



# Agenda

**Municipality of West Grey  
Committee of Adjustment Committee Meeting  
Monday, November 14<sup>th</sup>, 2016, 1:00 p.m.,  
West Grey Municipal Office**

Items of Business:

1. Disclosure of Pecuniary Interest
2. Approval of Minutes – October 11, 2016 (attachment)
3. Public Meetings
  - 1:05 p.m. – Severance Application B12/2016 – Part Lots 8 & 9, Concession 9, former Township of Glenelg (Christopher Wren & Lisa Guenther-Wren) (attachment)
4. Other - None
5. Next Meeting – December 12, 2016, 1:00 p.m., West Grey Municipal Office
6. Adjournment

**Draft**

**Municipality of West Grey  
Committee of Adjustment  
Minutes of October 11<sup>th</sup>, 2016 at 2:00 p.m.**

**Draft**

The Committee of Adjustment met at the Council Chambers with the following members in attendance:

Members Present: John A. Bell (Chair), Bev Cutting, Kevin Eccles (arrived at 1:43 p.m., Doug Hutchinson, Carol Lawrence, Robert Thompson

Members Absent: Don B. Marshall

Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – September 12, 2016

COA 24/16 Moved by: Rob Thompson Seconded by: Carol Lawrence

**That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of September 12, 2016, as printed.**

Committee Members: Attending members present. All yeas. Carried.

3. Public Meetings
  - 1) Severance Application B08/2016 – Part Lots 2 & 3, Lot 4, Concession 11, former Township of Glenelg (Hans Osthaus)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>B08/2016</b>	<b>Hans Osthaus</b> (Former Township of Glenelg)	<b>GRANTED</b>

Attendance: Hans Osthaus, Sandy & Shaunna Schafer

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a Rural lot and retain a Rural lot.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, The Historic Saugeen Metis, Bluewater District School Board, and Hydro One.

The Historic Saugeen Metis indicated in an email dated September 16, 2016 that they have no objection or opposition to the proposed severance.

The Bluewater District School Board indicated in an email dated September 19, 2016 that they have no comments or concerns regarding the proposed severance.

Hydro One indicated in an email dated September 22, 2016 that they have no comments or concerns regarding the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated October 5, 2016 that Transportation Services have reviewed the above noted file and have no objections to the severance application. The proposed entrance locations will require approval during the entrance permit process for safety. Provided positive comments are received from the Conservation Authority, Transportation Services comments are adhered to, County planning staff have no further concerns with the above noted application.

The Municipal Planner indicated in his Planning Report dated October 11, 2016 that the proposed severance appears to comply with the policies of the Official Plan and is consistent with the Provincial Policy Statement. According to the County's letter dated October 5, 2016, Transportation Services has no objections to the creation of a new lot along the County Road. An entrance permit for the severed parcel will be required. Based on the foregoing, consideration to approving this lot creation may be given.

The Saugeen Valley Conservation Authority indicated in a letter dated October 5, 2016 that Section 2.8.7 (2) of the Grey County OP allows the County to waive the requirement for the preparation of an EIS. SVCA staff is of the opinion that the natural heritage features mentioned above, and their ecological functions, will not be negatively impacted by this proposal. SVCA staff is not recommending the preparation of an EIS for this application for consent. It has come to the attention of SVCA staff that Habitat of a Threatened or Endangered Species may be located on or adjacent to the subject property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

The SVCA letter concluded that all of the plan review functions listed in the Memorandum of Agreement between the Authority and the Municipality of

West Grey relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The application for consent and proposed zoning by-law amendment are acceptable to SVCA staff

Hans Osthaus spoke in favour of the proposed severance.

COA 25/16 Moved by: Rob Thompson Seconded by: Doug Hutchinson

**Resolved that, Severance Application B08/2016 be approved, subject to the conditions of the Municipality and Agencies.**

Committee Members: Attending members present. All ye.  
Carried.

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- 2) Severance Application B10/2016 – West Part Lots 40-42, Concession 2 WGR, former Township of Normanby (Berneice Owens (Estate) – owner; Cathy Goss, Wendy Armstrong, Sharon Law – applicant)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>B10/2016</b>	<b>Berneice Owens (Estate) - owner Cathy Goss, Wendy Armstrong, Sharon Law – applicants (Former Township of Normanby)</b>	<b>GRANTED</b>

Attendance: Cathy Goss, Wendy Armstrong, Sharon Law

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a Rural lot and retain a Rural lot.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, The Historic Saugeen Metis, Bluewater District School Board, and Hydro One.

The Historic Saugeen Metis indicated in an email dated September 26, 2016 that they have no objection or opposition to the proposed severance.

The Bluewater District School Board indicated in an email dated September 19, 2016 that they have no comments or concerns regarding the proposed severance.

Hydro One indicated in an email dated September 28, 2016 that they have no comments or concerns regarding the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated September 30, 2016 that provided positive comments are received from the Conservation Authority, County planning staff have no concerns with the severance application.

The Municipal Planner indicated in his Planning Report dated October 11, 2016 that the proposed severance appears to comply with the policies of the Official Plan and is consistent with the Provincial Policy Statement, and favourable consideration may be given to this application.

The Saugeen Valley Conservation Authority indicated in a letter dated October 5, 2016 that the woodlands on the subject property are shown in the County of Grey Constraint Mapping as Significant Woodlands. The wetlands on the subject property however are not shown in the Constraint Mapping as Other Identified Wetlands. Authority staff does not anticipate any negative impacts to the Significant Woodlands or the wetlands in association with this particular proposal. Provided future development will not be permitted to encroach into the woodlands or wetlands, SVCA staff are of the opinion that an Environmental Impact Study (EIS) is not warranted at this time. It has also come to the attention of SVCA staff that habitat of threatened or endangered species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

The Authority also indicated that the Beatty Saugeen River and its tributaries are considered to be fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Given that the areas suitable for future development on the subject property are beyond the adjacent lands to the fish habitat, it is the opinion of SVCA staff that an EIS regarding fish habitat is not required for this particular proposal.

The SVCA concluded that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Provided the natural heritage policies mentioned above are appropriately addressed, then this application for consent will be acceptable to SVCA staff.

Jim Armstrong spoke against the proposed severance, as there is farmland in the area. Mr. Armstrong opined that the lots should stay at 100 acres in size. The Municipal Planner indicated the Grey County Official Plan designates the subject property as Rural, and only requires a farm lot that is 20 hectares in size.

The West Grey Committee of Adjustment asked if the applicants would consider revising the proposed severed lot to 100 acres. Cathy Goss noted these lots at one time were separate lots, however, they were inadvertently merged together, and are therefore, just re-creating the original lot fabrics.

COA 26/16 Moved by: Bev Cutting Seconded by: Doug Hutchinson

**Resolved that, Severance Application B10/2016 be approved, subject to the conditions of the Municipality and Agencies.**

Committee Members: Attending members present. All yea.

Carried.

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- 3) Severance Application B09/2016 – Part Lots 29 & 30, Concession 18, former Township of Normanby (B J & S Enterprises Inc./J & K Agro-Services Inc./Jim McLaughlin – owner; Cuesta Planning Consultants Inc. – applicant)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>B09/2016</b>	<b>BJ&amp;S Enterprises Inc./J&amp;K Agro-Services Inc./ Jim McLaughlin – owner; Cuesta Planning Consultants Inc. - applicant (Former Township of Normanby)</b>	<b>GRANTED</b>

Attendance: David Ellingwood, Cuesta Planning Consultants, Inc.,  
Kent Charlton, Helen Homan

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a Rural lot and retain a Rural lot. It was noted that the original severance application was amended to slightly enlarge the retained lot area and increasing the lot frontage, and slightly reducing the severed lot area and frontage.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, The Historic Saugeen Metis, Bluewater District School Board, and Hydro One.

The Historic Saugeen Metis indicated in an email dated September 26, 2016 that they have no objection or opposition to the proposed severance.

The Bluewater District School Board indicated in an email dated September 19, 2016 that they have no comments or concerns regarding the proposed severance.

Hydro One indicated in an email dated September 28, 2016 that Hydro One Networks Inc., has no objection in principle to the proposed severance, provided the hydro easement rights on the subject property are protected and maintained. At the site plan stage, lot grading and drainage plans showing existing and final grades must be submitted in triplicate to HONI for their review and approval. The cost of any relocations or revisions to HONI facilities which are necessary to accommodate this proposal will become the responsibility of the developer. The Clerk noted the existing zoning on the subject property does not permit a dwelling to be constructed on the property, and this zoning prohibition will remain on both the severed and retained parcels.

The Grey County Planning & Development Department indicated in a letter dated October 5, 2016 that provided positive comments are received from the Conservation Authority and the Committee is satisfied that the reduction of MDS will not create a conflict, County planning staff have no further concerns with the above noted application.

The Saugeen Valley Conservation Authority indicated in a letter dated October 5, 2016 that the Significant Natural Heritage features affecting the subject property are the woodlands, wetlands, PSW, the potential habitat of Threatened or Endangered Species, potential Significant Wildlife Habitat, and the fish habitat associated with the unnamed tributaries of the Main Saugeen River that flow through and adjacent to the subject property. The woodlands on the subject property are shown on the County of Grey Constraint Mapping as Significant Woodlands, and the areas of PSW are designated as Wetland. There is an area on the central portion of the subject property that is shown as Other Identified Wetlands on the Constraint Mapping, however this area of wetland appears to no longer exist, and is now being farmed. An area of unevaluated wetland that also existed on the subject property but was not shown on the Constraint Mapping as Other Identified Wetlands, also appears to have been removed and is now being farmed. This being said, it is the opinion of Authority staff that an EIS regarding Significant Woodlands and wetlands is not necessary for this particular proposal.

It has come to the attention of SVCA staff that habitat of threatened and endangered species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in

habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

While there is no County-wide mapping of Significant Wildlife Habitat, it has come to the attention of SVCA staff that Significant Wildlife Habitat may be located on or adjacent to the subject property. The County of Grey Official Plan (OP) states that the Hazard Lands and Provincially Significant Wetland designations and the natural features shown on Appendices A and B shall be interpreted as generally representative of many, but not necessarily all, of the Significant Wildlife Habitat. Section 2.8.6 of the OP indicates that development and site alteration shall not be permitted within wildlife habitat, or their adjacent lands, unless it has been demonstrated through an acceptable EIS that there will be no negative impacts to the natural features or their ecological functions. In the opinion of Authority staff, an EIS regarding Significant Wildlife Habitat is not warranted for this particular proposal.

The Main Saugeen River and its tributaries are considered to be fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Given that no new development is permitted on the subject property, it is the opinion of SVCA staff that an EIS regarding fish habitat is not required for this particular proposal.

The Authority concluded that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Provided the natural heritage policies mentioned above are appropriately addressed, then this application for consent will be acceptable to SVCA staff.

The Municipal Planner indicated in his Planning Report dated October 11, 2016 that the proposed severance appears to comply with the policies of the Official Plan and is consistent with the Provincial Policy Statement, and favourable consideration may be given to this application.

David Ellingwood, Cuesta Planning Consultants Inc., spoke in favour of the proposed severance, and noted the slight revision to the proposed severed and retained parcels.



Kent Charlton spoke in favour of the proposed severance, and indicated he is an adjacent landowner.

Kevin Eccles arrived at the meeting at 1:43 p.m.

Helen Homan asked if the severance will affect the right-of-way on her property. Kent Charlton indicated the status of her right-of-way will not change.

COA 27/16 Moved by: Bev Cutting Seconded by: Kevin Eccles

**Resolved that, the Committee of Adjustment does not require the amended severance application to be re-circulated as it is deemed to be minor in nature.**

Committee Members: Attending members present. All ye.  
Carried.

COA 28/16 Moved by: Carol Lawrence Seconded by: Doug Hutchinson

**Resolved that, Severance Application B10/2016 be approved, subject to the conditions of the Municipality and Agencies.**

Committee Members: Attending members present. All ye.  
Carried.

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- 3) Severance Application B11/2016 – Part Lot 14, Concession 3 WGR, former Township of Bentinck (Elizabeth Riddell – owner; Jeff Reid & Douglas Riddell – applicants)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>B11/2016</b>	<b>Elizabeth Riddell – owner; Jeff Reid, Douglas Riddell - applicants (Former Township of Bentinck)</b>	<b>GRANTED</b>

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a portion of a rural lot and add it to an abutting existing rural lot.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, The Historic Saugeen Metis, and the Bluewater District School Board.

The Historic Saugeen Metis indicated in an email dated September 26, 2016 that they have no objection or opposition to the proposed severance.

The Bluewater District School Board indicated in an email dated September 21, 2016 that they have no comments or concerns regarding the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated October 5, 2016 that provided positive comments are received from the Conservation Authority and an Environmental Impact Study is not required, as well as the land is added to the abutting property, County planning staff have no further concerns with the above noted applications.

The Municipal Planner indicated in his Planning Report dated October 11, 2016 that the proposed severance appears to comply with the policies of the Official Plan and is consistent with the Provincial Policy Statement, and favourable consideration may be given to this application.

The Saugeen Valley Conservation Authority indicated in a letter dated October 5, 2016 that Section 2.8.7 (2) of the Grey County OP allows the County to waive the requirement for the preparation of an EIS. In this instance, SVCA staff are of the opinion that the natural heritage features mentioned above, and their ecological functions, will not be negatively impacted by this proposal lot addition. SVCA staff is not recommending the preparation of an EIS for this application for consent and associated zoning by-law amendment. Should the creation of additional lots on the proposed severed lot be proposed in the future, SVCA staff may recommend the preparation of an EIS at that time. All of the plan review functions listed in the Memorandum of Agreement between the Authority and the Municipality of West Grey relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The application for consent and proposed zoning by-law amendment are acceptable to SVCA staff.

COA 29/16 Moved by: Carol Lawrence Seconded by: Rob Thompson

**Resolved that, Severance Application B11/2016 be approved, subject to the conditions of the Municipality and Agencies.**

Committee Members: Attending members present. All yea.

Carried.

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4. Other - None

5. Next Meeting – November 14, 2016, 1:00 p.m.

On motion of Doug Hutchinson, the Committee adjourned at 1:59 p.m.

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John A. Bell, Chair

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Mark Turner, Clerk



Municipality of West Grey Committee  
Of Adjustment  
Notice of Application for Consent  
The Planning Act, RSO 1990, as amended

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Take notice that the Municipality of West Grey Committee of Adjustment has appointed **November 14<sup>th</sup>, 2016**, at 1:05 p.m., for the purpose of a public hearing into this matter. The Hearing will be held at the Council Chambers in the West Grey Municipal Office, 402813 Grey Rd. 4, R.R. #2, Durham, Ontario.

Application for Consent – File No.: B12/2016

Property Roll No.s: 4205 220 003 02600

Name of Owner: Christopher Wren & Lisa Guenther-Wren

Purpose and Effect: To sever a Rural lot and retain a Rural lot.

Municipality: Municipality of West Grey (former Township of Glenelg)

Legal Description: Part Lots 8 & 9, Concession 9

Severed Parcel: FRONTAGE: 402 m DEPTH: irreg. AREA: 20.4 ha

Retained Parcel: FRONTAGE: 256 m DEPTH: irreg. AREA: 8.5 ha

Having Access on: Municipal Road

(See sketch attached)

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Property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submissions** to: Committee of Adjustment, before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment.

Additional information regarding the application is available for public inspection from Monday to Friday 8:30 A.M. to 4:30 P.M. at the Municipality of West Grey Municipal Office.

When requesting information please quote File No. **B12/2016**

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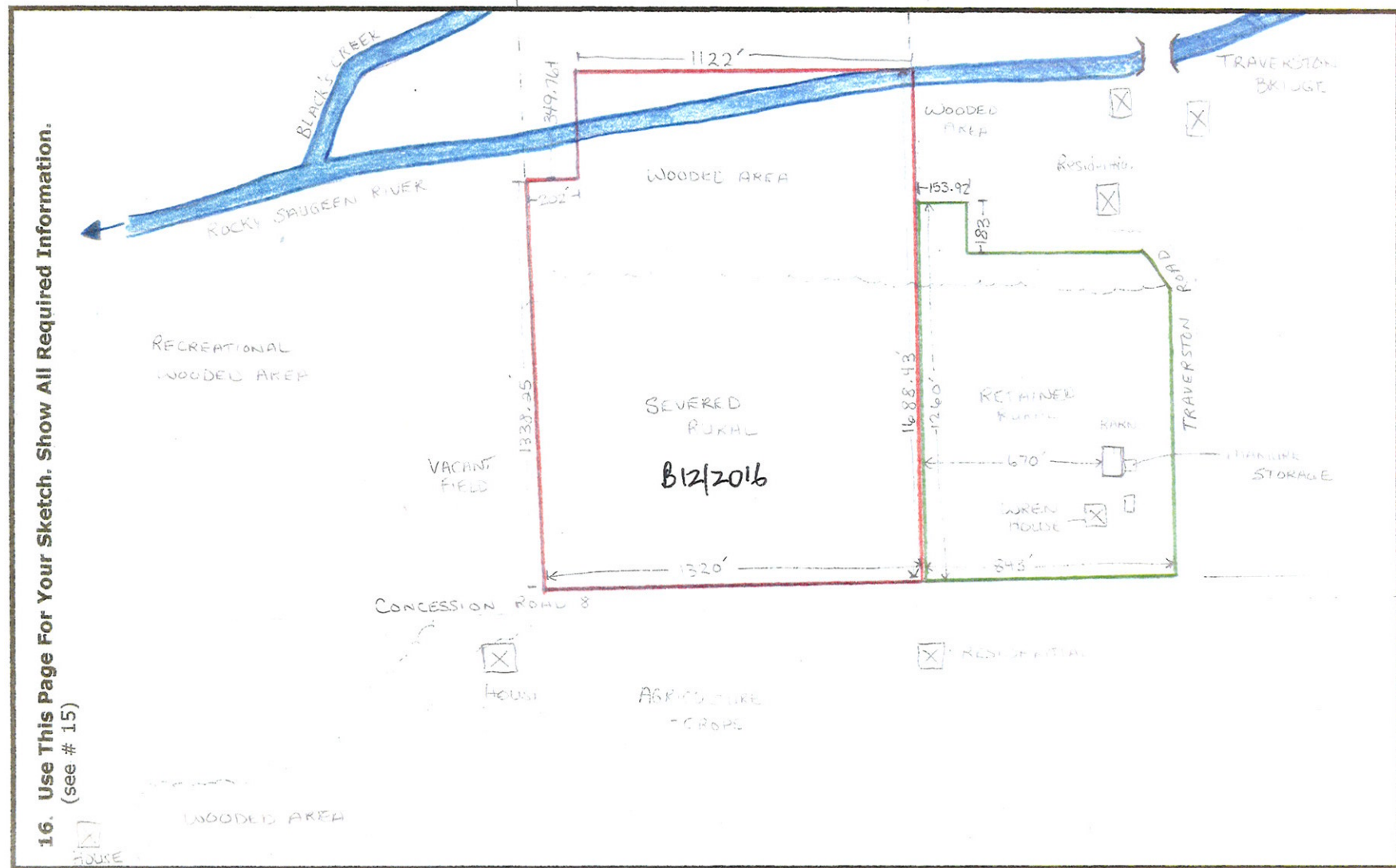
**Public Hearing** - It is not a requirement of the Planning Act, however it is the policy of the Municipality of West Grey to hold a Public Hearing on severance applications.

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The land is the subject to a related application for: Official Plan Amendment \_\_\_\_\_  
Zoning By-law Amendment \_\_\_\_\_ Minister's Zoning Order \_\_\_\_\_ Minor Variance \_\_\_\_\_

Secretary-Treasurer  
Committee of Adjustment  
402813 Grey Rd. 4, R.R. #2  
Durham, Ontario  
N0G 1R0  
Phone: 519-369-2200  
1-800-538-9647  
Fax: 519-369-5962

16. Use This Page For Your Sketch. Show All Required Information.  
 (see # 15)





**Planning Report**  
**for the Municipality of West Grey**  
**Committee of Adjustment**

Date: November 14, 2016

File No: B12/2016

Owner: Christopher Wren and Lisa Guenther-Wren

Legal Description: Part Lots 8 and 9, Concession 9, Geographic Township of Glenelg, Municipality of West Grey

**Purpose of Application:**

The purpose of this consent application is to sever a 20.4 hectare, vacant parcel of land and to retain a 8.5 hectare lot containing the existing house, barn and accessory buildings.

**Subject Lands:**

The subject property is located at the northwest corner of the Traverston Road / Concession 8 intersection.

Located on this 28.9 hectare property are a house, barn and accessory buildings. Approximately 16 hectares appear to be actively farmed. The rear portion of the property is forested.

The use of the property is depicted on the aerial photograph provided on the following page.

## 2015 Aerial Photograph of the Subject Lands



### **Adjacent Lands:**

This general area is represented by a mixture of agriculture, forested/hazard lands and non-farm residential lots.

### **Official Plan Conformity:**

The subject lands are designated predominantly 'Rural' on Schedule A to the County of Grey Official Plan. The lands along the northern boundary are mostly within the 'Hazard Lands' designation'.

The 'Rural' consent policies give consideration to lot creation at a density of three lots (including the retained parcel) per original 40 hectare (100 acre) parcel. Any lot created must have a minimum lot area of 0.8 hectares (2 acres).

With regard to the lot density policy, the original Crown lots in this area of former Glenelg Township comprise 40 hectares (100 acres) of land. The subject property comprises parts of the original Crown parcels described as Lot 8, Concession 9 and Lot 9, Concession 9. Today, the original Lot 8 comprises two lots and the original Lot 9 is now eleven parcels. Given that the proposed severance involves splitting the subject property down the original property

boundary between Lots 8 and 9, the lot density of these two individual Crown lots would not be increasing. As such, the proposed severance conforms to the lot density policy of the Official Plan.

The Official Plan also requires lot creation to comply with the Minimum Distance Separation (MDS) Guidelines. In this regard, a barn exists on the severed parcel and an MDS Report has been conducted. The actual separation distance between the barn and the retained parcel exceeds the MDS requirement.

Moreover, Appendix B (Constraints) to the Official Plan identifies the forested area of the property as a 'Significant Woodland', and most of that forested area is also identified as an 'Area of Natural and Scientific Interest – Life Science' (ANSI). The Official Plan does not permit development or site alteration within either of these natural heritage features or within their 50 metre buffer areas unless it has been demonstrated that the development or site alteration would not negatively impact these features or their functions. Given that these features are located in excess of 200 metres from the front lot line, there appears to be ample area on the vacant, retained parcel to construct a future dwelling and accessory buildings without encroaching into these features or their buffer lands.

Based on the foregoing, the proposed lot creation would appear to conform with the County Official Plan.

### **Provincial Policy Statement Conformity:**

The Provincial Policy Statement (PPS) encourages the preservation of prime agricultural land and generally prohibits the creation of smaller farm parcels or residential lots in areas having strong agricultural capabilities. In the rural areas where the lands have a limited agricultural capability, the creation of a limited amount of non-farm residential lots and smaller farm parcels may be given consideration. This particular area of West Grey is considered to be a rural area. Lot creation that is deemed to comply with the 'Rural' consent policies of the Grey County Official Plan is generally considered to be consistent with the Provincial Policy Statement. In this particular case, the proposed lot creation conforms with the County's 'Rural' consent policies and therefore it should be deemed to be consistent with the 'Rural' policies of the PPS.

The PPS also serves to protect natural heritage features such as Significant Woodlands and ANSI's. As mentioned earlier in this Planning Report, there appears to be ample area on the retained parcel to erect a dwelling in the future without encroaching into these natural heritage features or their buffer areas.

The proposed lot creation is consistent with the PPS.



**Zoning By-law Conformity:**

The subject lands are zoned 'A2' (Rural) and 'NE' (Natural Environment) in the Municipality of West Grey Comprehensive Zoning By-law.

The 'minimum lot area' requirement for lots in the 'A2' zone is 20 hectares and the 'minimum lot frontage' requirement is 122 metres. The retained parcel will require a rezoning to acknowledge a reduced lot area.

**Conclusion and Recommendation:**

The proposed severance appears to comply with relevant policies of the Official Plan and is consistent with the PPS.

Based on the foregoing, the severance should be given favourable consideration.

This Report was prepared before all of the agency comments had been received and prior to the Public Meeting. It is possible that comments received after the writing of this Planning Report could warrant a reconsideration of the aforementioned recommendation.

Respectfully submitted,



Ron Davidson, BES, RPP, MCIP



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

October 31, 2016

Mark Turner, Clerk  
Municipality of West Grey  
402813 Grey Road 4, R.R. #2  
Durham, Ontario  
N0G 1R0

**RE: Consent Application B12/2016  
Part Lots 8 and 9, Concession 9  
Municipality of West Grey (former Township of Glenelg)  
Owner/Applicant: Christopher Wren and Lisa Guenther-Wren**

Dear Mr. Turner,

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 subject application is to sever a Rural lot and retain an Rural lot.

Schedule A of the OP designates the subject property as 'Rural'. Section 2.3.4(2) of the OP states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and a maximum density of two lots may be considered (plus the retained), by the consent process, per 40 hectares. The lot density shall be 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.

As Lot 8, Concession 9 sits today, it contains two parcels, therefore conforms to the above noted policy. As Lot 9, Concession 9 sits today; the density has already been met, as there are approximately 11 parcels within that Lot and Concession. However, since the proposed consent intends to sever the property down the Original Township Lot line, there will be no increase to the Rural Lot density, therefore the subject application conforms to the above noted policy.

Schedule A also designates the back portion of the subject property as 'Hazard Lands'. Section 2.8.2(3) of the OP states,

In the Hazard Lands designation buildings and structures are generally not permitted.

No development is proposed at this time; therefore the above noted policy shall not constraint the subject application.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 2.8.4(1) of the OP 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, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Appendix B further indicates that the subject property contains 'Areas of Natural and Scientific Interest' (ANSI). Section 2.8.6(3) of the OP states,

No development or site alteration may occur within Areas of Natural and Scientific Interest 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.

Appendix B also indicates that the subject property is traversed by a watercourse. Section 2.8.6(5) of the OP states,

No development shall be permitted within 30 metres of the banks of a stream, river, lake or Georgian Bay.

Comments should be received from the Conservation Authority in regards to the above noted natural features.

Provided positive comments are received from the Conservation Authority, County planning staff have no further concerns with the above noted 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,



Kelly Henderson  
Planner  
+1 519-372-0219 ext. 1233  
kelly.henderson@grey.ca  
www.grey.ca

## Mark Turner

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**From:** Brandon.Gaffoor@HydroOne.com  
**Sent:** Wednesday, October 12, 2016 4:17 PM  
**To:** mturner@westgrey.com  
**Subject:** Municipality of West Grey (Lot 8, 9 Concession 9) B12-2016 - Hydro One Comments

Hello Mark,

We are in receipt of your Application for Consent, B12/2016. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. Where Hydro One is the Distribution Supplier the Owner/Applicant should contact the closest Hydro One office.

Please let me know if you have any questions or concerns.

Kind Regards,

**Brandon Gaffoor**

Land Use Student Planner | Real Estate Services  
Hydro One Networks Inc. | 185 Clegg Road | Markham | Ontario | L3R 5Z5  
905.944.3224 | [Brandon.Gaffoor@HydroOne.com](mailto:Brandon.Gaffoor@HydroOne.com)



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## Mark Turner

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**From:** Lands and Resources Consultation Coordinator <saugeenmetisadmin@bmts.com>  
**Sent:** Wednesday, October 05, 2016 10:04 AM  
**To:** Mark Turner  
**Subject:** Request for Comments - West Grey (Christopher Wren and Lisa Gunther-Wren) Land Severance

Your File: B12/2016  
Our File: West Grey Municipality

Good Morning Mr. Turner,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

**George Govier**

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis  
204 High Street  
Southampton, Ontario  
NOH 2L0  
Direct Line (519) 483-4001  
Fax (519) 483-4002  
Email [saugeenmetisadmin@bmts.com](mailto:saugeenmetisadmin@bmts.com)

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## Mark Turner

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**From:** Jayme Bastarache <jayme\_bastarache@bwdsb.on.ca>  
**Sent:** Tuesday, October 04, 2016 2:00 PM  
**To:** Mark Turner  
**Subject:** RE: Notice of Public Meeting - Severance Application B12/2016 (Wren; Guenther-Wren)

Good afternoon Mark,


The School Board has no comments or concerns with this consent application.

Thanks,  
Jayme



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Jayme Bastarache | Supervisor Project Development  
Bluewater District School Board | 351 1st Avenue North, Chesley ON N0G 1L0  
519-363-2014 ext. 2125 | [Jayme\\_Bastarache@bwdsb.on.ca](mailto:Jayme_Bastarache@bwdsb.on.ca)

**Preparing Our Students Today for the World of Tomorrow** 


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**From:** Mark Turner [<mailto:mturner@westgrey.com>]  
**Sent:** Tuesday, October 4, 2016 11:04 AM  
**To:** [planning@grey.ca](mailto:planning@grey.ca)  
**Cc:** [west.grey@svca.on.ca](mailto:west.grey@svca.on.ca); [d.ritchie@saugeenojibwaynation.ca](mailto:d.ritchie@saugeenojibwaynation.ca); 'MR25Enquiry' <[MR25Enquiry@mpac.ca](mailto:MR25Enquiry@mpac.ca)>; [saugeenmetisadmin@bmts.com](mailto:saugeenmetisadmin@bmts.com); Jayme Bastarache <[jayme\\_bastarache@bwdsb.on.ca](mailto:jayme_bastarache@bwdsb.on.ca)>; 'RON DAVIDSON' <[ronalddavidson@rogers.com](mailto:ronalddavidson@rogers.com)>  
**Subject:** Notice of Public Meeting - Severance Application B12/2016 (Wren; Guenther-Wren)

**Mark Turner, Hons. B.A., AMCT**

Clerk

**Municipality of West Grey**

 402813 Grey Rd 4, RR 2, Durham ON N0G 1R0  
519-369-2200, Ext: 229 or 1-800-538-9647 f: 519-369-5962  
[mturner@westgrey.com](mailto:mturner@westgrey.com) [www.westgrey.com](http://www.westgrey.com)

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Thank You.

**From:** MUN OF WEST GREY [<mailto:info@westgrey.com>]  
**Sent:** Tuesday, October 04, 2016 11:29 AM  
**To:** MTurner  
**Subject:** Attached Image