



Planning and Development

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June 28, 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 (B13.2021 / Braun)
225 Forler St, Neustadt, West Grey
Roll: 42050200012230000
Owners: Isaak and Elisabeth Braun

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 Consent application seeks to sever a residential property in Neustadt to create an additional residential lot. The subject lands are presently +/- 0.4 ha in area. Both the severed and retained lots would have an area of +/- 0.2 ha, with a frontage of 25.15m and depth of 80.5m.

The subject lands are designated 'Primary Settlement' in the County OP, which encourages appropriate residential intensification, including "The development of vacant and/or underutilized lots within previously developed areas." It is understood that municipal services including water and sanitary sewage are available for the area, which supports increased intensification.

It is further noted that the subject lands abut a draft-approved plan of subdivision (No. 42T-97005) to the north, which allocates residential lots that are 500 m² – 600 m² in area, or approximately one quarter the size of the severed and retained lots proposed within this consent application. Section 3.5 (6) of the OP indicates that within Primary Settlements (other than Owen Sound or Hanover), "a minimum development density of 20 units per net hectare will be achieved for new development." It should be noted that the abutting draft-approved subdivision is more closely aligned to those density requirements, while the proposed retained and severed lots would equate to a density of approximately 5 units per hectare, well below intensification targets for the area. While it is not always feasible for every individual severance to meet the above-noted density targets, County staff have flagged this policy as an opportunity to explore increased density and/or alternate development proposals for these lands.

Further, 'Philip Street,' as indicated on the draft-approved plan of subdivision, is a potential road connection that would effectively dead end at the subject lands and would hence limit the opportunity

for cohesive development to the south of the proposed subdivision and east of the subject lands. This dead end was meant to be temporary, to allow for a future extension into the subject lands. In considering any further development or severance opportunities on the subject lands, it would be ideal to allow for the extension of Philip Street to facilitate cohesive development to the south of the proposed subdivision and east of the subject lands.

Taking these factors into account, before a decision is made on this application, the County recommends that the municipality should endeavor to ensure that the allowance of this consent would not prejudice the longer-term potential of these lands for additional lot creation or development. In considering the potential of the subject lands, it may also be worth factoring in the potential of the surrounding lands, even though development is not being proposed on some of those lands at this time. This should include a consideration of the proposed and necessary road infrastructure required to service new residential development within the surrounding neighbourhood.

County staff 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 stylized flourish at the end.

Becky Hillyer
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