



# Planning and Development

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January 8<sup>th</sup>, 2021

Lorelie Spencer  
Municipality of West Grey  
402813 Grey Road 4, RR2  
Durham, Ontario  
N0G 1R0  
\*Sent via E-mail

**RE: Minor Variance Application A06/20  
503862 Grey Road 12  
Municipality of West Grey  
Applicant/Owner: Brett and Jerri Lynn Levitt**

Dear Ms. Spencer,

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), Recolour Grey. We offer the following comments.

The purpose and effect of the application is to vary the provisions of Section 8.2.4 (d) to permit an accessory structure  $\pm$  3.05 metres (10 feet) from the interior lot line whereas 15.2 m (49.9 feet) is required. The effect of which will permit the placement of an accessory structure for storage purposes.

Schedule A of the OP designates the subject lands as 'Agricultural'. Section 5.2.1 of Recolour Grey states,

1) Permitted uses in the *Agricultural land use type* include:

- a) All types, sizes and intensities of *agricultural uses*, and normal farm practices, including accessory uses (see Table 7);
- b) *Agricultural-related uses* (see Table 7);
- c) *On-farm diversified uses* (see Table 7);

Also, Schedule A of the OP designates the subject lands as 'Rural'. Section 5.4.1 of Recolour Grey states,

1) The *Rural land use type* on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the *Agricultural land use type*).

The subject applications meet the above noted policy. County planning staff have no concerns.

Schedule A indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

2) Permitted uses in the *Hazard Lands land use type* are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public *utilities* and *resource based recreational uses*. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands.

Schedule B indicates that the property that contains 'Aggregate Resource Area'. Section 5.6.2 states,

1) The Aggregate Resource Area *land use type* on Schedule B act as overlays on top of other *land use types* shown on Schedule A to the Plan. Where the *Aggregate Resource Area* overlaps an *Agricultural*, *Special Agricultural*, *Rural*, or *Hazard Lands land use type*, the policies and permitted use of the underlying *land use types* shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.

The subject application is proposing a variance to a minor development on a pre-existing lot; therefore, County planning staff have no concerns.

Schedule C of Recolour Grey identifies the existence of 'Core Area and Linkages' adjacent to the subject property. Section 7.1 states,

3) *Development* proposed within *Core Areas*, their 120 metre *adjacent lands*, or *Linkages* will be required to undertake an *environmental impact study (EIS)*, unless otherwise exempted by 7.11.3 of this Plan\*. This EIS will assess the natural features, their *adjacent lands* and their connections to other natural features. Table 10 below provides for the permitted uses in *Core Areas* and *Linkages*.

The proposed development will occur outside the 120-metre buffer, therefore County planning staff have no concern.

Appendix B indicates that the subject property is adjacent to 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) No *development* or *site alteration* may occur within *Significant Woodlands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Appendix B also indicates that the subject property contains 'Areas of Natural and Scientific Interest (ANSI)'. Section 7.6 of Recolour Grey states,

1) No *development* or *site alteration* may occur within *Areas of Natural and Scientific Interest* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study* that there will be no *negative impacts* on the natural features or their *ecological functions*. The *adjacent lands* are defined in Section 9.18 of this Plan.

Lastly, Appendix B indicates that the subject property contains stream. Section 7.9 states,

2) No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

County planning staff recommend receiving comments from the Conservation Authority regarding the above noted natural hazard and natural heritage features. 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 - <https://www.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 Transportation Services has reviewed the subject application and has no concerns.

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Provided that positive comments are received from the Conservation Authority, County planning staff have no further concern with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script that reads "Hibahussain".

Hiba Hussain  
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