

September 29, 2021

Scott Taylor
Manager of Planning
County of Grey
595 9th Avenue East
Owen Sound ON
N4K 3E3

Lorelie Spencer
Manager of Planning
Municipality of West Grey
402813 Grey Road 4
Durham ON
N0G1R0

Dear Scott Taylor and Lorelie Spencer,

Re: County OPA 42-05-220-OPA-10
West Grey ZBLA ZA16.2021
Chapmans Ice Cream Expansion
Part of Lots 9rt of Lots 9 to 97, Concession 1 SWTSR
Municipality of West Grey

Further to the circulation of a Notice of a Public Meeting for the above noted amendments, we offer the following comments for your consideration.

As noted, the proposal involves an expansion to the existing Chapmans Ice Cream Plant onto lands immediately abutting the northern extent of the company's "Pheonix Building". This expansion will be located on lands within West Grey presently designated as Rural in the County Official Plan and zoned as Rural "A2" in the Municipality of West Grey Zoning By-law. Amendments to both plans are required to accommodate this expansion.

Grey Highlands staff have reviewed the proposal and offer the following comments. Please note that Planning staff do not have any concerns associated with the proposed planning amendments.


The existing Chapmans Ice Cream Plant is located within the Municipality of Grey Highlands, as such all existing servicing and transportation networks associated with the existing operation are located in Grey Highlands, and are serviced by Grey Highlands roads, sewer, water and stormwater infrastructure. It is our understanding that many of these existing services will be extended to service the proposed expansion. As these service extensions may have an impact on municipal infrastructure, Grey Highlands requests that the municipality be included in any infrastructure review and approval processes associated with this

development. Specifically, Grey Highlands requests the opportunity to be involved in the following matters associated with this development:

1. The review and approval of any site plan approvals and agreements.
2. The review and approval of any servicing studies and plans.
3. The review and approval of any stormwater management studies and plans.
4. The review and approval of any traffic impact and routing studies and plans.
5. The review and approval of any building permit applications.
6. The review and approval of any development or servicing agreements.

Please also note that Grey Highlands may also suggest that some of the above studies be peer reviewed. We trust the above will be of assistance, and please do not hesitate to contact me should you require anything further.

Sincerely,



Michael Benner, MCIP RPP
Director of Planning and Building Services