



Planning and Development

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November 25, 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 (B32.2021 / McNabb)
Plan 500 E/S; Pt. 6 and 7, Town of Durham
221 Bruce St South
Roll: 42052600041760000
Owners: Vicky and Randy McNabb

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 one (1) 0.04 ha (0.10 acre) parcel and retain one (1) 0.15 ha (0.40 acre) parcel. The effect of which will sever the existing single detached dwelling unit from the balance of the lands.

The subject lands are designated 'Primary Settlement' in the County OP, with a very small portion of 'Hazard Lands' along the eastern property boundary. The Primary Settlement designation provides for a wide variety of land uses – including both residential and commercial/industrial uses, subject to available servicing. It is understood that the subject property is currently serviced by full municipal services (water and sanitary sewer). Provided that both the severed and retained portions of land continue to be connected to full municipal services, the County has no concerns in this regard.

County staff would note that the current municipal zoning of the subject lands is "Future Development," while the local Official Plan designation is "Residential." It is understood that a concurrent zoning application would apply to the severed portion of the property, which seeks to re-zone the portion of lands containing the existing dwelling to "Residential." County staff might suggest adding a zoning provision to the retained commercial/industrial lands (containing the dry storage facility) that would limit future expansion of this operation, given the surrounding residential properties and the intention of the OP to reserve that area for residential development going forward.

New development is generally directed outside of the Hazard Lands. Appendix B indicates that the subject lands are adjacent to the Saugeen River, to the east. The County's OP recommends that no development

occur within 30 m of the edge of a stream or river, unless an EIS is undertaken to demonstrate no detrimental effects on the water feature. Given that no new development is proposed, the County generally has no concerns, but further comments should be received by the local Conservation Authority regarding the mapped Hazard Lands and river.

Provided both the retained and severed portions of land would be connected to municipal services and that positive comments are received from the Conservation Authority, the County has no further concerns with the subject application. Staff would suggest that a zoning provision be added to the retained lands, to limit further expansion of the existing industrial/commercial use, to avoid land use conflicts with surrounding residential properties going forward.

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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