



Grey
County

Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3

July 12, 2021

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

**RE: Consent Application B05/21_Trask
Con 9 Pt Lots 28 and 29, Geographic Township of Proton.
126283 Southgate Road 12
Applicant/Owner: Gordon Trask**

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). We offer the following comments.

The purpose is to sever approximately 20 ha of land with approximately 500 m of Frontage on Southgate Sideroad 19, from the existing 60 ha lot and add it to the 20 ha of the S1/2 of Lot 28 Con 9. The retained parcel will be 40 ha and have 400 m of frontage on Southgate Road 12. The effect would be a lot addition of 20 ha to the S1/2 of Lot 28 Con 9 to create two 40 ha parcels. All the lands are proposed to remain agricultural and it is understood that no new development is being proposed at this time.

Schedule A of Recolour Grey designates the subject property as 'Agricultural' and 'Hazard Lands,' and both designations are interspersed throughout the proposed retained and severed portions of the lands. Large portions of the subject lands fall within the Saugeen Valley Conservation Authority (SVCA) screening area.

Section 7.2 (3) notes:

In the Hazard Lands land use type buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 7.

As no new development is proposed at this time, the county has no concerns in regards to the Hazard Lands. Given that the subject lands fall within an SVCA screening area, the County recommends receiving comments from SVCA.

Section 5.2.2 (2) of the County's OP states:

In the Agricultural land use type, newly created farm lots should generally be 40 hectares (100 acres) in size, in order to reduce the breakup of farmland.

While no new lot creation is proposed within this application, the proposed severance and lot addition would effectively create two agricultural parcels of ~40 ha each. This would, in effect, increase the viability of the lands to the south-east, which is currently considered under-sized as an agricultural property.

Appendix B indicates that a stream runs north-south across the retained portion of the subject lands. This stream is outside of the area to be severed and, since no development is proposed at this time, the county has no concerns in this regard.

In regards to the Provincial Minimum Distance Separation (MDS) guidelines, Section 5.2.2 (5) of the OP states;

b) *MDS I* shall not apply to lot additions, which do not result in the creation of a new lot.

As no new lots are proposed, *MDS I* shall not apply unless otherwise noted within the local municipality's Zoning By-Law.

Provided that positive comments are received from the SVCA in regards to the Hazard Lands, and subject to the severed portion of the lands being added to the lands to the south-east, the County has no further concerns with the proposal.

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,

A handwritten signature in black ink, appearing to read 'R. Hillyer', with a long horizontal flourish extending to the right.

Becky Hillyer
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