

From: planning@grey.ca
To: [Planning Southgate](#); [Elisha Milne](#); [Lindsey Green](#)
Subject: County comments for C10-21 Mar-Bros Construction
Date: June 15, 2021 4:34:45 PM

County comments for C10-21 Mar-Bros Construction

Hello Ms. Green,

County planning staff have reviewed the subject proposal and have the following comments.

The subject area of the proposed small scale industrial shop is located on lands designated 'rural' and 'hazard lands', as per Schedule A of the County OP. On-farm diversified uses are permitted on rural lands, with a size lesser of; 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres. Section 5.2.2(16) states *the gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use*. Staff have no concerns with the proposed size of the on-farm diversified use, it is well within the limits permitted under the County OP.

It does appear a portion of the proposed development is in proximity to the 'hazard lands' designation on the subject lands. Appendix B also identifies a stream and wetland area. Staff recommend comments are received from the local conservation authority, to further assess whether the proposed development site is suitably located in terms of proximity to, or distance from any wetland concerns.

Section 5.2.2 (5)(e) states, *MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use*. Should MDS be required by the Township, this should be submitted for review.

Provided positive comments are received from the local conservation authority, staff have no further comments or concerns. The County requests notice of decision on the subject file.

Let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

