



## 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 26<sup>th</sup>, 2021

Lorelie Spencer, Ba.U.R.Pl., MCIP RPP  
Deputy Secretary-Treasurer  
Municipality of West Grey  
402813 Grey Road 4, RR 2  
Durham, Ontario N0G 1R0

**RE: Consent Applications B05.2021**  
**613259 Sideroad 50**  
**Municipality of West Grey**  
**Owners: Daniel Orr, Heather Miner**  
**Applicant: Sean Horan**

Dear Mrs. Spencer,

This correspondence is in response to the above noted application. 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 the subject application is to consider a request for consent to sever approximately 7.4 acres (3.0 hectares) of rural and hazard lands for the purposes of lot addition to the adjacent lands and retain approximately 61 acres (25.0 hectares) of rural and hazard lands. The effect of which will create a merged lot of approximately 10 acres (4.0 hectares). No new lot is being proposed by this application.

Schedule A of the County OP designates subject property as 'Rural' and 'Hazard Lands'. Section 5.4.3(3) states,

*Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each. The above-noted lot density provisions in Table 9 do not apply to lot additions.*

No new lot will be created as a result this application.

Section 7.2 states,

*New development shall generally be directed away from Hazard lands. The policies of this section of the Plan work together with MNRF Natural Hazards Technical Guidelines, as well as conservation authority regulations, and policies.*

Section 7.2 2) states,

*Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.*

The proposed lot addition does occur within a portion of these areas, favourable comments should be received from the local conservation authority.

Appendix B of the County OP identifies 'significant woodlands' on lands adjacent to the subject property, and a stream on the subject lands.

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 7.9(2) states,

*No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced.*

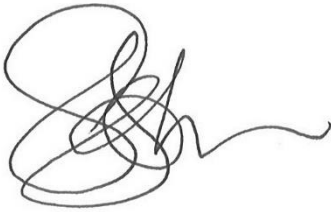
County planning staff recommend comments are received from the local conservation authority to ensure that there are no adverse environmental impacts.

Provided positive comments are received from the local conservation authority, lands forming part of B05.2021 are effectively conveyed from 613259 Sideroad 50 to 613275 Sideroad 50, County planning staff have no concerns.

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

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to be 'S. Johnson', with a large loop at the start and a trailing flourish.

Sarah Johnson  
Intermediate Planner/Forestry-Trails Coordinator  
(519) 372-0219 ext. 1241  
[sarah.johnson@grey.ca](mailto:sarah.johnson@grey.ca)  
[www.grey.ca](http://www.grey.ca)