



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

June 24, 2021

Lorelie Spencer, Ba.U.R.Pl., MCIP RPP  
Municipality of West Grey  
402813 Grey Road 4, RR 2  
Durham, Ontario  
N0G1R0  
\*Sent via E-mail

**RE: Application for Consent (B10.2021 - Wren)**  
**Lot 9, Concession 9, Geographic Township of Glenelg**  
**Roll: 4205220003026000000**  
**Owners: Christopher Wren, Lisa Guenther-Wren**

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).

This application pertains to a technical adjustment of a lot line, in the form of a lot addition, in order to align the property boundary with the farm fields on the subject lands. It is understood that no change of use would occur due to the proposed lot line adjustment, nor is any new development proposed. The severed lot would be approximately 1.87 ha in area, while the retained parcel would be approximately 6.43 ha.

The subject lands are designated 'Rural' in the County's Official Plan, which supports the existing agricultural use. Section 5.4.3 (3) states:

*Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each. The above-noted lot density provisions in Table 9 do not apply to lot additions.*

As no change of use is proposed, and both the severed and retained lots would both be greater than 0.4 ha, the County has no objection in this regard.

Towards the northern boundary of the property, 'significant woodlands' have been identified, as per Appendix B of the County OP, in addition to being within a 'Karst Area,' as per Appendix A. A portion of the neighbouring property is designated 'Hazard Lands' per the County's OP. The neighbouring lands also include portions of a 'NHS Linkage', 'Area of Natural and Scientific Interest', 'significant valleylands', and the river.

As the enlarged parcel would appear to have ample space outside of any Hazard Lands and/or other natural heritage features in order to accommodate a future dwelling, the county suggests that no further study is warranted at this time.

Although no new development nor change of use is proposed at this time, the County recommends that comments be received from the local Conservation Authority.

Provided the severed lands are added onto the abutting lands to the west as described in the application, County Planning staff have no further concerns with the subject application.

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  
(519) 372-0219 ext. 1233  
[becky.hillyer@grey.ca](mailto:becky.hillyer@grey.ca)  
[www.grey.ca](http://www.grey.ca)