



## Planning and Development

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June 7, 2021

Ms. Lorelie Spencer,  
Manager of Planning and Development  
Municipality of West Grey  
402813 Grey Road 4, R.R. #2,  
Durham, Ontario, N0G 1R0  
Sent via email

**RE: Consent Application B07.2021  
Lots 45 & 46, Concession 3 WGR  
211805 Baseline Road  
Municipality of West Grey (geographic Township of Normanby)  
Owners: Grant & Denise Wynia**

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 2.12 hectare parcel while retaining a 16.9 hectare parcel.

The subject lands are designated as 'Rural' and 'Hazard Lands' in the County Official Plan. Appendix B to the County Plan also maps 'Significant Woodlands' and a watercourse on the subject lands.

The PPS contains policies in section 1.1.4 and 1.1.5 which permit some new development in rural areas. Section 1.1.5.8 requires that any new lots being created meet Minimum Distance Separation (MDS) formulae. The 'Agricultural Property History' section of the application has not been filled out, as such it is not known if MDS can be met to any neighbouring livestock facilities (if there are any). Prior to a decision on the application it shall be ensured that MDS can be met.

Section 2.1 of the PPS protects Significant Woodlands and fish habitat, while section 3.1 protects areas of natural hazard. The severed lot is outside of the Significant

Woodlands and Hazard Lands on-site. These lands also appear to be in the Regulated Area mapping of the Saugeen Valley Conservation Authority (SVCA). Prior to a decision on this application, it shall be ensured that supportive comments are received from the SVCA with respect to ensuring that there is a development envelope on the severed and retained lots which is outside of the Hazard Lands and Significant Woodlands.

County Official Plan policies mimic the above policies with respect to the protection of natural heritage and hazard features. An Environmental Impact Study may be required for development within those features or their adjacent lands. While County staff would acknowledge that this property used to be a gravel pit, there is still merit in ensuring that there are development envelopes on the severed and retained outside of areas of natural hazard or natural heritage. Comments from the SVCA should be instructive in this regard.

Rural consent policies at section 5.4.3 of the County Official Plan allow for lot creation to a maximum density of 4 lots per 40 hectares. The subject lands are parts of the original Lots 45, and 46, Concession 3. Should this severance be approved Lot 45 would have 4 total parcels and Lot 46 would have 3 total parcels. As a result, the Rural lot density would not be exceeded, and the lot creation would conform to the Rural consent policies.

Prior to a decision on this application it shall be ensured that supportive comments are received from the SVCA and that MDS can be met.

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 'Scott Taylor', is written over a light blue horizontal line.

Scott Taylor, MCIP, RPP  
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