



Planning and Development

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January 9th, 2019

Joanne Hyde, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0
*Sent via E-mail

**RE: Consent Application B14/18
Concession 6 Lot 28 (191603 Southgate Srd 19)
Township of Southgate
Applicant/Owner: Blayjoy Holsteins**

Dear Ms. Hyde,

This correspondence is in response to the above noted application. 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 subject application is to create a small residential lot with approximately 136 m of frontage on Southgate Srd 19 and an area of 15652 m² (3.87 acres). The retained lot will be 39.93 ha (98.68 acres) with 415 m of frontage.

Schedule A of the OP designates a small portion in the northeast corner of the subject property as 'Agricultural'. Section 2.1.4 of the OP states,

- (1) A consent for one lot may be permitted provided the original farm parcel is a minimum of 40 hectares and no lot creation has been provided for in the past.

Further, Schedule A of the OP designates majority of the property as 'Rural'. Section 2.3.4 of the OP states,

- (2) All consents for new lot development shall be no smaller than 0.8 hectares in area, and a maximum density of two lots may be considered (plus the retained lot), by the consent process, per 40 hectares. The lot density shall be determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. For example in cases where the original Township lot is 80 hectares a maximum of four lots may be considered (plus

the retained). Alternatively, where the original Township lots were 20 hectares a maximum of one lot (plus the retained) may be considered.

The severance is proposed to occur in the Rural designation. The original Township lot is 40 hectares and no other lots exist on the original Township lot fabric. The subject application would meet lot density requirements; therefore County planning staff have no concerns.

Schedule A also indicates that there is a 'Hazard Lands' designations on the property. Section 2.8.2 of the County OP states,

9) That new development and site alterations can only be considered if the hazards can be safely addressed and new hazards are not being created or existing ones aggravated

County planning staff would recommend receiving positive comments from the Conservation Authority regarding the above noted hazards.

Schedule B of the OP identifies the Aggregate Resource Area designation on the eastern portion of the parcel. Section 2.3.3 of the OP states,

On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction, or represent an incompatible land use.

Further, section 2.3.4 (7) states

Non-farm lot creation shall not be permitted within an area identified as Aggregate Resource Area on Appendix B to this Plan.

The proposed severance will occur outside of the identified Aggregate Resource Area, and residential development already exists on the subject property thus impacts on the resource already exist. County planning staff have no further concerns.

Appendix A identifies the existence of "Other Identified Wetlands". Policy 2.8.6 (7) states that no development or site alterations are permitted within the 30 metre adjacent lands to other identified wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Appendix A of the OP also identifies the existence of 'Significant Woodlands' on the subject project. Policy 2.8.4 (1) states,

No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

County planning staff would recommend receiving comments from the conservation authority regarding the Other Identified Wetlands and the Significant Woodlands.

Section 5.3 of the OP, along with section 1.6.6 of the PPS speak to ensuring new development can be adequately serviced with water and sewer, or on-site private services. Prior to development on the subject property, it shall be ensured adequate servicing can be provided.

Provided that positive comments are received from the conservation authority regarding the Hazard Lands, the Other Identified Wetlands and the Significant Woodlands, County planning staff have no further concerns.

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,



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