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To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C7-22 Mar-Bros Construction Inc
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County comments for C7-22 Mar-Bros Construction Inc

Hello Mr. Stredwick,

County staff have reviewed zoning application C7-22 Mar-Bros Construction Inc. and have the following comments.

The subject lands are designated 'rural', 'hazard lands', and 'provincially significant wetlands'. The proposed development site appears to be in proximity to the identified 'hazard lands' on site. Comments should be received from the local conservation authority.

Under the County OP, on-farm diversified uses are permitted under both the 'agricultural' and 'rural' land use type. As per table 8 of the County OP, the maximum size for this use type would be 8,000 square metres, where the gross floor area of all buildings shall not exceed 20% of the total area of the on-farm diversified use. Provided the proposed area to be rezoned is within the size provisions outlined (they appear to be well within these parameters), staff have no concerns.

As per policy 5.2.2(19), Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses.

Schedule C designates a portion of the lands as a 'core' natural heritage area. The proposed development site is set back sufficiently from this area. There are no concerns.

Appendix B identifies a stream and 'significant woodlands' on the subject site. Comments should be received from the local conservation authority to ensure adequate environmental safeguards are put in place to protect the environmental health and ecosystem of the nearby stream.

Let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

