



# Planning and Development

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January 4<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 A07/20  
933 Caroline Street  
Municipality of West Grey  
Applicant/Owner: Ben and Jasmine Davis**

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 6.1.4 (ii) to permit a maximum accessory structure of  $\pm 366 \text{ m}^2$  (1200  $\text{ft}^2$ ). The effect of which will permit the construction of an accessory structure for storage purposes.

Schedule A of the OP designates the subject lands as 'Secondary Settlement Area'. Section 3.6 of *Recolour Grey* states,

2) Permitted uses in the areas designated as *Secondary Settlement Areas* are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

The subject application meets 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.

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 is adjacent to a 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.

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.

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Yours truly,

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

Hiba Hussain  
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