



## Planning and Development

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September 4<sup>th</sup>, 2020

Genevieve Sharback, Clerk  
Municipality of West Grey  
402813 Grey Rd 4, RR 2  
Durham, Ontario N0G 1R0

**RE: Zoning By-law Amendment Application Z03-2020**  
**475274 Townsend Lake Road**  
**Municipality of West Grey (geographic Township of Bentinck)**  
**Owner/Applicant: Jack Olzewski**

Dear Ms. Sharback,

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 of the zoning by-law amendment is to rezone the subject lands to permit the use of a private campground. The effect of which will rezone the lands from Rural (A2) to Rural (A2-419) with exceptions.

Schedule A of the OP designates the subject property as 'Rural'. Section 5.4.1(2)(a) states,

*Resource based recreational uses are permitted.*

Resource based recreational uses are further defined in the County OP as – *those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated commercial and residential uses. Such uses can include water-based recreation, campgrounds, lodges/resorts and skiing/snowboarding facilities.*

Section 5.4.2(9) states,

*Resource based recreational uses* should include a combination of the following characteristics:

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- a. A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities;
- b. A built form that integrates and/or establishes lifestyle and/or cultural elements for the public within the *development*; and when practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the *County*;
- c. A built environment that provides meaningful visual and physical access to nature throughout the site;
- d. Where viable, integrating *low-impact development* techniques for the land use planning, urban design, and engineering approaches to manage stormwater, through site arrangement and design, green *infrastructure*, and on-site natural features; and,
- e. Onsite public educational/interpretive information about the location's unique natural resource.

At this time, staff see the proposed application as premature until such time as further details are provided. More specifically, staff are seeking a planning justification report that speaks to how the subject proposal aligns and meets the characteristics outlined in the County OP (as per above).

Staff would also like to flag servicing requirements for the proposed development. County official plan section 8.9.1 includes a servicing hierarchy that is in accordance with the Ministry of the Environment and Conservation and Parks (MECP) D-5-3 Series Guidelines. Staff recommend a formal study be complete to assess suitable servicing options and to share this information with local municipal engineer staff along with County staff.

Any new land uses in the rural/agricultural designated lands is required to demonstrate compliance with the provincial minimum distance separation formulae. This formula calculates setback requirements for sensitive receptors (residential uses) from agricultural uses. MDS conformity has not been demonstrated.

In order to permit a recreational resource-based use on the West Grey property or any other properties in Grey County, provided they are designated 'rural', the following applications will be required:

1. Municipal Zoning By-Law Amendment (maybe, depending on municipal by-law)
2. Site Plan Application
3. A County Official Plan Amendment (if required)

In support of the above-noted applications, the following studies would be required:

1. Planning Justification letter addressing the *Planning Act*, Provincial Policy Statement, and County/Municipal Official Plan policies,
2. Engineering Report demonstrating the lands can be serviced, accounting for stormwater management, drainage on-site, etc.,

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3. Environmental Impact Study – if requested by the conservation authority,
4. Site plan showing the proposed development,
5. MDS calculations – to any neighbouring livestock facilities,
6. An Acoustic Assessment – if an event space/venue is going to be part of the proposal,
7. Traffic Impact Study – if required by West Grey or the local road authority, and
8. Zoning By-law Amendment application to the Township including all required application fees/deposits,

The above information reflects what the Municipality would need to see submitted to constitute a complete application for the above-noted proposed Zoning By-law Amendment Application.

County planning staff recommend deferral of the subject application until further consultation occurs with the proponent to better understand and identify the study requirements needed in order to constitute a complete 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,



Stephanie Lacey-Avon

Planner

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