



# Planning and Development

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September 3<sup>rd</sup>, 2020

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

**RE: Consent Applications B05 & B06.2020  
231764 Concession 2 WGR (Concession 3, Lot 47 W, Part Lot 48)  
Municipality of West Grey (geographic Township of Normanby)  
Owner/Applicant: Shamadon Resort Limited (c/o Stephen Sham)  
Agent: Greg Ford (Wilson – Ford Surveying & Engineering)**

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 a portion of an existing rural lot, retain a rural lot and provide a right-of-way for the newly created parcel. Part 1 will provide access to Part 2 through a right-of-way.

Schedule A of the County OP designates the subject property as 'rural' and 'hazard lands'. Section 5.4.3(1) states,

*All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot.*

*Original Township lots 40 hectares are permitted up to a total of 4 lots (including the severed and retained).*

In reviewing consent application B05.2020, Part 1 forms part of both Lot 47, Concession 3 and Lot 48 Concession 3. On the south westerly end of Part 1, where the property is intending to extend to include the pond, this would have the effect of creating an additional lot in Lot 48, Concession 3 (the original township lot being 40 hectares).

Through this proposal, the lot density in Lot 48, Concession 3 would exceed the permissions outlined under the County OP. There would be 5 lots recognized under Lot 48, Concession 3. Policy 5.4.3(3) further states, *consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each. The above-noted lot density provisions in Table 9 do not apply to lot additions.* The subject proposal could be achieved through a lot addition avenue, that would achieve a similar result. Therefore, County planning staff have no concerns with the above noted policies.

Schedule B of the County OP designates the subject lands almost entirely as an 'aggregate resource area'. Section 5.4.2(4) states,

*Non-farm sized lot creation shall not be permitted within Aggregate Resource Areas on Schedule B to this Plan.*

The lots created as part of B05.2020 are both considered farm size, being 31.8 ha and 20.3 ha, County planning staff have no concerns with the above noted policy.

Consent application for B06.2020 is intended for right-of-way purposes, where Part 1 will provide access to Part 2. From a general planning perspective, County planning staff recommend considering separate access be created and provided for Part 1 and Part 2. There are instances in the County where obtaining right-of-way access is the ideal option should the lands abut a provincial highway or a County road. Although, in this case the subject property abuts a local municipal road which may generate less traffic and could be suitable for an additional entranceway. It will also be important to consider the types of use(s) that will be jointly utilizing the existing laneway, one being the campground that could generate a fair amount of traffic, and the other being a residential property. Should either of these properties change ownership at some point in the future, some of the inherent challenges that may arise could be disproportionate maintenance and upkeep of the laneway, hours of use and access of campground, etc. Generally, staff recommend deferral of consent application B06.2020 until further review has been complete with reference to providing an additional, separate entranceway for both of properties forming Part 1 and Part 2.

Appendix B of the County OP identifies a 'stream', 'other identified wetlands', 'ponds' and 'significant woodlands' on the subject property. Section 7.9(2) states,

*No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with section 7.11 of this plan concludes setbacks may be reduced and/or where it has*

*been determined by the appropriate conservation authority these setbacks may be reduced.*

Section 7.4(1) states,

*No development or site alteration may occur within significant woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological functions.*

County planning staff recommend comments are received from the local conservation authority.

Section 5.4.2(5) states, *the provincial minimum distance separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the rural land use type.*

Provided positive comments are received from the local conservation authority, consent application B06.2020 is reconsidered, and MDS can be effectively achieved, County planning staff have no further concerns with the subject application.

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.

Yours truly,



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