



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 2, 2025

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
Lot 22, Concession 9
Geographic Township of Glenelg
Municipality of West Grey
County of Grey
Address: 444503 Concession 8
Owner: Holly Hartery and Tom Steen**

Further to recent pre-consultation discussions with your office, the Grey County Planner, and the Grey County Ecologist, enclosed please find two completed Consent applications and a completed Zoning By-law Amendment application.

Accompanying the applications are a Minimum Distance Separation Report and an Environmental Impact Study. The landowners have submitted the application fees directly to your office.

To assist the West Grey Planning Department in evaluating this proposal, I wish to provide the following information:

Purpose of Applications:

Holly Hartery and Tom Steen own a 40.86-hectare property in the former Township of Glenelg and wish to sever two non-farm residential lots.

The two severed parcels, both of which are currently vacant, will comprise 0.78 hectares and 1.16 hectares of land, respectively. Ms. Hartery and Mr. Steen will retain 38.89-hectare lot containing their existing house, garage, and coverall storage structure.

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

Approvals Required:

Severing the residential lots will require approval of two Consent applications by the West Grey Land Division Committee and adoption of a Zoning By-law Amendment by West Grey Council.

The details pertaining to the required rezoning are provided in the *West Grey Comprehensive Zoning By-law* section of this Planning Justification Report.

Pre-consultation / Background Studies:

Pre-consultation discussions were held with West Grey and Grey County staff in early 2024. West Grey staff confirmed that entrance permits can be issued for both severed parcels. Grey County staff advised that an Environmental Impact Study (EIS) would be required due to the natural heritage features that exist on the site and adjacent lands.

The EIS has since been undertaken by an Ecologist and has identified development envelopes on the two severed lots. Additional details regarding the EIS are provided in the *Grey County Official Plan* section of this Planning Justification Report.

Subject Property:

The subject lands are located along the north side of Concession 8, approximately 4.5 kilometres southwest of Markdale.

Situated in the southeast corner of the property are the aforementioned house, garage, and storage structure.

Almost the entire property is forested and about 14 hectares are situated within the Traverston Creek Provincially Significant Wetland. The Traverston Creek flows through the wetland. A very small, separate wetland area – likely manmade and not considered to be of provincial significance – is located within Severed Lot #1.

The features of the site are shown on Figure 1.

Adjacent Land Uses:

This area of the former Glenelg Township is substantially forested. Several residential lots exist in close proximity to the subject property. Agricultural activity in this general area appears to be very limited, although the property to the west is cash-cropped and contains a small horse barn.

Grey County Official Plan:

According to Schedule A of the County of Grey Official Plan, the subject lands are designated 'Rural', 'Provincially Significant Wetland', and 'Hazard Lands'. The two parcels to be severed are designated entirely 'Rural'.

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 encompasses the entire original 40.6-hectare parcel described as Lot 22, Concession 9, Glenelg Township, as no severances involving this property have ever occurred. As such, consideration can be given to the creation of the two severances 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 comply with a frontage-to-depth ratio of 1:3. The two severances will conform with these policies.

The County Official Plan also requires new lot creation to comply with the Minimum Distance Separation (MDS) formulae. In this regard, the property located to the west of the subject lands contains a small horse barn. The attached MDS Report has demonstrated the lot creation's compliance with the MDS Document.

The natural heritage policies of the Official Plan prohibit development and site alteration within the 'Provincially Significant Wetland' designation. Development and site alteration are also not allowed within 120 metres of this designation unless it can be demonstrated that this feature would not be negatively impacted. In this regard, the two proposed lots are situated within 120 metres of the 'Provincially Significant Wetland' boundary. An Environmental Impact Study (EIS) was conducted by an Ecologist and also took into consideration the other natural heritage features that are protected by the Grey County Official Plan (and the Provincial Planning Statement), including the 'Significant Woodland' that exists on the subject property,

as mapped on Appendix B of the Official Plan. The following is a summary of the EIS's conclusions and recommendations:

- The EIS has slightly adjusted the boundaries of the 'Provincially Significant Wetland';
- A 15-metre buffer from the 'Provincially Significant Wetland', as shown on Figure 4 of the EIS, will adequately protect this feature;
- The small, separate wetland feature location on Severed Lot #1 is recognized on Appendix B of the Official Plan as 'Other Wetland' and has been confirmed as having no overland hydrogeological connection to the main swamp. The EIS is recommending that no site alteration occur within this small area. No setback is necessary;
- Limiting development and site alteration to the two development envelopes identified on Figure 4 of the EIS will adequately protect the 'Significant Woodland' that exists on the subject lands and adjacent properties. It should be noted that the 'Significant Woodland' on the lands to the south, along the opposite side of Concession 8, is also recognized as 'Natural Heritage System: Core' on Schedule C of the Official Plan. The creation of residential lots may be permitted on lands adjacent to this constraint area provided no impact can be demonstrated. The EIS has demonstrated no impact on this feature;
- Cutting trees within the development envelopes and outside of the active breeding / day roosting / nesting season (i.e., between November 1 and March 30) will protect the bat habitat, which has a 'Threatened' status;
- Clearing vegetation within the development envelopes and outside of the bird nesting season (between September 1 and March 30) will protect the Eastern Wood Pe-wee and Snapping Turtle habitats, which have a 'Significant Wildlife Habitat' status; and,
- Provided the above-noted recommendations are followed, no impact on the natural heritage features within the study area are anticipated.

Schedule B of the Grey County Official Plan recognizes portions of the subject property as 'Aggregate Resource Area'. The purpose of this constraint is to preserve areas of known sand and gravel deposits for possible extraction in the future. The creation of a new lot under 20 hectares in size is not permitted. The two lots, however, are not within the 'Aggregate Resource Area' constraint, and therefore the proposed lot creation conforms with this policy. Based on the foregoing, the severances conform to the Grey County Official Plan.

West Grey Zoning By-law:

The subject lands are zoned predominantly 'A2' (Rural), 'NE' (Natural Environment), and 'NE2' (Natural Environment 2) on Schedule A of the Municipality of West Grey Zoning By-law.

The 'NE2' zone applies to the Provincially Significant Wetland. The Ecologist has recommended a slight revision to the 'NE2' zone boundaries at the south end of the property. A 15-metre buffer adjacent to the new 'NE2' zone boundaries in this area has also been suggested, and that buffer area will be zoned 'NE'.

The recommended mapping to be included with the Zoning By-law Amendment is shown on Figure 3 of this Planning Justification Report.

The Zoning By-law Amendment will also add a special provision to the 'A2' zoning of the two new lots to reflect reduced lot areas and frontages, as explained in the table below:

Table 1: Zoning Compliance

Parcel	A2 Zone Requirement	Proposed		
		Severed Lot #1	Severed Lot #2	Retained Lot
Min. Lot Area	20 ha	0.78 ha	1.17 ha	38.89 ha
Min. Lot Frontage	122 m	84 m	75 m	150 m

* relief is required

Furthermore, the recommendations of the EIS with regard to the timing of tree and other vegetation removal will be reflected in the Zoning By-law Amendment. Moreover, the Amendment will limit the amount of site disturbance on each parcel to 0.4 hectares. Whereas the EIS does not include this recommendation, this approach is standard practice in Grey County and has been recommended by the Grey County Ecologist.

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

(Severed Lot #1)

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 0.7 hectares;*
- ii) the minimum lot frontage shall be 84 metres;*

- iii) one development envelope comprising a maximum of 0.4 hectares of land may be cleared of vegetation to accommodate all development and site alteration;*
- iv) vegetation removal within the development envelope shall only occur between September 1 and March 30; and,*
- v) tree removal within the development envelope shall only occur between November 1 and March 30.*

(Severed Lot #2)

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 1.16 hectares;*
- ii) the minimum lot frontage shall be 75 metres;*
- iii) one development envelope comprising a maximum of 0.4 hectares of land may be cleared of vegetation to accommodate all development and site alteration;*
- iv) vegetation removal within the development envelope shall only occur between September 1 and March 30; and,*
- v) tree removal within the development envelope shall only occur between November 1 and March 30.*

Provincial Planning Statement Conformity:

The Provincial Planning Statement (PPS) allows for limited lot creation in the rural areas where prime agricultural lands are not involved. Accordingly, the County Official Plan contains 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 from development that could have a negative impact and, furthermore, protects areas of known sand and gravel deposits from development that might impede future aggregate extraction. These policies have been implemented through the Grey County Official Plan and are addressed earlier in this Planning Justification Report.

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 Planning 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 any additional information, please contact the undersigned.

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

Sincerely,

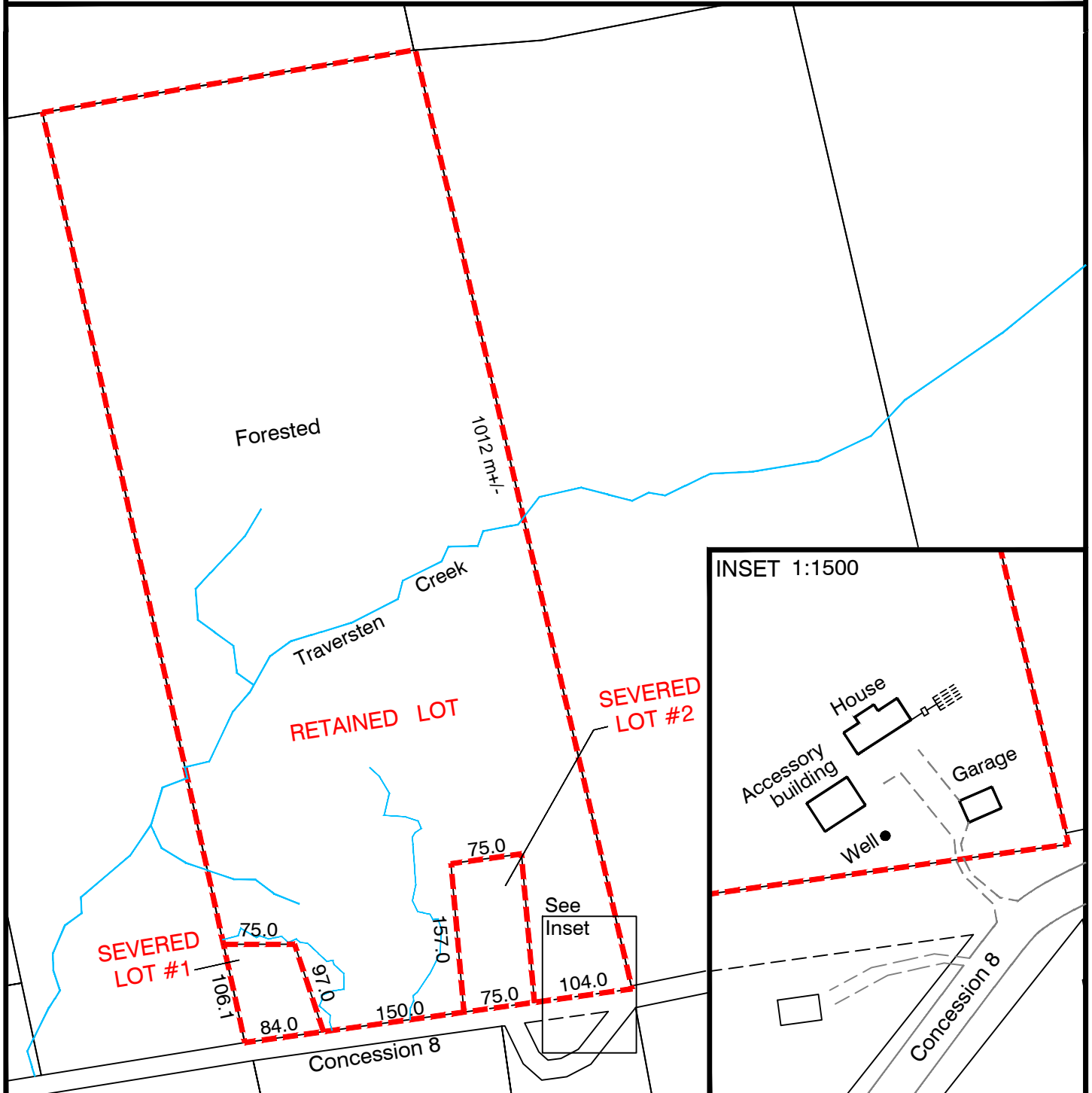
A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, RPP, MCIP

c.c. Tom Steen and Holly Hartery

Figure 1: Proposed Lot Creation

 Subject Property



Proposed Lot Creation
444503 Concession 8
Municipality of West Grey

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Figure 2: Proposed Zoning

 Subject Property



Proposed Lot Creation
444503 Concession 8
Municipality of West Grey



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