



Planning and Development

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January 5th, 2021

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

**RE: Consent Applications B22.2020 and B23.2020
1021 Victoria Street
Municipality of West Grey
Owner/Applicant Agent: Aaron and Dalana Cullinton**

Dear Ms. Spencer,

This correspondence is in response to the above noted applications. We have had an opportunity to review the applications 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 of the consent applications is to sever the subject lands to create two (2) new parcels. The effect of which will create a total of three (3) parcels on the subject lands including the retained parcel. All of the parcels will be used for residential purposes.

Schedule A of Recolour Grey designates the subject property as a 'Secondary Settlement Area'. Section 3.6 states,

6) *Intensification* opportunities are encouraged within *Secondary Settlement Areas* in order to promote the *development* of healthy communities. Municipalities will develop and adopt *intensification* strategies to ensure that the residential *intensification* targets identified in Section 3.4.1 of the Official Plan are met. *Intensification* strategies in *Secondary Settlement Areas* shall enable:

- a) *Brownfield* redevelopment;
- b) 'As-of-right' permissions in official plans and zoning by-laws for *second units* (see Section 4.2.5);

- c) The *development* of vacant and/or *underutilized lots* within previously developed areas;
- d) The expansion or conversion of existing buildings.

In order to determine if *intensification* can be permitted on private services, it must be demonstrated that the proposed use can be accommodated with no adverse environmental effects. *Intensification* proposed on *partial services* shall satisfy the requirements identified in Section 8.9 of this Plan.

Municipal staff shall confirm that the proposed lots can support private services. A potential servicing feasibility study may be required. Further comments should be received from the Municipality of West Grey.

Of a general planning nature, Section 8.3.4 of Recolour Grey addresses policies regarding private and seasonally maintained roads. It states that,

- 4) New lot creation is not permitted on a private road unless the roads are established through a plan of condominium.

Municipal planning staff shall confirm that the proposed lot creation will occur on the municipally maintained road.

Provided that the proposed lots can be adequately serviced, County Planning staff have no further concerns with the subject applications.

The County requests notice of any decision rendered with respect to these applications.

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

Yours truly,



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