



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

September 13, 2024

Municipality of West Grey
402813 Grey Road 4
RR 2
Durham, ON
N0G 1R0

Attention: David Smith
Manager of Planning

Dear David:

**Re: Applications for Consent and Zoning By-law Amendment
Part Lot 19, Concession 8
Geographic Township of Glenelg
Municipality of West Grey
County of Grey
Address: 444374 Concession 8
Owner: Robert Plantt**

Further to recent pre-consultation discussions regarding a severance on the above-noted property, enclosed please find completed Consent and Zoning By-law Amendment applications.

To assist your office in evaluating the proposal, I wish to provide the following information:

Purpose of Applications:

Mr. Plantt owns a 20.24-hectare property within the former Township of Glenelg and proposes to sever a 1.2-hectare residential lot.

The owner will retain a 19.04-hectare parcel containing an existing storage building.

The proposed lot creation is illustrated on the attached Figure 1.

Once created, the severed parcel will be sold, and presumably a detached dwelling will be erected upon it in the near future. Mr. Plantt intends to keep the retained parcel for recreational purposes only. He has no intentions to erect a house on this parcel; however, a future landowner will likely choose to construct a dwelling.

Subject Property:

The subject lands are located along the south side of Concession 8, about seven kilometres southwest of Markdale.

Approximately 50% of the property is forested. A small storage building is the only structure currently existing on the site. A driveway has been constructed on the retained parcel.

The features of the site described above are shown on Figure 1 of this Planning Justification Report.

Adjacent Land Uses:

Most of the lands within the immediate vicinity of the subject property are heavily forested. Some of these lands are also recognized as wetlands. A large number of residential lots – also predominantly forested – exist to the southeast.

Very little agricultural activity is occurring in this area.

Grey County Official Plan:

According to Schedule A of the County of Grey Official Plan, the subject lands are designated mostly 'Rural', as shown on Figure 2. The 'Hazard Lands' designation applies to a small area on the west side of the property.

The 'Rural' policies give consideration to limited lot creation provided the total number of parcels from the original 40-hectare, Crown-surveyed Township lot does not exceed four, including the retained parcel. In this regard, the subject property forms part of the original 40-hectare parcel described as Lot 19, Concession 8, Glenelg Township, and to date, two severances have occurred. As such, consideration can be given to the creation of one more lot under the 'Rural' density policies.

The Official Plan requires new lots created in the 'Rural' designated areas to comprise at least 0.8 hectares of land, and the proposed lot will meet this policy.

The County Official Plan also requires new lot creation to comply with the Minimum Distance Separation (MDS) formulae. In this regard, there are no livestock facilities within 750 metres of the subject property.

Appendix B of the Grey County Official Plan identifies the forested areas on both the severed and retained parcels as 'Significant Woodland', as illustrated on Figure 3. During the pre-consultation exercise, the County's Ecologist visited the site and subsequently advised that development on the severed and retained parcels would not warrant an Environmental Impact Study provided it did not occur within the woodland feature. It was recommended that the 'h1' (holding) symbol be applied to the zoning of those lands that fall within the 'Significant Woodland'. The Ecologist advised, however, that the holding symbol is not necessary on this woodland's "adjacent lands", i.e. land within 120 metres of the 'Significant Woodland' boundary.

Appendix B also shows a small pocket of 'Other Wetland' on the retained parcel, as shown on Figure 3. Development and site alteration is generally prohibited in this area or within the 30-metre "adjacent lands" unless no negative impacted can be demonstrated. The severed parcel, at its closest point, is approximately 35 metres from this feature and therefore no impact is expected. The County's Ecologist raised no concern on this matter during the pre-consultation discussions.

Provided the recommendation of the County Ecologist is implemented through the Zoning By-law Amendment, the proposed lot creation conforms to the County of Grey Official Plan.

West Grey Zoning By-law:

The subject lands are zoned predominantly 'A2' (Rural) on Schedule A of the Municipality of West Grey Zoning By-law, as illustrated on Figure 4 of this Planning Justification Report. A small area along the site's westerly boundary is zoned 'NE' (Natural Environment). The lands being severed are zoned entirely 'A2'.

The 'minimum lot area' and 'minimum lot frontage' requirements of the 'A2' zone are 20 hectares and 122 metres, respectively. The severed and retained parcels will not comply with these minimum standards, and therefore a Zoning By-law Amendment is necessary.

The following wording is recommended for the new zoning of the two parcels:

(severed lot)

Notwithstanding their 'A2' zoning, those lands shown as 'A2-x' on Schedule A of this Zoning By-law shall be used in accordance with the 'A2' zone provisions excepting however that:

- i) the minimum lot area shall be 1.2 hectares; and,*
- ii) the minimum lot frontage shall be 79 metres.*

(retained lot)

Notwithstanding their 'A2' zoning, those lands shown as 'A2-y' on Schedule A of this Zoning By-law shall be used in accordance with the 'A2' zone provisions excepting however that:

- i) the minimum lot area shall be 19 hectares; and,*
- ii) the minimum lot frontage shall be 110 metres.*

The "h1" (holding) symbol will also be applied to the portions of the severed and retained lots that fall within the 'Significant Woodland' constraint area identified on Appendix B of the Grey County Official Plan, as per the aforementioned recommendation of the County's Ecologist. The following provision from the West Grey Zoning By-law will apply to those particular lands:

The symbol "h1" when applied as a suffix to the zone of a specific property (e.g. A1-h1) denotes an area in which no development or site alteration of any type is permitted due to concerns regarding the natural environment. The removal of the holding ("h1") symbol by Council shall not occur until a study(s) has been prepared, to the satisfaction of the Municipality and the Saugeen Valley Conservation Authority, demonstrating that the proposed development or site alteration will not adversely affect the area or feature. It may be necessary for any mitigative measures recommended in the study to be carried forward into an agreement between the land owner and the Municipality.

It should be noted that Saugeen Valley Conservation Authority no longer has a role in the implementation of policies pertaining to natural heritage features. This responsibility now belongs to the Grey County Ecologist.

The proposed zoning is illustrated on Figure 5 of this Planning Justification Report.

Provincial Policy Statement Conformity:

The Provincial Policy Statement (PPS) allows for limited lot creation in the rural areas not involving prime agricultural lands. Accordingly, the County Official Plan has provided policies

that reflect the Province's position on this matter by allowing for a certain number of lots to be created within the 'Rural' designated areas, as explained above.

The PPS also protects natural heritage features including significant woodland. The proposed lot creation would not undermine any such policies of the PPS.

It is evident that the proposed lot creation is consistent with the PPS.

Concluding Comments:

The proposed lot creation conforms to the County Official Plan and is consistent with the Provincial Policy Statement. The Consent and Zoning By-law Amendment applications can be given favourable consideration.

I trust you will deem this application package to be complete. Should you require anything further, please contact the undersigned.

I would respectfully ask that both applications be placed on the same Council agenda, if possible.

Lastly, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.


Sincerely,

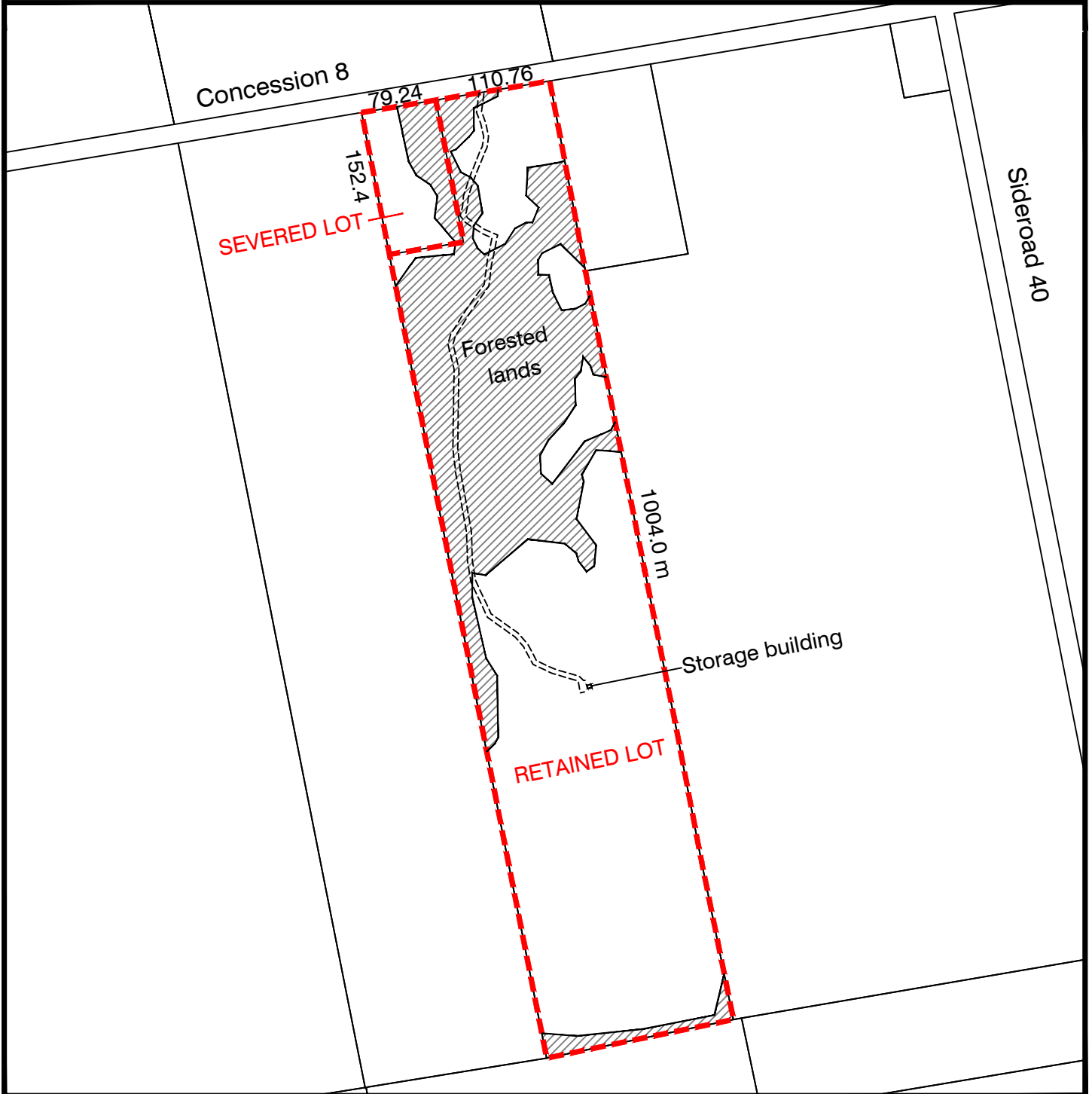
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Robert Plantt

Figure 1: Proposed Severance

 Subject Property

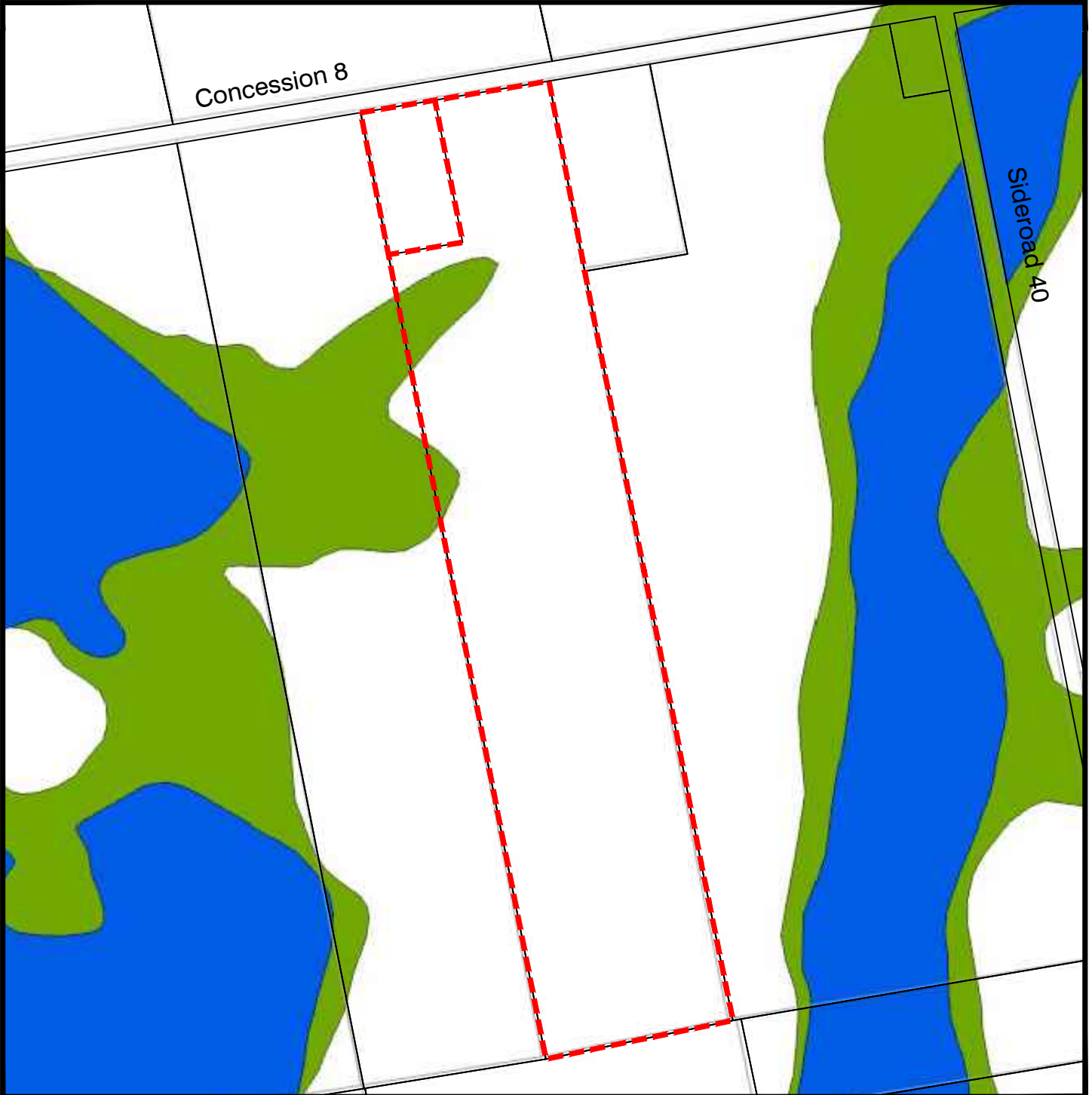


Lot Creation
444374 Concession 8
Municipality of West Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 2: Grey County Official Plan Schedule A

- Subject Property
- Rural
- Hazard Lands
- Provincially Significant Wetlands



Lot Creation
444374 Concession 8
Municipality of West Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 3: Grey County Official Plan Appendix B



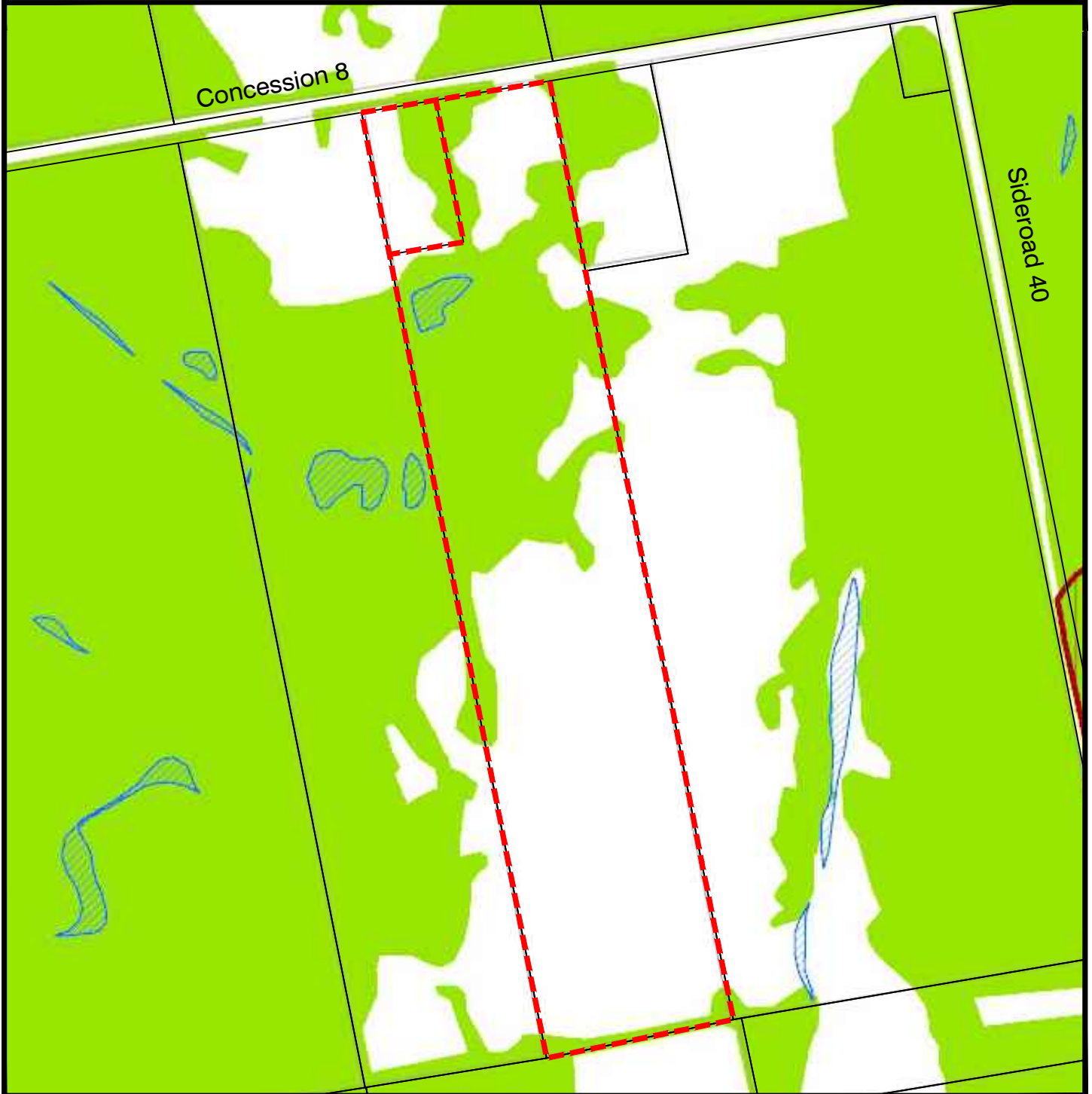
Subject property



Significant Woodlands




Other Wetlands

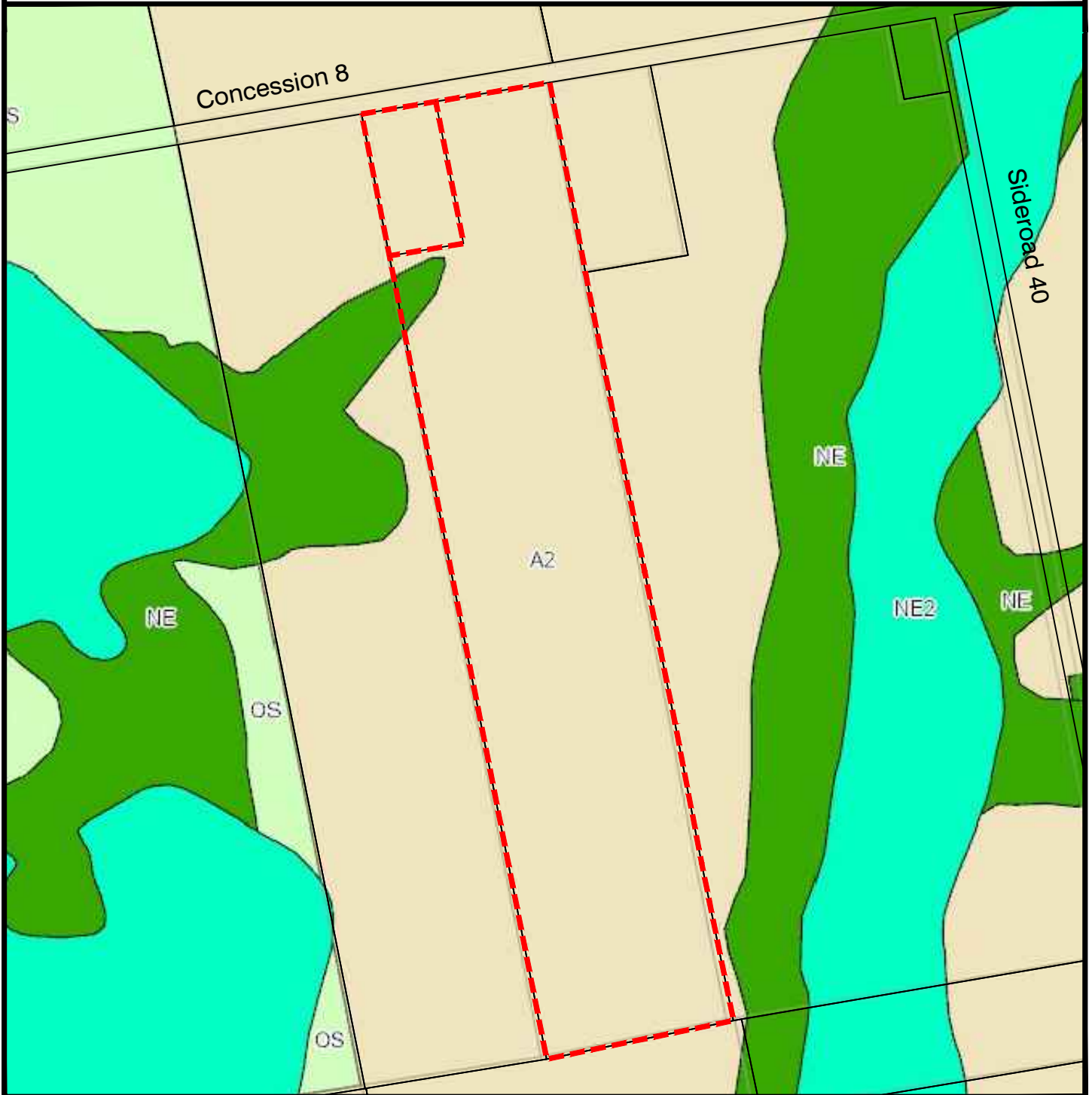


Lot Creation
444374 Concession 8
Municipality of West Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 4: West Grey Zoning By-law Schedule A


 Subject Property

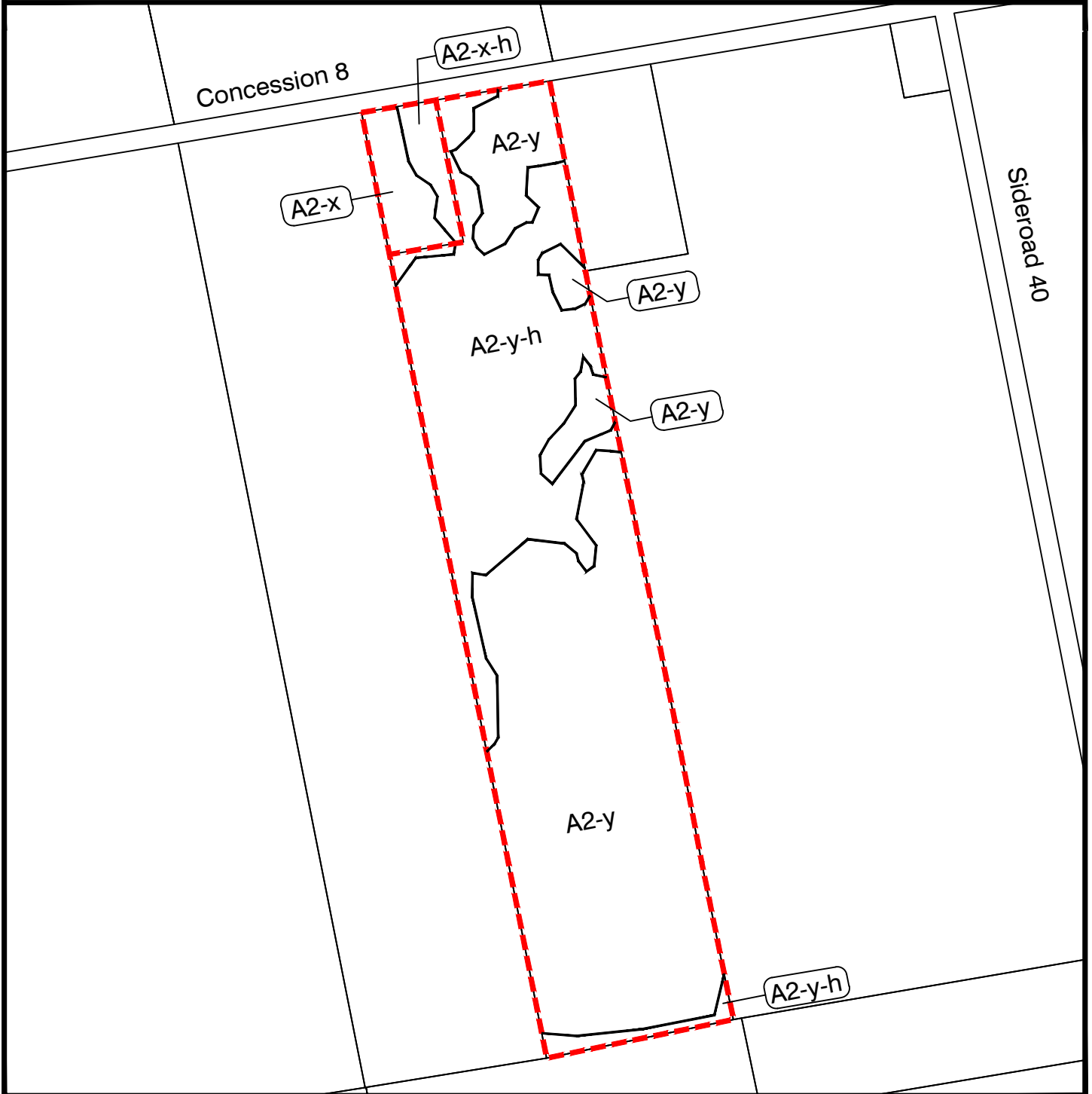


Lot Creation
444374 Concession 8
Municipality of West Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 5: Proposed Zoning

 Subject Property



Lot Creation
444374 Concession 8
Municipality of West Grey

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000