



Planning and Development

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November 2nd, 2020

Ms. Lorelie Spencer, Deputy Secretary-Treasurer
Municipality of West Grey
402813 Grey Road 4, R.R. #2,
Durham, Ontario N0G 1R0

RE: Minor Variance A05.2020
493815 Baptist Church Road
Municipality of West Grey (geographic Township of Priceville)
Owner: Gary Cover
Agent: CDN Buildings

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 vary the provisions of subsection 6.1.2(a) and (b) to permit the construction of an accessory structure in the front yard.

Schedule A of the County OP designates the subject property as 'rural'. Residential uses are permitted on rural land use types. County planning staff have no concerns.

Schedule B of the County OP identifies an 'aggregate resource area' on the subject property. The subject proposal is for an accessory structure to the existing residential use on the property. County planning staff have no concerns.

Appendix B of the County OP identifies a 'significant woodlands' on the subject property. 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 that there will be no negative impacts on the natural features or their ecological functions.

County planning staff recommend comments are received from the local conservation authority.

Section 5.4.2(5) states,

The Provincial Minimum Distance Separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the Rural land use type.

Provided positive comments are received from the local conservation authority, and MDS can be met, 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 do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'Stephanie Lacey-Avon' with a stylized flourish at the end.

Stephanie Lacey-Avon
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