



Planning and Development

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October 26th, 2020

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

RE: Zoning By-law Amendment Z10.2020
Part of Lot 30, Concession 11 NDR, Part 1 Reference Plan 16R11234
Municipality of West Grey (geographic Township of Bentinck)
Owner: 1993934 Ontario Inc.
Applicant: Kevin Tremble & Jason Tremble

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.

County planning staff provided comments for the related consent application B03.2020, September 2nd, 2020. These comments are still relevant.

The purpose of the Zoning By-law Amendment is to fulfill a condition of provisional consent to recognize the deficient lot frontage and area of the newly created parcel. The effect of which will rezone the lands from Rural (A2) and Natural Environment (NE) to Rural (A2), Natural Environment (NE) and Rural (A2-423). Exception 423 will recognize the deficient lot frontage and area of the newly created parcel.

Schedule A of the County OP designates the subject property with pin# 37217029 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 proposal meets the lot density policies of the County OP. Staff have no concerns with regards to the above noted policy.

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". The signature is fluid and cursive, with a large initial 'S' and a stylized 'A' at the end.

Stephanie Lacey-Avon
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