

**From:** planning@grey.ca  
**Sent:** Friday, August 18, 2023 9:17 AM  
**To:** CBO - Karl Schipprack; Britney Becker; Sarah Bothman; Notice  
**Subject:** County comments for ZA11.2023 Granite Ventures

## County comments for ZA11.2023 Granite Ventures



Hello West Grey,

Please note that County staff have reviewed Zoning application ZA11.2023 G - Granite Ventures Inc - Cameron Gerber. County staff offer the following comments in regard to the proposed development.

The subject lands are designated 'Primary Settlement Area' in Schedule A of the County's Official Plan. The property is within the downtown area of Durham, within the vicinity of walkable amenities. The proposal would add gentle density to an existing property, which would assist towards alleviating the current deficiency of residential units across the County. Provided there is municipal capacity to connect the proposed development to full municipal sewer and water servicing, County staff generally have no concerns in this respect.

Recent changes to the Planning Act facilitate the development of additional residential units on serviced residential lands, including up to three units which may be within an accessory structure. That said, Municipalities are not 'capped' at only permitting three units, where there is planning merit and justification to support additional units. Provided that the owner of the property attains a building permit in order to convert the existing shed into a permanent, all-season dwelling containing cooking, bathing, toilet and sleeping facilities, County staff generally have no concerns.

Per Appendix B, the subject lands are within the adjacent lands of 'Significant Woodlands,' to the east. Furthermore, County staff would note that the existing shed is within the regulatory area of Saugeen Valley Conservation Authority. It is recommended that further comments be provided by SVCA in regard to any potential hazard considerations that may be associated with the proposal.

From a general planning perspective, County staff would note that the current site plan does not indicate where snow storage would be accommodated on site. It is recommended that the applicant identify an appropriate place for snow storage, prior to approval.

The subject property has frontage on Highway 6. MTO may have further comments.

Provided positive comments are received by SVCA, the proposal meets all requirements of the building code for a permanent dwelling, and that there is sufficient municipal servicing available for the development, County staff have no further concerns.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON