



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 B11.2021
Lots 27 – 29, Concession 5
382367 Concession 4 NDR
Municipality of West Grey (geographic Township of Bentinck)
Owners: J.T. Excavating Ltd.**

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 40 hectare parcel while retaining a 50 hectare parcel.

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

The PPS contains policies in section 2.3 and 2.5 which protect both Agricultural and Aggregate Resources. In this case both the severed and retained lands are going to be farm sized parcels which minimizes the impact on said resource lands.

Section 2.1 of the PPS protects significant valleylands, 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 appear to be vacant. Access to the retained lot would appear to be required via Hazard Lands and Significant Valleylands. 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 the ability to have safe access to the retained parcel with no impact on the Significant Valleylands and the associated watercourse.

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 there are large areas of the retained lot outside of the above-noted features, it appears to access to that lot would need to traverse some of those features. Comments from the SVCA should be instructive in this regard as to whether or not access can be provided in a safe and environmentally sound manner. It may also be worth identifying a building envelope on the retained which is outside of these features.

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 27, 28, and 29, Concession 5. Should this severance be approved Lot 27 would have 4 total parcels, Lot 28 would have 2 total parcels and Lot 29 would have one parcel. As a result, the Rural lot density would not be exceeded, and the lot creation would conform to the Rural consent policies.

Agricultural consent policies at section 5.2.3 of the County Plan allow for new farm-sized lot creation where each of the severed and retained parcels are 40 hectares in size or greater. Both the severed and retained parcels will meet this threshold and therefore the lot creation would conform to the Agricultural consent policies.

Prior to a decision on this application it shall be ensured that supportive comments are received from the SVCA with respect to the ability to have safe access to the retained parcel with no impact on the Significant Valleylands and the associated watercourse.

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 yellow horizontal line.

Scott Taylor, MCIP, RPP
Senior Planner

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