



Planning and Development

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July 20th, 2020

Genevieve Sharback, Clerk
Municipality of West Grey
402813 Grey Rd 4, RR 2
Durham, Ontario N0G 1R0

RE: Zoning By-law Amendment Application Z05-2020
Plan 53, Part Lot 4, 17R2382, Part 1 (113441 Grey Road 3)
Municipality of West Grey (geographic Township of Bentinck)
Owner: Marlene Lipskie
Applicant: Kent & Charlene Lipskie

Dear Ms. Sharback,

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 rezone the lands described as Plan 53, Part Lot 4, 17R2382, Part 1, geographic Township of Bentinck, the Municipality of West Grey, from the Natural Environment (NE) Zone and Rural (A2) Zone to the Natural Environment (NE) Zone, Rural with exception (A2-417) and Rural (A2-418). The (A2-417) exception includes the following provision 'minimum lot area shall be 2.93 hectares and the minimum lot frontage shall be 102.03 metres'. (A2-418) exception includes the following provision – 'minimum lot area shall be 2.83 hectares and the minimum lot frontage shall be 53.0 metres'. This application is a condition of consent B12.2019.

Comments were submitted for the related consent application B12.2019, September 23rd, 2019. These comments are still applicable and should be referenced.

Schedule A of the OP designates the subject lands as 'Rural' and 'Hazard Lands'. There are no concerns regarding the 'lot addition' policies, nor the 'hazard lands' policies under the County OP, as previously noted in the comments provided September 23rd, 2019.

Appendix B of the OP identifies 'significant woodlands' on the subject property. Section 7.4(1) states,

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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.

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

Appendix B of the County OP also identifies a 'stream' on the southern end of the property. The proposed lot addition exceeds 30 metres from the banks of the stream. County planning staff have no concerns with the subject policy.

County Transportation Services have no concerns with the subject application.

Provided positive comments are received from the local conservation authority, and the severed lands are merged with the abutting property, 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,



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