



# Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3

September 15, 2021

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

**RE: ZBA Application C21-21 Shantz  
Con 16, PT Lot 8, Con 17 Lots 8 and 9 and RP16R11093 Pt 1  
Geographic Township of Egremont  
Civic Address: 223798 Southgate Road 22  
Applicant/Owner: Timothy and Anita Shantz**

Dear Ms. Green,

This correspondence is in response to the above noted applications. 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 proposed zoning by-law amendment application is to consider an amendment allowing a portion of the property to be used for a parochial school. The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property from Agricultural (A1) to Community Facility (CF) to allow for a parochial school to be permitted on the property.

The circulated site plan proposes a small school building, adjacent septic system, parking area, as well as an internal driveway that would share an access point from Southgate Road 22 with the existing private residence and farm buildings on the property. The site plan stipulates that the existing access point would be widened to accommodate the additional traffic generated by the school.

Schedule A of Recolour Grey designates the subject property as 'Rural,' 'Hazard Lands' and 'Provincially Significant Wetlands.' A substantial portion of the subject lands fall within the Saugeen Valley Conservation Authority (SVCA) screening area. Preliminary comments by SVCA have been circulated and reviewed.

It is understood that the proposed school facility would be used by the local horse-and-buggy community. Section 5.2.1 (g) of the County's OP makes provisions for institutional uses (including schools) outside of defined settlement areas that recognize

the need for local access via non-motorized means of transportation for this community. Section 5.2.2 (5) j of the OP goes on to state:

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 County recommends that *MDS* be met for the proposed school, and that landscape buffering be installed between the proposed school and existing farm buildings to minimize the impact of any odours and sound on school activities.

Development within Hazard Lands and Provincially Significant Wetlands is discouraged and generally not permitted. The proposed school site appears to be located outside of the Hazard Lands as well as the Provincially Significant Wetland and their adjacent lands. SVCA has confirmed that there is an existing man-made pond along the proposed driveway access route to the school building, which is currently indicated as Hazard Lands. As the pond is not a naturally occurring wetland feature, SVCA has stipulated that it could likely be filled-in without significant impact on surrounding ecological features. Provided that development generally occurs outside of the Hazard Lands and that the SVCA is supportive of access over the existing pond area, the County have no concerns.

Schedule C identifies an 'NHS Linkage' across the property, while Appendix B of the County's OP identifies 'Significant Woodlands,' two streams and 'other wetlands.'

NHS *Linkages* are naturally occurring passages that permit the movement of species through ecological corridors between sensitive areas. The proposal appears to be well outside of the mapped *Linkage* and County staff have no concerns.

The County's OP likewise directs development outside of Significant Woodlands, Other Wetlands and their respective adjacent lands of 120 m and 30 m. In this case, the proposal appears to be well outside of the adjacent lands of both features and County staff have no concerns.

Section 7.9(2) speaks to the protection of Fish Habitats:

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.

The proposal is within the general vicinity of a stream, and the County would recommend that the development be located at least 30 m from the stream's edge to

reduce the potential for interference with fish habitat. Comments from SVCA suggest that the proposed building site is adequate and should not interfere with surrounding natural heritage features.

From a general planning perspective, given that many students will likely be travelling to school by foot or bicycle, it is recommended that Southgate seek to consider any necessary upgrades to Southgate Road 22, to ensure road-shoulder access is available to increase pedestrian safety from passing road traffic.

Provided that:

- MDS can be achieved;
- safe access can be provided to the proposed school building; and
- SVCA is supportive of the proposed building envelope,

the County have no further comments on 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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