



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

March 29, 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 A03.2021  
614466 Hamilton Lane  
Part of Lot 25, Concession 9  
Municipality of West Grey (geographic Township of Glenelg)  
Owner: Colleen Johnson**

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 6.1.2(c), section 9.2.3(c), section 6.1.3 and section 6.1.4(iii) of the municipality's comprehensive zoning by-law to permit the location of an accessory structure in the front yard, a reduced front yard setback of  $\pm 14.33\text{m}$ , a maximum building height of  $\pm 5.14\text{m}$  and a maximum floor area of  $\pm 93.65\text{m}^2$  whereas a 20.0m front yard setback is required, a maximum building height of 5.0m is permitted and a maximum floor area for an accessory structure is limited to 92.9m<sup>2</sup>. The effect of which will permit the construction of a new accessory structure on the subject lands within the defined front yard.

Schedule A of the County OP designates the subject property as 'Rural', 'Wetlands' and 'Hazard Lands'. Accessory structures of this nature are permitted in the Rural designation. New development is generally not permitted within the Wetlands or Hazard Lands designations.

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

Appendix B to the County Plan also maps a Waterbody and Significant Woodlands on the subject lands. Both the Significant Woodlands, and the Wetlands mentioned above, typically require the preparation of an Environmental Impact Study (EIS) for development within 120 metres of their boundaries, unless the scale of the development renders the EIS not necessary. From the key map provided, it appears the proposed accessory structure is further away from the Wetlands and Hazard Lands than the existing house is. The development appears to be in close proximity to the Significant Woodlands. An accessory structure of this nature may not trigger the need for an EIS. Comments should be received from the Saugeen Valley Conservation Authority (SVCA) with respect to their regulated area on-site, as well as with respect to some of the hazardous and natural features identified above.

Provided SVCA are supportive, the County has no further concerns with respect to this development.

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 dark ink, appearing to read "Scott Taylor", is written over a light yellow horizontal line.

Scott Taylor, MCIP, RPP  
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