



Planning and Development

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July 22, 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: B20 & B21-2021 Cobblestone Diversions
Plan 505, lot 16 WGR
Village of Durham
Municipality of West Grey
Roll: 420526000410100
Applicant: Cobblestone Diversions Inc/Ford Surveying**

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 proposed consent applications are as follows:

B20.2021:

The purpose of the application is to provide an easement for an existing driveway encroachment on lands directly north of the subject lands. The effect of which will provide legal notice of the easement and rights of access on title. The proposed easement would be irregular in shape (triangular), with an area of approximately 0.002 ha.

B21.2021:

The purpose of the application is to sever a residential lot and retain a residential lot. The effect of which will create a total of two (2) residential parcels (including the retained parcel). The severed parcel would have an area of ~488 m²; and the retained parcel would have an area of approximately ~333 m².

It should be noted that both the retained and severed parcels would have driveway access along Park Street West. The retained parcel contains an existing 1.5-storey dwelling, while the severed parcel is presently vacant. A single detached dwelling is proposed to be constructed on the severed parcel.

The subject lands are designated 'Primary Settlement Area' 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. The county have no concerns with the nature of the proposal.

It should be noted that the subject lands are located directly adjacent to Garafraxa Street South, which is a Highway Connecting Link to Highway 6, and thus experiences large volumes of traffic. The subject application proposes no new driveways on Garafraxa Street South, but rather through Park Street West, a community side street. While it is suggested that additional traffic generated through the proposed severance would have minimal impact on Garafraxa Street South, it is recommended that comments are received from the Ministry of Transportation (MTO), unless West Grey staff are satisfied that there would be no additional safety or traffic concerns with respect to the highway.

Appendix A of the County’s OP identifies an “Abandoned Landfill: Previously Identified Site,” (MoE Landfill ID Number X5146) directly adjacent to the subject lands, along the Highway 6 road allowance. In 2015, a report was prepared by Azimuth Environmental Consulting Inc., which provides evidence to suggest that this landfill was proven to have never existed, but has been documented for record-keeping purposes in the County’s OP. In this regard, this mapping feature should have no impact on the proposed consent applications.

The County has no concerns with the subject application and further comments should be received from West Grey and MTO.

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 long horizontal flourish extending to the right.

Becky Hillyer
Planner
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