

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C4-22 A Martin
Date: April 22, 2022 9:31:00 AM

County comments for C4-22 A Martin

Hello Southgate,

Please note that County staff have reviewed Zoning application C4-22- Allen D Martin.

County staff previously provided written comments and had a meeting with Township Staff regarding a related Site Plan Application, SP2-22. Through these comments and discussion, County staff noted that the proposed structure (previously proposed to be 300 m², now 150 m²) would exceed the permitted Gross Floor Area for an OFDU on a 7.7 ha Rural property.

The subject application proposes to add an indoor storage area of 150 m², beyond the existing OFDU structures which include an existing shop (215 m²), power room (16 m²), and office/lunchroom (17.5 m²). Collectively, the GFA of the existing and proposed buildings equates to approximately 400 m². Per Table 8 of the County's OP, OFDUs on Rural properties of less than 20 ha are limited to 2% of the total property size, of which 20% (308 m²) is permitted to be used as floor space for buildings associated with the OFDU. Given that the proposal exceeds this maximum permitted GFA, County staff would recommend that steps be taken to reduce the size of the proposed building envelope; to discuss the possibility of a County Official Plan Amendment, or to otherwise revise the proposal to align with the County's OP policies.

The proposal is also just adjacent to the mapped Hazard Lands and is within the regulatory area of the Saugeen Valley Conservation Authority. It is recommended that further comments be received by SVCA regarding the mapped Hazard Lands, PSW, streams and significant woodlands on the property.

It is recommended that a decision on this application be deferred until such time that the OFDU size provisions per Table 8 and Section 5.2.2(5)(16) be achieved.

The County would kindly request notice of any decision rendered in respect to this file.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

