



## Planning and Development

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June 5, 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 B09.2021**  
**Lots 57, Concession 2 SDR**  
**302346 Concession 2 SDR**  
**Municipality of West Grey (geographic Township of Bentinck)**  
**Owners: 2167771 Ontario Inc.**

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 2.8 hectare parcel while retaining a 25.2 hectare parcel which is to be merged with the abutting lands to the west.

County Planning staff spoke with Joerg Weller about this application prior to the file being circulated for review and comment. County staff noted the County Official Plan would not support new lot creation in this area due to the Rural lot density being exceeded. County staff did advise that this proposal could be supported if the retained lands were added onto the abutting lands to the west. Joerg advised that he would amend his proposal to be a lot addition versus the creation of a new lot. West Grey staff have since confirmed that this consent will be for a lot addition and not for the creation of a new lot. The below comments are based on the lot addition approach.

The subject lands are designated as 'Rural', 'Wetlands' and 'Hazard Lands' in the County Official Plan. Portions of this site are also designated as an 'Aggregate Resource Area' on Schedule B to the County Plan. Appendix B to the County Plan also maps 'Significant Woodlands' and watercourses on the subject lands.

The PPS contains policies in section 2.5 which protect Aggregate Resources. The proposed severed lands are already developed and are outside of the mapped Aggregate Resource Areas on-site. Sections 1.1.4 and 1.1.5 of the PPS do allow for some development within rural areas.

Section 2.1 of the PPS protects wetlands, significant woodlands and fish habitat, while section 3.1 protects areas of natural hazard. The severed lot is already developed and therefore impact on these features would appear to be minimal. The retained lot would be added to lands which are already developed and therefore impact on these features would also appear to be minimal. These lands also appear to be in the Regulated Area mapping of the Saugeen Valley Conservation Authority (SVCA).

County Official Plan policies mimic the above policies with respect to the protection of natural heritage and hazard features.

Rural consent policies at section 5.4.3(3) of the County Official Plan allow for lot additions with no restrictions on maximum lot density. As a result, the lot addition would conform to the Rural consent policies.

Provided the retained lot is added to the abutting lands to the west, County staff have no further concerns with the proposed lot creation.

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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