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**County comments for A15-25 Martin's Farm Services Inc.**

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**From****Date** Fri 1/16/2026 3:19 PM**To** Southgate Planning <planning@southgate.ca>; Lindsey Green <lgreen@southgate.ca>  
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## **County comments for A15-25 Martin's Farm Services Inc.**



Hello Southgate,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

Given the above, a formal planning policy review of the subject application has not been undertaken. Please be advised that all planning decisions shall conform with the County's Official Plan. County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and provided the following comments:

*The subject property contains or is adjacent to potential Habitat of Threatened or Endangered Species, Other Identified Wetlands, Significant Wildlife Habitat, potential Fish Habitat, a watercourse and a pond. In addition, the property is considered a Significant Groundwater Recharge Area and influences Highly Vulnerable Aquifers.*

*County staff have reviewed the proposal and, based on the site plan, the proposed development will be located within adjacent lands to the identified*

*natural heritage features and within a previously disturbed area. It is the opinion of County staff that if development maintains a 30-metre setback from the wetland and watercourse features, potential impacts would be negligible, and the requirement for an Environmental Impact Study (EIS) can be waived. Diligent application of sediment and erosion controls (ESCs) is recommended for all future construction activities to minimize accidental or unavoidable impacts to adjacent features. County staff defer ESC requirements to the Conservation Authority, provided they are addressed through the permitting process.*

*Provided the development maintains a 30-metre setback from the wetland and watercourse features and the above mitigation measures are applied, County ecology staff can support the development. If you have any questions or require further information, please contact [ecology@grey.ca](mailto:ecology@grey.ca).*

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON