



## Planning and Development

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October 27, 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: B18.2021 / Mychalchuk  
CON 1 EGR CIV 1 TO 2 LOT 21;& PT DIV 3 LOT 21  
Geographic township of Glenelg  
Municipality of West Grey  
Roll: 420522000101600  
Applicant: Maria Mychalchuk  
Agent: Cuesta Planning Consultants Inc.**

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 purpose of the application is to sever a rural lot and retain a rural lot. The effect of which will create a total of two (2) lots, including the retained parcel. The severed parcel would have an area of 5.7 ha and the retained parcel would have an area of 53.9 ha.

The subject lands are designated predominantly 'Rural' in Schedule A of the County's Official Plan, with a relatively substantial area of 'Hazard Lands' across the central portion of the property. County mapping indicates that there is an existing farmhouse and accessory buildings on the retained portion of the land. The proposed severed portion of the land would be vacant and no new development is proposed at this time.

The Rural land use designation permits the development of new rural lots, subject to meeting the density provisions outlined in Table 9 of the County's OP. In this instance, the original township lot would have been approximately 60 ha in size. Per Table 9, for lots of 60 ha in size, a total of 4 severances, plus a fifth retained lot could be permitted. The proposed lot would appear to meet the County's rural density policies and the County has no concerns in this regard.

New development is generally directed away from the Hazard Lands. It would appear that the proposed severed parcel would be outside of the Hazard Lands, and no new development is currently proposed on either the retained or severed portions.

Appendix B of the County's Official Plan indicates mapped 'Significant Woodlands,' a stream and several ponds on the subject lands. Generally, new development is directed 120 m from the edge of significant woodlands and 30 m from the edge of a stream or pond, unless an EIS is completed to demonstrate that there would be no harmful effects on the woodlands or water features. Per the circulated Planning Justification Report, it is understood that preliminary comments have been received by Saugeen Valley Conservation Authority, who have indicated that an EIS may be required should the applicant choose to pursue a re-zoning application, but would likely not be required for the subject consent application. The SVCA has further recommended that a minimum development buffer of 30 m be achieved for the Significant Woodlands. It should be noted that the County has not reviewed formal comments from the SVCA at the time of preparing these comments, but would generally recommend that the applicant avoid destruction of trees and identify a building envelope that would minimize the potential for harm towards the surrounding natural heritage features and habitats.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law, which can be found at: <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

The Planning Justification Report from Cuesta Planning Consultants further articulates that access to the proposed severed lot would be achieved from Concession 2 NDR. It is understood that an extension of the existing road would be required to achieve this access point, the costs of which would be carried by the applicant. It is recommended that a formal agreement be established between the applicant and West Grey, which would establish the expectations and standards of developing the unopened road allowance and any longer-term servicing or maintenance that would be required. If this section of Concession 2 NDR is considered a seasonally maintained road, it is recommended that the lot creation only move forward if policies in Section 8.3.4 of the County's OP can be addressed.

Section 5.2.2 (5) of the County's OP states:

On lots created after March 1, 2017, *MDS* I shall be met to the proposed house or *non-agricultural use*.

Preliminary MDS calculations have been circulated with the application, and it would appear that minimum distance separations could be achieved, based on the data provided. Provided West Grey staff acknowledge that all relevant factors have been included within these calculations, the County has no further concerns.

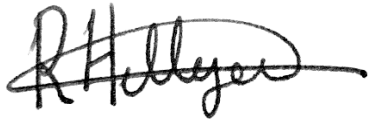
Provided that a formal agreement can be established between West Grey and the applicant regarding access to the proposed severed lot along Concession 2 NDR (and that the policies of Section 8.3.4 can be achieved, if Concession 2 NDR is considered a seasonally maintained road); and that positive comments have been received by SVCA, the County has no further concerns with the subject application.

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.

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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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