



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
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August 1st, 2023

Karl Schipprack
Municipality of West Grey
402813 Grey Road 4
RR2 Durham, ON
N0G 1R0

RE: Zoning By-law Amendment Z24.2023
Concession 14, Part Lot 3 Enoch ST N (127 Enoch Street)
Municipality of West Grey (Neustadt)
Roll: 420502000100400
Owners: Gary Gray and Michael Haswell
Applicant: Michael Haswell

Dear Mr. Schipprack,

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 change the zone symbol on the subject lands from R2 (Residential) to R3 (Residential). This will permit the existing 7-unit apartment building.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'. Section 3.5(3) states,

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

The proposed development is permitted within the Primary Settlement area, as the use would not change and would remain residential. Further, the application does not propose new residential development outside of the already existing residential building. Therefore, County Planning staff have no concerns.

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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 signature is written in a cursive, flowing style.

Derek McMurdie
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