



Planning and Development

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June 24, 2021

Lorelie Spencer,
Manager of Planning and Development
Municipality of West Grey
402813 Grey Road 4, RR 2
Durham, Ontario
N0G1R0
*Sent via E-mail

**RE: Application for Consent (B12.2021 / Miller)
394711 Concession 2 EGR
Lots 16-17, Concession 2-3 EGR, Township of Glenelg, West Grey
Roll: 4205 220 0040 8500 0000
Owners: Ezra & Mauricia Miller**

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).

The Consent application proposes to sever a portion of the subject lands for the purposes of a lot addition with the adjacent vacant lands to the southeastern portion of the property. The effect will be to increase the lands to the east. Both parcels will continue to be utilized for the same purposes. The severed parcel will have a frontage of +/- 260 m, a depth of 472 m and an area of 12 ha. The retained parcel will have a frontage of +/- 520 m, depth of 1095 m and area of 57.1 ha.

At present, a large portion of the retained lands are used for agricultural purposes (cattle grazing), and contain an old, stone barn. The section of the lands proposed for severance and lot addition is understood to be presently vacant, unused and without any services. The application proposes no immediate change of use or further development for either the retained or severed lands.

The subject lands are designated 'Rural,' as per Schedule A of the County's OP, as well as 'Hazard Lands,' with additional areas of 'Provincially significant wetlands.' The 'Rural' designation permits lot additions, as per Section 5.4.3(3) of the County's OP:

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.'

The proposal meets this requirement and the county has no concerns in this regard.

Appendix B shows that large portions of the lands contain 'significant woodlands' and some 'other wetlands.' A stream flows over the course of the full property, and most of the lands fall within the Saugeen Valley Conservation Authority Screening area.

As per the County's OP, any development on lands that include 'provincially significant wetlands,' 'other wetlands,' and 'significant woodlands,' will require an Environmental Impact Study (EIS). Development within the adjacent lands to these features can also trigger the need for an EIS. While an EIS may not be required for this lot addition at this time, it is recommended that Saugeen Valley Conservation Authority provide detailed comments regarding this application.

In summary, provided that:

- 1) Detailed comments are received from Saugeen Valley Conservation Authority; and
- 2) That no new development occurs within areas of the above-noted environmental features without an in-depth Environmental Impact Study; and
- 3) Provided the severed lands are added onto the abutting southeastern lands as described in the application;

the County has no further concerns with this application.

We kindly request 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 long horizontal flourish extending to the right.

Becky Hillyer
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