



Planning and Development

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August 28th, 2020

Genevieve Scharback, Clerk
Municipality of West Grey
402813 Grey Road 4, RR2
Durham, Ontario
N0G 1R0
*Sent via E-mail

RE: Zoning By-law Amendment ZA-07-2020
Lot 23, Concession 2 SDR
Municipality of West Grey
Applicant/Owner: Shawn Hopkins

Dear Ms. Scharback,

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), Recolour Grey. We offer the following comments.

The purpose of the Zoning By-law Amendment is to rezone a portion of the subject lands to recognize the deficient lot area and frontage of a newly created parcel. This application will recognize a condition of provision consent. The effect of which will rezone the lands from Rural (A2) and Natural Environment 2 (NE2) to Rural (A2-420), Natural Environment 2 (NE2) and Rural (A2). Exception 420 will recognize the deficient lot frontage and area of the subject lands.

Schedule A of Recolour Grey designates the subject lands as 'Rural'. Section 5.4.1 of Recolour Grey states,

- 1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

County planning staff have no concerns with the above noted policy.

Schedule A indicates that there are 'Provincially Significant Wetlands' on the subject property. Section 7.2 states,

1) No development or site alteration is permitted within the Provincially Significant Wetlands and Significant Coastal Wetlands land use type (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the Wetland.

2) No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Development or site alteration within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type will require a permit from the appropriate conservation authority.

Schedule A indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

2) Permitted uses in the Hazard Lands land use type are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

Furthermore, Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) No *development* or *site alteration* may occur within *Significant Woodlands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Also, Appendix B also indicates that the subject property contains a stream. Section 7.9 states,

2) No development will be permitted within 30 metres of the banks of a stream, river, or the areas within 30 metres of any 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. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

Lastly, Appendix B indicates that the subject property contains 'Other Wetlands'. Section 7.3.2 states,

1) No *development* or *site alterations* are permitted within Other *Wetlands* or their *adjacent lands*, shown on Appendix B, or as identified by *conservation authorities*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

County planning staff recommend receiving comments from the Conservation Authority regarding the above noted natural hazard and natural heritage features. 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 - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order 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.

Provided that positive comments are received from the Conservation Authority regarding the natural hazard and heritage features, County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



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