



Planning and Development

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August 25th, 2023

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

RE: Zoning By-law Amendment ZA27.2023
Plan 500, Part Lot 13, Part Lot 14 WGR (132 Garafraxa Street North)
Municipality of West Grey
Roll: 420526000301000
Owner: 2079777 Ontario Inc (Mohammad Khan)
Applicant: Brad Brown

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 C1 (General Commercial) and FL (Floodway) To C1-XX (General Commercial with Exception) and FL (Floodway). The effect of which will permit the reduced parking for the 6-unit apartment building where 6 parking spots would be required to zero.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'.

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 would create growth within the Primary Settlement Area as it would create new residential units and a commercial unit on a vacant parcel of land; therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The applicant has obtained a permit from the SVCA for the proposed development; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates that the subject lands are within the adjacent lands of a 'River'. It is anticipated that the proposed development will not negatively impact the River, as the subject lands are disturbed and is in a well developed area. Further, there are existing uses located closer to the River. Therefore, County Planning staff have no concerns.

County Transportation Services has reviewed the subject application and have no concerns.

County Housing 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 cursive script that reads "Derek McMurdie".

Derek McMurdie
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