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March 19, 2025

Municipality of West Grey
402819 Grey Road 4
Durham, ON
N0G 1R0

Attention: David Smith, Manager of Planning

Re: Updates to applications for Zoning By-Law Amendment & Consent
231764 Concession 2 WGR, Ayton, ON N0G 1C0
Shamadon Resort
Town File No. PSC09.2024

On behalf of Ayton Forest L.P., Innovative Planning Solutions is pleased to submit an update for an application for a Zoning By-law Amendment and Consent (land severance) to the Municipality of West Grey, for lands known as 231764 Concession 2 WGR ("subject lands"). The purpose of the application is to permit and accommodate the creation of a new residential lot through a severance from an existing lot which primarily functions as an RV Resort. The residential buildings are existing and no development is proposed; the applicant simply seeks to sever off the residential portion of his property. In order to permit the intended use, there needs to be a land severance and a rezoning of the lands to be severed. The mechanism for these actions is a Consent application to the Committee of Adjustment and a Zoning By-law Amendment, respectively.

The purpose of the subject application update is to comply with County of Grey Official Plan Section 5.4.2(4). The subject lands are located within a designated *Aggregate Resource Area* per Schedule B to the County of Grey Official Plan. Section 5.4.2(4) prohibits the creation of non-farm sized lots within the Aggregate Resource Area; for a Rural land use designation (as is on the subject lands), that means that any new lots cannot be less than 20 hectares. The original proposal was for a new lot of approximately 5.64 hectares. This would not be permitted without an amendment to the County Official Plan. Therefore, the subject update is to amend the Site Plan and request to create a new lot of exactly 20 hectares.

All other aspects of the request would remain the same. The additional area to be included in the severed lot is all heavily forested undeveloped land. This land was not and is not proposed for redevelopment, it is only being included in order to comply with the lot size requirements of the County Official Plan. Any lands currently zoned as 'Natural Environment (NE)' will remain as such; the only area that would be rezoned to the proposed 'Rural Reduced Lot (A2)' is the front portion of the property with the existing residential area. The proposed zoning map would therefore also be unchanged from the original application.

The update to the application also removes one site-specific amendment as the minimum lot area does now meet the 20 hectare requirement for the A2 zone. The requests for reduced lot frontage and lot frontage to depth ratio remain and all justification is provided in the original Planning Justification Report.

Thank you for your attention to this application. Should you have any questions, please contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions

A handwritten signature in cursive script that reads "Dafne Gokcen".

Dafne Gokcen, MPL, RPP, MCIP
Senior Planner