



Planning and Development

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June 5th, 2020

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

**RE: Zoning By-law Amendment C8-20
Concession 7, Lot 19 (105701 Southgate Road 10)
Township of Southgate
Applicant/Owner: Ken and Tracey Sivill**

Dear Ms. Green,

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 bylaw amendment application is to implement a proposed new lot by amending the zoning standards for the severed and retained lots to recognized reduced lot areas and frontages. The effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property for the severed parcel from Agricultural (A1) to Residential Type 6 (R6). The Retained parcel will be zoned from Agricultural (A1) to Agricultural Exception (A1-XXX) to recognize a reduced lot of area and frontage. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

Schedule A of the OP designates the subject lands as 'Rural'. Section 5.4.1 of Recolour Grey states,

- 1) The *Rural land use type* on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the *Agricultural land use type*).

The proposed Zoning amendment meets the above noted policy; therefore, County Planning staff have no concerns.

Schedule A of Recolour Grey also designates a portion of the subject property as 'Provincially Significant Wetlands'. Section 7.3.1 states,

2) No *development* or *site alteration* may occur within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Development or *site alteration* within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* will require a permit from the appropriate *conservation authority*.

Further, 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.

Schedule C of Recolour Grey identifies the existence of 'Core Area and Linkages' on the subject property. Section 7.1 states,

3) *Development* proposed within *Core Areas*, their 120 metre *adjacent lands*, or *Linkages* will be required to undertake an *environmental impact study (EIS)*, unless otherwise exempted by 7.11.3 of this Plan*. This EIS will assess the natural features, their *adjacent lands* and their connections to other natural features. Table 10 below provides for the permitted uses in *Core Areas* and *Linkages*.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) 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 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Appendix B also 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.

Further, Appendix B also indicates that the subject property is adjacent to a stream. Section 7.9 states,

2) No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

County planning staff recommend receiving comments from the Conservation Authority regarding the above noted natural heritage features. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided that positive comments are received from the Conservation Authority regarding the above noted natural heritage features, 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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