



Planning and Development

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March 25, 2021

Ms. Lorelie Spencer, Deputy Secretary-Treasurer
Municipality of West Grey
402813 Grey Road 4, R.R. #2,
Durham, Ontario, N0G 1R0
Sent via email

**RE: Minor Variance A01.2021
393068 Concession 2 WGR
Part of Lot 54, Concession 2
Municipality of West Grey (geographic Township of Glenelg)
Owner: Jeff Hopkins
Agent: Jay Tremble**

Dear Ms. Spencer,

This correspondence is in response to the above noted minor variance 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 proposed minor variance would vary the provisions of section 6.1.4 (ii) of the Municipality's comprehensive zoning by-law to permit an accessory structure 121 m² in size, whereas only 92.9 m² is permitted by the by-law. The effect of which will permit the construction of an accessory structure on the subject lands.

Schedule A of the County OP designates the subject property as 'Agricultural'. Accessory structures of this nature are permitted in the Agricultural designation. County planning staff have no concerns.

Schedule B of the County OP identifies an 'Aggregate Resource Area' on the subject property. The subject proposal is for an accessory structure to the existing residential use on the property. County planning staff see no further potential for land use conflict with future resource extraction beyond what already exists with the residence on-site.

Section 5.2.2(5) of the Plan requires that Provincial Minimum Distance Separation (MDS) formulae be applied in the Agricultural designation. In this case MDS is typically

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not applied to accessory structures therefore no additional MDS calculations are needed.

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

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

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is positioned above a yellow rectangular highlight.

Scott Taylor, MCIP, RPP
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