



Planning and Development

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August 22nd, 2023

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

RE: Minor Variance A07.2023
Concession 2 WGR, Part Lot 14, RP 16R6473 Part 2 (522708 Welbeck Road)
Municipality of West Grey (Bentinck)
Roll: 420528000104830
Owners/Applicants: Barry and Mary Yack

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 vary the provisions of section 6.1.2(b) of the Municipality of West Grey's Comprehensive Zoning Bylaw. This will permit the construction of an accessory structure in the defined front yard.

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 (see Table 7);*

The proposed accessory structure is permitted within the Rural designation; therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands are within the adjacent lands of 'Provincially Significant Wetlands'. It is anticipated that the proposed development will not negatively impact the Provincially Significant Wetlands as it will be located in cleared and disturbed portion of the subject property. Further, there are

nearby uses located closer to the Provincially Significant Wetlands. Therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates that the subject lands contain 'Significant Woodlands'. It is anticipated that the proposed development will not negatively impact the Significant Woodlands as it will be located in a cleared and disturbed portion of the subject property. 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,



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