



## 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

April 21<sup>st</sup>, 2021

Lorelie Spencer, Manager, Planning and Development  
Municipality of West Grey  
402813 Grey Road 4, RR2  
Durham, Ontario  
N0G 1R0  
\*Sent via E-mail

**RE: Consent Application B04.2021  
Part Lot 28, Plan 502; Part 1; RP 17R2728  
283 Durham Road East  
Municipality of West Grey (Town of Durham)  
Owner/Applicant Agent: Robert and Kari Elvidge**

Dear Ms. Spencer,

This correspondence is in response to the above noted 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), Recolour Grey. We offer the following comments.

The purpose of the Consent application B04.2021 is to create a new residential parcel by severing the subject lands and retaining the original residential parcel.

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

- 2) Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans
- 3) This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

County planning staff have no concerns with the proposed development. Further comments should be received from the Municipality of West Grey.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) 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*.

County Planning staff recommend receiving comments from the Conservation Authority regarding the Significant Woodlands. 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 in order 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.

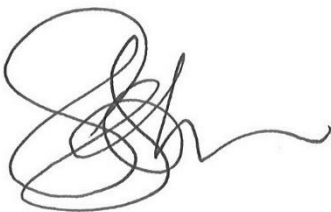
There are no concerns from Transportation Services.

Provided positive comments are received from the Conservation Authority, County Planning staff have no further concerns with the subject application.

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

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 be 'S. Johnson', with a stylized, cursive script.

Sarah Johnson, MCIP, RPP  
Intermediate Planner/Forestry-Trails Coordinator  
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