



Planning and Development

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January 12th, 2023

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

RE: Consent Application B17.2022
12 Concession 12, Lot 19, Part Lot 20 (524392 Concession 12)
Municipality of West Grey (geographic Township of Glenelg)
Roll: 4205220003121000000
Owners/Applicants: Terry Osborne and Janice Snead

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 40 hectares of rural land with a lot frontage of 310.9 metres. The retained parcel will have a lot area of approximately 37.8 hectares of rural land and a lot frontage of 217.2 metres. The severance will sever the lands along the original crown survey.

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 size of the two original township lots is 40 hectares. The original township lot containing the severed parcel currently has 1 lot. An additional lot creation would meet County OP lot densities. The original township lot containing the retained parcel will continue to have 5 lots as the application does not propose an increase in the number of lots within this original township lot. Further, the severed lot is greater in area than 0.8 hectares. The frontage-to-depth ratio for the lot is greater than 1:3; however, the proposed severed lot will return to the size of the original township lot. 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 applicant did not submit MDS calculations with the subject application. Provided MDS calculations are done and it is determined that a proposed dwelling will be sufficiently located away from any nearby livestock or manure storage facilities, County Planning staff have no concerns.

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.*

County Planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands.

Schedule B of the County OP indicates 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 site is not currently licensed for sand, gravel, or bedrock extraction therefore, the Rural and Hazard Lands designation policies apply. County Planning staff have no concerns.

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 the future dwelling on the severed parcel is not located within the Significant Woodlands and adequate buffers are provided, it is not anticipated to have any negative impacts. 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.

Provided MDS calculations are submitted, positive comments are received from the Conservation Authority regarding the Hazard Lands, and the future dwelling is not constructed within the Significant Woodlands; 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,

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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