



Planning and Development

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April 23, 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: Consent Application B08.2021
1028 Victoria Street, Lot 2, Plan 153; 16R7958; Part 1
Municipality of West Grey (geographic Township of Normanby)
Owners: Jozef Solanko

Dear Ms. Spencer,

This correspondence is in response to the above noted consent 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 consent would create a roughly 1.6 hectare parcel while retaining a 0.4 hectare parcel.

Section 1 of the PPS generally directs new development and redevelopment opportunities to settlement areas. Within settlement areas, development land is to be used in a manner that efficiently uses existing and planned infrastructure, without requiring the need for uneconomical expansions.

Schedule A of the County OP designates the subject property as 'Secondary Settlement Area'. New residential development is permitted in Secondary Settlement Areas in accordance with any municipal standards and subject to determining that appropriate servicing can be achieved on-site.

Of a general planning nature, County staff have had multiple inquiries for new development along this section of Victoria Street in Ayton (i.e. west from Caroline Street to the end of the Victoria Street road allowance). In speaking with landowners in this section of Ayton, County staff have stressed the importance of ensuring that short term developments do not compromise the long-term development potential in this area.

Given that there are a number of larger parcels in this area, particularly on the north side of Victoria Street, County staff want to ensure that the future development potential and road network for this section of Ayton are considered, prior to considering individual consent applications. The following considerations regarding the future road network should be well-thought-out prior to allowing new development in this area:

- will Victoria or Caroline Streets be extended west or north respectively,
- are any upgrades needed to Victoria Street to support new development,
- will there be a need for a new east-west mid-block street running parallel to Victoria Street bisecting the parcels on the north side of Victoria Street,
- will there be a need for any new north-south streets connecting Victoria Street to the mid-block street?

Other matters such as reasonable lot sizes to support development using local service levels should also be considered. As such, prior to a decision on this consent application, it shall first be ensured that by allowing for this consent that it does not compromise the longer-term development potential of the severed parcel or the neighbouring lands along Victoria Street.

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 light blue horizontal line.

Scott Taylor, MCIP, RPP
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