



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
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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 A04.2021
100 Highland Drive
Lot 813 PT Block 71 RP; 16R10158 Part 1
Municipality of West Grey (geographic Township of Glenelg)
Owner: Daniel Broderick
Agent: Noblecraft Inc.

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(b), section 6.1.3, section 6.1.4(ii) to permit an accessory structure 111.48m² in size, within the defined front yard, ±10.5m in height with an increase in floor area of the accessory structure whereas a maximum height of 5.0m is permitted and a maximum floor area of 92.9m². The effect of which will permit the construction of an accessory structure.

Schedule A of the County OP designates the subject property as 'Rural'. Accessory structures of this nature are permitted in the Rural designation.

Schedule B of the County OP identifies portions of an 'Aggregate Resource Area' on the subject property. The subject proposal is for an accessory structure 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.

Appendix B to the County Plan also maps Significant Woodlands on the subject lands. Prior to development within Significant Woodlands, the preparation of an Environmental Impact Study (EIS) is typically required. Section 7.4 states;

“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. Adjacent lands are defined in Section 7 and 9.18 of this Plan.”

In some cases, the need for an EIS can be waived if the development is minor in nature and the EIS would serve no practical purpose.

Appendix B of the County Plan indicates that there is ‘Hazardous Forest Types of Wildland Fires’ (High category) mapped on the subject property. Section 7.8 states;

“1) Development should generally be directed to areas outside of lands that are unsafe for development due to the presence of Hazardous Forest Types for Wildland Fire.

2) Development may however be permitted in lands with Hazardous Forest Types for Wildland Fire where the risk is mitigated in accordance with the ‘Wildland Fire Assessment and Mitigation Standards’. Risk mitigation should be addressed as part of an environmental impact study or foresters study.”

The subject lot was created in approximately 2011. At the time the lot was created, the County Plan did not map either Significant Woodlands or Hazardous Forest Types of Wildland Fires. The construction of an accessory structure may have little additional impact on these features, beyond what the construction of the dwelling has already done. That said, County Planning staff recommend reviewing the *Wildland Fire Assessment and Mitigation Standards* and speaking with the Saugeen Valley Conservation Authority (SVCA) to assess what impact this development has on the Hazardous Woodland. Comments should also be received from the SVCA with respect to their regulated area on-site, as well as with respect to the 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.

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Yours truly,

A handwritten signature in dark ink, appearing to read "Scott Taylor", is positioned above a thin yellow horizontal line.

Scott Taylor, MCIP, RPP
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