



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 A05.2021
312126 Highway 6
Part Division 2, Lot 16, Concession 1
Municipality of West Grey (geographic Township of Normanby)
Owners: Jessica Brown and Bradley Wilson

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 9.2.3(b) to permit a reduced side yard setback of $\pm 10\text{m}$ whereas 20.0m is required. The effect of which will permit the construction of a livestock building (equestrian centre facility) on the subject lands.

Schedule A of the County OP designates the subject property as 'Rural' and 'Hazard Lands'. Livestock and equestrian centres are permitted in the Rural designation. No new development is generally permitted in the Hazard Lands.

Schedule B of the County OP identifies the subject lands as being within an 'Aggregate Resource Area'. Livestock and equestrian centres are permitted within a mapped aggregate resource area without the need for further assessment.

The County Plan requires that Provincial Minimum Distance Separation (MDS) formulae be applied in the Agricultural and Rural designations. MDS calculations and a nutrient management plan were submitted with the application. It shall be ensured that MDS is met to the equestrian facility and any related manure storage.

Appendix B to the County Plan also maps a Watercourse and Significant Woodlands on the subject lands. Significant Woodlands 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, County staff were not 100% certain where the new equestrian facility is being located on-site relative to the woodlands and the watercourse. 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.

The subject property abuts Highway 6. Prior to rendering a decision on this application comments should be received from the Ministry of Transportation (MTO) with respect to the Highway. Should the facility generate significant amounts of traffic or servicing needs, additional information requirements may be necessary.

Provided MDS can be met and MTO / 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 black ink, appearing to read 'Scott Taylor', is written over a yellow horizontal line.

Scott Taylor, MCIP, RPP
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