



Planning and Development

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March 29th, 2021

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

**RE: Consent Applications B02.2020 & B03.2021
Lots 17, 18, and 19, Concession 12 NDR
Municipality of West Grey (geographic Township of Bentinck)
Owner/Applicant: Erik & Alan Reif**

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). We offer the following comments.

The purpose and effect of B02.2021 is to sever a 100 acre (40 hectare) parcel & retain a 200 acre (80 hectare) parcel along the original municipal survey. The effect of which will create a new rural parcel and retain a rural parcel.

The purpose and effect of B03.2021 is to sever a 100 acre (40 hectare) parcel and retain a 100 acre (40 hectare) parcel along the original municipal survey. The effect of which will create a new rural parcel and retain a rural parcel.

Schedule A of the County OP designates the subject lands as 'rural' and 'hazard lands'. Section 5.4.3(1) addresses lot creation policies in rural. The proposal would have the effect of severing lands along the original township lot lines, resulting in 3, 100 acre parcels. The proposal conforms with County planning policies.

Section 7.2(3) states, *in the Hazard lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of section 7.*

Schedule B identifies an 'aggregate resource area' on the subject lands. Section 5.6.2(8) states, *non-farm sized lot creation of lots less than 20 hectares in size will not be permitted in aggregate resource areas.* The proposal will not be creating any non-farm sized lots.

Schedule C identifies natural heritage 'linkages' on the subject lands. Section 7.1(8) states, *new non-farm sized lot creation is not permitted in core areas or linkages, except for the creation of conservation lots. Lots created for infrastructure purposes may be considered.*

Appendix B identifies 'significant woodlands' and 'other identified wetlands'. Section 7.4(1) 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.*

Section 7.3.2(1) states, *no development or site alterations are permitted within other wetlands or their adjacent lands, shown on appendix B, or as identified by conservation authorities, unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.* Through pre-consultation, the applicant connected with SVCA and building envelopes were identified on all three properties. Staff recommend ensuring there are no further comments from SVCA. A holding symbol should be considered, through the implementing zoning by-law amendment on the lands outside of the designated building envelopes, to ensure further environmental review is completed prior to site alteration or development takes place at some point in the future (should that be the case).

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided positive comments are received from the local conservation authority and a holding symbol for environmental purposes is considered on the remaining lands outside of the identified building envelopes, County planning staff have no further concerns with the subject application.

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 "Stephanie", followed by a stylized flourish or initial.

Page 3
March 29th, 2021

Stephanie Lacey-Avon
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