



## 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

November 24<sup>th</sup>, 2020

Ms. Lorelie Spencer, Deputy Secretary-Treasurer  
Municipality of West Grey  
402813 Grey Road 4, R.R. #2,  
Durham, Ontario N0G 1R0

**RE: Consent Applications B15.2020, B16.2020, B17.2020, B18.2020, B19.2020, B20.2020 and B21.2020**  
**221126 Grey Road 9 (Lot 4, Concession 13, RP 16R8546)**  
**Municipality of West Grey (geographic Township of Normanby)**  
**Owner/Applicant: Weltz, Chad Steven and Rebecca Marie**  
**Agent: Loft Planning Inc., Kristine Loft**

Dear Ms. Spencer,

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

The purpose and effect of the subject application is to sever the subject lands to create seven (7) new parcels for residential purposes. The effect of which will create a total of eight (8) parcels on the subject lands, including the retained lot. All the parcels will be used for residential purposes.

Schedule A of the County OP designates the subject property as 'primary settlement area'. Section 3.5(2), 3.5(3), and 3.5(5) of the County OP states,

*Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans.*

*This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses.*

*For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development.*

The proposed development is intended to be residential in nature. Generally, staff are encouraged to see intensification within primary settlement areas and the proposed development meets the minimum density requirements. Detailed development standards can be obtained from the local municipality.

The subject lands front onto Grey Road 9. The County has requested a drainage study, something that is much more comprehensive than the Functional Servicing and Stormwater Management Report submitted by Cobide. The County requires information that identifies current and future stormwater flows pre and post development. Forler Street appears to have no stormwater infrastructure. Staff are curious to know further details around where this water is being directed. The existing lot appears to be split with drainage to the north and south. As stated earlier, several exemptions from the Director will be required for the proposed entrances prior to obtaining entrance permits. Please refer to the County Entrance Permit procedure found on the County website: <https://www.grey.ca/roads/permit-forms>. The County Setback Policy will also require exemptions from the Director for each separate lot.

To minimize the access points off Grey Road 9, staff wonder whether there would be an opportunity to provide access to any or all the subject properties from Forler Street. Staff generally see an opportunity to provide access to the proposed corner lot off Forler Street.

The trail adjacent to the subject property on the east side is not currently owned and maintained by the County. This trail is recognized as a snowmobile trail and future owners of the subject lands should be made aware of the potential noise from trail use.

Staff are also in support of the Municipality applying site plan control for the subject lands.

Section 8.9.1(1) states, *full municipal water and sewage services is the preferred method of servicing*. The proposed development will be serviced by full municipal services.

Staff request deferral of the subject application, as the proposal appears to be premature until such time as a comprehensive stormwater management study is completed for County staff review. The County has a technical guideline for a stormwater management study accessible here: <https://www.grey.ca/planning-development/planning-application-forms>.

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.

Page 3  
November 24<sup>th</sup>, 2020

Yours truly,

A handwritten signature in black ink, appearing to read "Stephanie" followed by a stylized flourish.

Stephanie Lacey-Avon  
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