



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: Consent Application B13.2022
Concession 1 SDR, Part Lots 26-30 (324166 The Glen Road)
Municipality of West Grey (geographic Township of Glenelg)
Owners/Applicants: Ken MacArthur

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 Consent Application B13.2022 is to sever a rural lot with a lot area of 36.5 hectares and a lot frontage of 348 metres onto The Glen Road. The retained parcel will have a lot area of 27 hectares and a lot frontage of 600 metres onto The Glen Road. This will create a vacant rural farm parcel within the original crown survey of lots 29 to 30, Concession 1 SDR.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In order to avoid narrow linear parcels of land. The frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan.

The original township lot size is 20 hectares and it currently has a total of two lots, however the severance will occur along the lot line which will result in continuing to have two lots within the impacted original township lots. The severance would meet the County OP density policies. Further, the severed lot is greater than 0.8 hectares and the frontage-to-depth ratio for the lots are less than 1:3; therefore, County planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

The County OP requires MDS to be met for all new lot creation. The applicant shall provide MDS calculations.

Schedule A of the County OP designates areas of the subject lands as 'Hazard Lands'. Section 7.2(9) states,

In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:

- a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*
- 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;*
- c) Vehicles and people have a way of safely entering and exiting at all times;*
- 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 protections works or erosion; or*
 - 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*
 - iii. *Involve hazardous substances, and their disposal, manufacture, treatment or storage of.*
- 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 the effects on vegetation, wildlife and fishery resources, and the natural features of the site.*
- f) *There is no feasible location for the development outside of the Hazard Lands land use type.*

County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands to ensure a development envelope can be established on the new lot.

Schedule B of the County OP indicates the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(8) states,

Non-farm sized lot creation of lots less than 20 hectares in size will not be permitted in Aggregate Resource Areas. Lot creation for infrastructure or public purposes may be exempted from this requirement provided all reasonable measures are taken to mitigate any impacts on the aggregate resource.

Further, Schedule B of the County OP indicates the subject lands contain 'Mineral Resource Extraction Area'. Section 5.6.2(10) states,

Consents to sever an existing Mineral Resource Extraction land use type from a non-farm sized lot (i.e. the severed or retained lot will be less than 20 hectares) will not be permitted.

Both the severed and retained parcel will be greater than 20 hectares in size therefore, the proposed severance is permitted within the Aggregate Resource Area. Further, the proposed severance will be occurring outside of the Mineral Resource Extraction land use type. County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain '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.

Further, Appendix B of the County OP indicates the subject lands contain 'Streams'. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

County planning staff recommend receiving comments from the Conservation Authority regarding the Significant Woodlands and Streams. 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 Transportation Services have reviewed the subject application and have a comment stating *No objections to the severance. Future entrances shall enter onto the Glen Road only. A road widening is requested.*

Provided positive comments are received from the Conservation Authority regarding the Hazard Lands, Significant Woodlands and Streams, MDS calculations are completed, and road widening is provided; 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 signature is written in a cursive, flowing style.

Derek McMurdie
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