



Planning and Development

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September 27th, 2023

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

**RE: Consent Application B17.2023 and B18.2023
Concession 10, Lot 5 LESS RP 16R 6573 Part 1, and Part 2 SUBJ TP
HYDRO EASEMENT (034344 5th Sideroad NDR)
Municipality of West Grey
Roll: 420528000813900
Owners: Wayne and Joni Lang
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 two approximately 0.81 hectares of rural land and retain approximately 36.67 hectares of rural land. Both severed lots would have a lot frontage of 90 metres. The retained parcel will have a lot frontage of 218.7 metres. This will create two new residential parcels 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 approximately 41 hectares. The original township lot currently contains two lots. The creation of two additional lots would meet County OP lot densities. Further, the severed lots would each have a lot area greater than 0.8 hectares. The frontage-to-depth ratio for the severed lots 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 severances 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', 'Significant Wildlife Habitat', 'Potential Habitat for Threatened and/or Endangered Species', 'Other Wetlands', and 'Fish Habitat'. It is Grey County staffs understanding that the proposed severed parcels and associated lot development will be located outside of the aforementioned features. As such, it is Grey County Staffs opinion that the potential impacts to natural heritage would be negligible, and therefore, have no concerns.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

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,



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