



Planning and Development

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August 18th, 2023

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

RE: Consent Application B10.2023
Concession 1 Division 1 EGR, Part Lot 22, RP 16R5764 Part 1 (343028
Concession 2 NDR)
Municipality of West Grey (Glenelg)
Roll: 420522000101900
Owner: Elizabeth Hines
Applicant: Michael Benner

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 sever a 0.5 ha. (1.23 acre) parcel for the purposes of a lot addition. This will create a 37.88 ha. (93.60 acre) parcel and retain a 1.88 ha. (4.65 acre) parcel.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(3) states,

Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each. The above-noted lot density provisions in Table 9 do not apply to lot additions.

The proposed lot addition is permitted within the Rural designation and both the retained lot and enlarged lot would each be greater than 0.4 hectares; therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed lot addition would occur outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates that the subject lands contain 'Significant Woodlands', a 'Pond', 'Streams', and is within the adjacent lands of 'Other Wetlands'. It is anticipated that the proposed lot addition will not have negative impacts on the natural heritage features as the proposal does not propose any new structures and will not change the use of either lot; therefore, County Planning staff 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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