



# Planning and Development

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January 12<sup>th</sup>, 2023

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

**RE: Consent Application B16.2022**  
**Lots 48 and 49, Concession 3 SDR and Concession 4 SDR, Lot 24 and Part**  
**Lot 25 (304586 South Line)**  
**Municipality of West Grey (geographic Township of Glenelg)**  
**Roll: 4205220002143000000**  
**Owner: Kenneth McIntyre**  
**Applicants: Cameron and Jennifer McIntyre**

Dear Ms. Spencer,

This correspondence is in response to the above noted application. We have had an opportunity to review the application 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 the subject application is to sever approximately 11 hectares of rural land and retain 67.5 hectares of rural land. The effect of which will create a new residential parcel and retain an agricultural parcel.

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

*All consents for new lot 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 severed lot is greater in area than 0.8 hectares and the frontage-to-depth ratio for the lots are less than 1:3. The proposed severance will occur across two original township lots which are Lot 24, Concession 4 SDR and Lot 25 Concession 4 SDR and both are approximately 25-hectares in size. Lot 25 Concession 4 SDR currently contains four (4) lots which exceeds County OP lot density policies. An additional lot creation would not meet County OP lot densities. Therefore, County Planning staff would generally not permit the proposed severance based on the fact that the proposed lot creation would exceed the County OP lot density policies on Lot 25 Concession 4 SDR. If the proposed severance were to be fully located on Lot 24, Concession 4 SDR, then County Planning staff would 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 applicant did not submit MDS calculations with the subject application. County Planning staff recommend the applicant complete MDS calculations to determine whether future developed will be sufficiently located away from any nearby livestock and manure storage facilities.

Section 8.9.1(4) of the County OP states,

*The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be*

*considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:*

- d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

From a general planning perspective, it should be ensured that the subject site can safely provide on-site sewage and on-site water servicing.

Schedule A of the County OP indicates the subject lands contain '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;*
- 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 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.*

Further, Schedule A of the County OP indicates the subject lands are within the adjacent lands of 'Provincially Significant Wetlands'. Section 7.3.1(2) states,

*No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type 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.*

County Planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands and Provincially Significant Wetlands to ensure an adequate development envelope can be found on the severed lands.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands'. Section 7.3.2(1) states,

*No development or site alterations are permitted within Other Wetlands or their adjacent lands, shown on Appendix B, or as identified by conservation authorities, unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

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

*No development or site alteration 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. Adjacent lands are defined in Section 7 and 9.18 of this Plan.*

Lastly, Appendix B of the County OP indicates the subject lands contain a 'Stream'. 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.*

Provided that the future dwelling is not built within the Other Wetlands or Significant Woodlands and sufficient buffers are provided from the above noted natural heritage features, County Planning staff do not anticipate that there will not be a negative impact. 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.

The proposed severance does not meet the County rural lot density policies. County Planning staff recommend deferral of the subject application until further discussions can be had with the applicant regarding the location of the proposed severance.

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,

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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