grey Road 4
RR2 Durham, ON
N0G 1R0

RE: Minor Variance Application A16-2022
Concession 1 WGR, Part Div 2, Part Div 3, Lot 2, Registered Plan 17R2309,
Part 2 (313090 Highway 6)
Municipality of West Grey (geographic Township of Normanby)
Owners/Applicants: Ashley Gandier

Dear Ms. Spencer,

This correspondence is in response to the above noted application. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of Minor Variance Application A16-2022 is to permit an interior side yard setback of 0.7 metres instead of the required 18.3 metres. This would allow for the construction of an accessory structure for housing livestock.

Schedule A of the County OP designates the subject lands as 'Secondary Settlement Area'. Section 3.6(2) states,

Permitted uses in the areas designated as Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

The proposed use of the accessory structure falls within home/rural occupations and therefore is permitted. County planning staff have no concerns.

Schedule A of the County OP designates areas of the subject lands as 'Hazard Lands'. Section 7.2(3) states,

In the Hazard lands land use type buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures

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may be permitted subject to the policies of Section 7. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

The proposed development is not located within the Hazard Lands therefore, County planning staff have no concerns.

Schedule B of the County OP indicates areas of the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(1) states,

The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.

The proposed development will allow for an accessory use on a pre-existing lot. Further the accessory use will not be utilized for residential purposes, therefore County planning staff have no concerns.

Appendix B of the County OP indicates the subject lands are within the adjacent lands of 'Significant Woodlands'. Section 7.4(1) states,

No development may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

The proposed accessory structure is outside of the adjacent lands of the Significant Woodlands; therefore, County planning staff have no concerns. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

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A handwritten signature in black ink that reads "Derek McMurdie". The script is cursive and fluid, with the first name "Derek" and last name "McMurdie" clearly distinguishable.

Derek McMurdie

Planner

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