



## Planning and Development

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July 14, 2021

Lindsey Green, Clerk  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON N0C 1B0

**RE: Application for Consent / B6-21 C7 C Martin**  
**Legal Description: Con 2, Lot 28, Geographic Township of Egremont Civic**  
**Address: 391708 Grey Road 109**  
**Roll: 420706000310800**

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 of the Consent application is to sever the two original Township lots (being lot 47 and lot 48), which have inadvertently merged, back to their original lot dimensions. Lot 47 will be 47.7 ha and have 260 m of Frontage on Grey Road 109. Lot 48 will have approximately 48.9 ha with 260 m of frontage on Grey Road 109. The Effect would be to create two farm parcels of approximately 48 ha in size each with 260 m of frontage on Grey Road 109.

Previously, an application (C11-21 K Martin) was submitted to re-zone the subject lands to permit an Agricultural-related use being a small scale Industrial Use shop for farm equipment repairs and service; as well as a relevant Site Plan Approval application (SP10-21 K Martin).

Schedule A of the County OP designates approximately 50% of the subject lands "Agricultural," with smaller sections of "Rural" and "Hazard Lands." A portion of the subject lands fall within the Saugeen Valley Conservation Authority Screening area.

Section 7.2 of the County's OP notes that new development shall generally be directed away from 'Hazard Lands,' due to constraints such as floodplains, steep slopes, erosion, etc. that pose a significant risk to new development. Although no new development is proposed through the subject application, the County recommends that any future development be located outside of the Hazard Lands, and that comments be received from the local Conservation Authority.

In regards to the Agricultural land use designation, Section 5.2.3 of the County's OP states:

*1) A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:*

*a) One lot severed to create a farm parcel of generally 40 hectares in size, provided both the severed and retained lots are 40 hectares in size and are both intended to be used for agricultural uses.*

As both the proposed severed and retained lots would be at least 40 ha in size and used for agricultural purposes, the County has no concerns in this regard.

Schedule B of the OP indicates that the subject lands are located within a mapped Aggregate Resource Area. Section 5.6.2 (1) of the OP indicates:

*The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.*

The policies of the Agricultural, Rural and Hazard Land use types shall apply.

Appendix B of the County OP identifies 'significant woodlands', a 'stream' and 'other wetlands' on the subject property. Section 7.4(1) states,

*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.*

Section 7.9(2) states,

*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.*

Section 7.3.2(1) states,

*No development or site alterations are permitted within other wetlands or their adjacent lands, shown on Appendix B, or as identified by conservation authorities, unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

Although no new development is proposed through this Consent application, County planning staff suggest that comments be received from the local Conservation Authority, to ensure that any proposed development exceeds the adjacent lands of the Wetlands, Significant Woodlands and Stream.

Section 5.2.3 (1) states that within the Agricultural land use designation, both the severed and retained lots shall comply with Provincial *MDS Formulae*. County staff recommend that any proposed and existing structures take the MDS formulae into account prior to approval of the consent application.

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The application has been reviewed by the County's Transportation Services. As per comments provided in the relevant Site Plan application, road widening is requested along with a Commercial Entrance Permit. They offer no objections to the subject application.

County planning staff recommend receiving comments from Saugeen Valley Conservation Authority, as the subject lands fall within the SVCA screening area.

Provided that positive comments are received from the Conservation Authority, and that the applicant applies for a Commercial Entrance permit and road widening, County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to these files.

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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