



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 27<sup>th</sup>, 2023

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

**RE: Minor Variance Application A09.2023**  
**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 vary the provisions of section 6.20.2, 9.2.1, 9.2.2 and 10.2.1 of the Municipality of West Grey's Comprehensive Zoning By-law. This will permit parts zoned NE (Natural Environment) for both the severed and retained lands to be used in the calculation of lot area. It will also permit a minimum lot area of 3.3 hectares and a lot frontage of 33.5m for the newly created lot as a condition of consent for file B16.2023. Lastly, it will permit a minimum lot area of 37.4 hectares for the retained parcel as a condition of consent for file B16.2023.

County Planning Ecologists have reviewed the subject application and have a comment stating *The subject property contains Significant Woodlands, Significant Wildlife Habitat, and Habitat of Threatened and Endangered Species. Grey County Staff are of the opinion that if tree removal is limited to only what is needed for the proposed development and tree removal is conducted outside of April 1st to August 31st than County Planning staff would have no concerns. County Planning staff would also note that the property is located within a Significant Groundwater Recharge Area and recommend that low impact development occur.*

Provided tree removal is limited to only what is needed and occurs outside of April 1<sup>st</sup> to August 31<sup>st</sup> and County comments regarding severance B16.2023 have been addressed; 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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