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**From:** planning@grey.ca [mailto:planning@grey.ca]  
**Sent:** June 4, 2021 4:34 PM  
**To:** lspencer@westgrey.com; gscharback@westgrey.com; lglazier@westgrey.com  
**Subject:** County comments for Z07.2021 DJ Land Devts

## County comments for Z07.2021 DJ Land Devts



Hello Ms. Spencer,

The subject lands are within Durham, an identified primary settlement area in the County's Official Plan. Residential development and intensification efforts are encouraged within primary settlement areas.

Appendix A identifies 'karst' on the subject lands. Section 7.5 of the County OP states, *In areas where full municipal water and sewer services are already installed, the Karst Area test hole/study requirements will not apply for new fully serviced development, save and except for proposed developments that by their nature or operation, could accidentally spill contaminants into sinkholes or disappearing streams.*

If full municipal services are not already extended to this area, a karst assessment will be required.

Appendix A also identifies the subject lands are within an wellhead protection area zone - E but is located outside of an events-based area. The subject proposal is residential in nature, not commercial or industrial. County planning staff have no concerns.

County Transportation Services have reviewed the subject proposal and have the following comments: *If the proposal is over 50 residential units, a Traffic Impact Study will be required. The remainder of the widening is requested for approximately 60m to the west end of the lot along the County Road. No objection to the zoning.*

An entrance permit will also be required, more details can be obtained here: <https://www.grey.ca/roads/permit-forms>.

County staff request notice of decision for the subject file. Please let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

Planning & Development, Grey County, Owen Sound ON