



Planning and Development

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January 9th, 2020

Joanne Hyde, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0
*Sent via E-mail

**RE: Zoning By-law Amendment C24-19
Part Lot 37, Concession 8 (311796 Grey Road 8)
Township of Southgate
Applicant/Owner: Trustees of the Independent Old Order Mennonite Church**

Dear Ms. Hyde,

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 proposed zoning by-law amendment application is to consider a change in use from residential to Community facility to allow for a church, meeting house and cemetery.

Schedule A of the OP designates the subject lands as 'Agricultural'. Section 5.2.1 of Recolour Grey states,

1) Permitted uses in the Agricultural land use type include:

g) Institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via horse and buggy and active transportation, subject to policy 5.2.2(4)(b);

Further, Section 5.2.2 states,

5) New land uses, including the creation of lots, and new or expanding *livestock facilities* shall comply with the Provincial *MDS formulae*. Municipal comprehensive zoning by-laws shall incorporate Provincial *MDS formulae*.

j) Institutional uses, including schools, churches, and cemeteries, required by the horse and buggy community, shall be considered a Type A land use for the purposes of calculating MDS.

The subject application submitted indicates that the institutional use will be primarily utilized by the horse and buggy community and should be further confirmed by Municipal staff. Provided that the institutional use falls within the Type A land use and meets MDS calculations, County planning staff have no further concerns.

Schedule A also 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.

Appendix B indicates that the subject property contains 'Significant Valleylands'. Section 7.7 of Recolour Grey states,

1) No *development* or *site alteration* may occur within *Significant Valleylands* 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*. The *adjacent lands* are defined in Section 9.18 of this Plan.

2) *Significant Valleylands* will not be required to be mapped in municipal zoning by-laws, as these features are generally already covered by Hazard Land and Regulated mapping across the *County*.

Preliminary comments submitted by the Conservation Authority, SVCA, indicated that the applicant would be required to complete an EIS to assess the impact of development on the Hazard Lands and the Significant Valleylands. Birks Natural Heritage Consultants submitted an EIS on November 23rd, 2019. The recommendations and the mitigation measures provided in that EIS should be reviewed by SVCA and implemented by the applicant. Provided that SVCA is satisfied with the above noted EIS, County planning staff have no further concerns.

County Transportation Services have reviewed the subject application and a Drainage Plan is required for this site. Keep in mind that if waters are projected to be directed to

the road allowance that the County Policy states that the post development flows shall not exceed pre-development flows. This may require a drainage study in order to be determined. It is recommended that these flows not be directed to the Road Allowance to gain access to the existing water way.

Further, the proposed entrance size is not conducive to County Policy. The County recommends that CSAS-31 (attached) design size of entrance be used. The dimensions for this design are 8.0 metres wide with a 15.0 metre radii commencing at the County shoulders. An Entrance Permit will be required prior to installation. This permit may also be used to eliminate the existing entrance.

Provided that MDS can be met, SVCA is satisfied with the EIS submitted by Birks Natural Heritage Consultants, and all County Transportation Services comments have been addressed, 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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