



Planning and Development

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November 2nd, 2020

Lorelie Spencer, Manager, Planning and Development
Municipality of West Grey
402813 Grey Road 4, RR2
Durham, Ontario
N0G 1R0
*Sent via E-mail

**RE: Consent Application B09/2020
401248 Grey Road 4 and 401250 Grey Road 4 Lot 12, Concession 1,
Reference Plan 16R-5308
Municipality of West Grey
Owner/Applicant Agent: Candue Homes 2020 Ltd.**

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), Recolour Grey. We offer the following comments.

The purpose of the Consent application B09/2020 is to sever a residential lot and retain a commercial lot.

Schedule A of Recolour Grey designates the subject lands as 'Agricultural'. Section 5.2.2 of the OP states,

2) In the *Agricultural land use type*, newly created farm lots should generally be 40 hectares (100 acres) in size, in order to reduce the breakup of farmland. New lot creation shall be in accordance with section 5.2.3 of the Plan.

8) New *non-farm sized* lot creation within 500 metres of a Primary Settlement Area boundary will not be permitted. Minimum farm lot sizes are included in Section 5 and defined in section 9.18 of this Plan.

21) In accordance with Section 8.9 of this Plan, if municipal water and sewer services are not available, *re-development* of existing lots of record or the creation of new lots will require evidence of the site's suitability to provide an

adequate potable water supply and sanitary sewage treatment and disposal system. Evidence of the site's suitability shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment, Conservation and Parks (MECP) Guidelines or the *Ontario Building Code*, where applicable (or any municipal procedure that achieves the same objective). In cases where new *development* is being proposed in proximity to existing *development*, the provision of neighbouring well water records may be sufficient to determine adequacy of water supply. Where new lots are being created, municipalities may consider the demonstration of suitable water and wastewater services as a condition of the consent application.

The proposed consent does not meet the above noted policies. The County OP does not permit multiple lot creations within the Agricultural designation that creates lot smaller than 40 hectares. Further, the proposed lot creation is across from the Primary Settlement Area of Hanover. Lastly, County planning staff want to ensure that the proposed lot will have adequate servicing. County planning staff recommend Municipal staff review servicing requirements and include suitable water and wastewater services as a condition of consent if approved.

Schedule A also indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

2) Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

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

County Transportation Services department have reviewed the subject application and permits will be required for any existing entrance improvements/changes.

County Planning staff recommend refusal of the subject application on the basis that it does not conform with Recolour Grey Rural Agricultural policies in Section 5.2.2 which concerns lot creation in the Agricultural designation. The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

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Yours truly,

A handwritten signature in cursive script, appearing to read "Hibahussain".

Hiba Hussain
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