



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

June 15<sup>th</sup>, 2023

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

**RE: Minor Variance Application A05.2023**  
**Part Lots 69 – 70; Concession 3 (042143 Road 71)**  
**Municipality of West Grey (Normanby)**  
**Roll: 4205010007123100000**  
**Owner/Applicant: Paul and Heidi Biesinger**

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 section 9.25(a) to permit a reduced exterior side yard setback of 3.65 metres whereas a minimum exterior side yard setback of 18.3 metres is required. The effect of which will permit the construction of an addition to the existing single detached dwelling unit.

Schedule A of the County OP designates the subject lands as 'Rural'. 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.*

The proposed minor variance would not create a new dwelling but would permit the construction of an addition to an existing dwelling; therefore, County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

*The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions*

*are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:*

- d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

From a general planning perspective, it should be ensured that the subject site can safely on-site water and on-site sewage servicing.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands' and 'Provincially Significant Wetlands'. The proposed development is not located in the Hazard Lands or the Provincially Significant Wetlands; however, it is near the boundary of the Hazard Lands. Therefore, County Planning staff recommend receiving comments from the Conservation Authority regarding the boundary of the Hazard Lands.

Schedule B of the County OP indicates that 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 Rural and Hazard Lands designation policies apply. County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands', 'Significant Valleylands', a 'Pond', a 'Stream', and is within the adjacent lands of a 'River'. The proposed development is outside of the Other Wetlands, Pond, Stream, and River; therefore, County Planning staff have no concerns in this regard. It is anticipated that the proposed development will not have negative impacts on the Significant Valleylands as the proposed development is attached to an existing dwelling and is in a cleared and disturbed portion of the property. Further, the proposed development would be on a relatively flat portion of the property. Therefore, County Planning staff have no concerns.

Page 3  
June 15<sup>th</sup>, 2023

Provided positive comments from the Conservation Authority regarding the boundary of the Hazard Lands are received; 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 signature is written in a cursive, flowing style.

Derek McMurdie  
Planner  
(519) 372 0219 ext. 1239  
[Derek.McMurdie@grey.ca](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://www.grey.ca)