



Planning and Development

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June 22, 2021

Lorelie Spencer
Manager of Planning & Development
West Grey, ON
*Sent via E-mail

**RE: Application for Minor Variance (A12-2021 / Kovacs)
Lot 16, Concession 11, Registered Plan 17R2740, Part 2
Roll: 420522000309404**

Dear Ms. Spencer:

This correspondence is in response to the above noted application. We have undertaken a review of the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP) and offer the following comments.

The subject application seeks a minor variance to the municipal zoning by-law, to permit the construction of a residential accessory structure (garage) within the front yard and to permit a floor area of 111.4 m²; whereas accessory structures are required to be located in the rear yard and shall not exceed 92.9 m² in size. There is an existing single detached dwelling on the property as well as an underground septic system.

The subject property is designated 'Rural,' in the County's Official Plan (OP), which permits residential uses.

As per Schedule B of the OP, the entirety of the subject lands are located within an 'Aggregate Resource Area,' with 'Mineral Resource Extraction Areas' directly west of the subject lands, across Bell's Lake Road, and approximately 125 m south, across Grey Road 12. Section 5.6.2 (1) of the OP states:

The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.

Given that the application proposes no change of use or zoning amendment, the development of an accessory residential building would not be restricted on the subject lands.

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Given the above information, the County has no further concerns regarding the subject application for a minor variance to permit an accessory building of 111.4 m² in size, in the front yard of the subject property.

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 'R. Hillyer' with a stylized flourish at the end.

Becky Hillyer

Planner

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