

From: [Holly Malynyk](#)
To: [Elisha Milne](#)
Subject: FW: County comments for B13-22 Trustees of the Olde Order Mennonites
Date: January 19, 2023 1:16:37 PM

From: planning@grey.ca <planning@grey.ca>
Sent: January 19, 2023 12:52 PM
To: Southgate Planning <planning@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Holly Malynyk <hmalynyk@southgate.ca>
Subject: County comments for B13-22 Trustees of the Olde Order Mennonites

County comments for B13-22 Trustees of the Olde Order Mennonites



Hello Southgate,

Please see comments below for Consent application B13-22 Trustees of the Olde Order Mennonites - Trustees of the Olde Order Mennonites.

Schedule A of the County OP designates that subject property as 'Rural'. Section 5.4.3 states,

3) Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each. The above-noted lot density provisions in Table 9 do not apply to lot additions.

The subject application proposes to sever 0.91 hectares of land and enlarge an adjacent property to 1.11 hectares. The enlarged lot and retained lots are greater than 0.4 hectares. Further, MDS calculations have been included and MDS can be met. County Planning staff have no concerns.

Schedule A of the County OP also designates the subject property as 'Provincially Significant Wetlands', and 'Hazard Lands'. The County OP requires an EIS to be complete if development is proposed within 120 metres of a PSW. The submitted EIS indicates that the proposed development will have no negative impacts and proposes setbacks from the top of the slope and from the wetlands. County Staff recommend these setbacks be applied to the proposed development. Comments should be received from the Conservation

Authority regarding the Hazard Land designation.

Schedule B of the OP designates the subject property as 'Aggregate Resource Area'. Section 5.6.2 states,

11) Minor lot additions to existing lots may be permitted in Aggregate Resource Areas, provided reasoning is provided to:

- Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.); and
- To explain the hardship imposed by not permitting the severance.

All reasonable efforts shall be made to minimize any impacts on the aggregate resource through any lot additions.

The PJR indicates that additional lands are required by the Local Mennonite Community to serve their meeting house needs. The meeting house will be connected to the adjacent cemetery lands and the development of a meeting house will allow for the local Mennonite community to gather in a location that's within close proximity to their community members. This community is primarily a horse and buggy community, so locating the meeting house in an alternative location potential creates undue hardship as they have to travel longer distances. Further, the PJR notes that approximately 0.91 hectares of Rural lands area proposed to be added to adjacent lands, creating a 1.11 hectare irregular shaped lot. The shape and size of the lot was influenced by the adjacent PSW and hazard lands. County Planning staff have no concerns in this regard.

Appendix B indicates that the subject property contains Significant Woodlands, Streams, and other wetlands. Provided that the recommendations of the EIS are implemented, County Planning staff have no concerns.

Of a general planning nature, the proposed meeting house will be developed adjacent to an existing cemetery. County Planning staff recommend that information on burial sites or maps should be received from the local Mennonite community to ensure that the proposed development will not negatively impact the burial sites.

Provided that the setbacks from the EIS are implemented, County Planning staff have no concerns.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Hiba Hussain

County of Grey, Owen Sound, ON