



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 B16.2023
Concession 11 Lot 3 (501105 Concession 10 NDR)
Municipality of West Grey
Roll: 420528000814700
Owners: Dawn and Alfred Brenndorfer
Applicant: Ron Davidson**

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 approximately 3.3 hectares of rural land and retain approximately 37.4 hectares of rural land. This will create a new residential parcel and retain a rural parcel.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In

order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan.

The size of the original township lot is 40.7 hectares. The original township lot currently contains one lot. The creation of an additional lot would meet County OP lot densities. Further, the severed lot would have a lot area greater than 0.8 hectares. The frontage-to-depth ratio for the severed lot is less than 1:3. Therefore, County Planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS calculations were submitted with the application and setbacks can be obtained; 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 property can safely provide on-site water servicing and on-site sewage servicing.

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

Schedule C of the County OP indicates that the subject lands contain 'Linkage'. The proposed severance is located outside of the Linkage; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates that the subject lands contain 'Significant Woodlands' and 'Streams'. The proposed severance is located outside of the Significant Woodlands, Streams, and their respective adjacent lands. 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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