



## Planning and Development

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May 19<sup>th</sup>, 2023

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

**RE: Consent Application B12.2023**  
**Lots 1 and 2, Concession 4 NDR (373470 Concession 4 NDR)**  
**Municipality of West Grey (Glenelg)**  
**Roll: 42052200050240000**  
**Owner/Applicant: Douglas Bell**

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 sever a 41-hectare agricultural lot with a lot frontage of 401 metres. The retained parcel will have a lot area of 41 hectares and a lot frontage of 401 metres.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(1) states,

*A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:*

- a) One lot severed to create a farm parcel of generally 40 hectares in size, provided both the severed and retained lots are 40 hectares in size and are both intended to be used for agricultural uses*

The proposed severance would create one new farm sized lot, as both the severed and retained lots would each be 41 hectares in size and would continue to be used for agricultural uses; therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed severance would create a new lot; however, new development is not

proposed at this time. In order to ensure that the severance will not have impacts on the Hazard Lands; County Planning staff recommend that comments are received from the Conservation Authority regarding the Hazard Lands.

Schedule B of the County OP indicates the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(1) states,

*The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.*

The site is not currently licensed for sand, gravel, or bedrock extraction therefore, the Agricultural and Hazard Lands designation policies apply. Further, both the retained lot and severed lot are farm sized. Therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands', 'Significant Woodlands', and a 'Stream'. It is anticipated that the proposed severance will not have negative impacts on the natural heritage features as the proposed severance does not propose new development. Further, the proposal will not change the use of the land. 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 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,



Derek McMurdie

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