



Planning and Development

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May 19th, 2023

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

RE: Minor Variance Application A04.2023
Lots 58 & 59, Concession 2 EGR; RP 17R 1672; Part 1 (403129 Grey Road 4)
Municipality of West Grey (Glenelg)
Roll: 4205220001066000
Owners: Bev and Barb Eckhardt
Applicant: Candue Homes – Alex Neuman

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 permit an accessory apartment dwelling to have a maximum floor area of 152 m² whereas 93 m² is allowed.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(1) states,

Permitted uses in the Agricultural land use type include:

- a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses.*

Furthermore, Section 5.2.1(4) states,

Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a surplus farmhouse severance. Where a new dwelling is permitted, Provincial Minimum distance separation formulae is applied to the new house.

In addition, Section 5.2.1(6) states,

Additional residential units are permitted in the main house, or in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within Hazard Lands. Additional residential units and garden suites are required to be in the farm cluster.

Further, Section 4.2.5 states,

In settlement areas or the countryside without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit. In the countryside secondary suites shall be within the farm cluster.

Lastly, Section 5.2.2(5) states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

f) Where a new dwelling is permitted on an existing lot, MDS I formulae is applied to the new dwelling. If there is no building area available on the existing lot, the dwelling shall be as far from the neighbouring livestock barn or manure storage facility as possible.

The applicant is proposing to expand the existing additional residential unit, which will continue to be an additional residential unit and is attached to the existing primary dwelling. The County has recently approved a Housekeeping Amendment to its Official Plan (OPA 11); and it is in force and effect. Within OPA 11, a definition for farm cluster has been include which states,

FARM CLUSTER means the grouping of farm related buildings and farm dwelling(s) in an arrangement which maximizes the agricultural area and potential of the farm lot.

The intent of the farm cluster requirement in the County OP is to ensure that proposed accessory units are within close proximity to the primary dwelling to limit the impact of new buildings on the agricultural lands and to maximize servicing infrastructure. The proposed development would not create a new additional residential unit but would increase the size of the existing additional residential unit, which is attached to the existing dwelling. Further, the expansion is relatively minor in size and would continue to use the existing servicing. MDS calculations would not be required, as both residential units already exist. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates the subject lands contain 'Wellhead Protection Zone C', 'D', and 'E'. The WHPA mapping designation is intended to protect groundwater table. Potential impacts associated with industrial/commercial uses include but not limited to fuel and/or chemical storage. The proposed development is residential in nature; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates the subject lands contain 'Karst'. The proposed development is located outside of the area containing Karst; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands', 'Significant Valleylands', and a 'River'. The proposed development is located outside of the River and its adjacent lands; therefore, County Planning staff have no concerns in this regard. The proposed development is within the adjacent lands of the Significant Woodlands and Significant Valleylands. However, it is anticipated that the proposed development will not have negative impacts on these natural heritage features, as the proposed development is a relatively minor expansion of the existing additional residential unit. Further, the proposed development mostly consists of the footprint of the existing covered porch. Therefore, County Planning staff have no concerns.

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.

County Transportation Services has reviewed the subject application and have no concerns.

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 script is cursive and fluid, with the first name "Derek" and last name "McMurdie" clearly distinguishable.

Derek McMurdie
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