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**County comments for C20-25 1000330592 Ontario Inc.**

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**From** planning@grey.ca <planning@grey.ca>

**Date** Wed 11/19/2025 11:14 AM

**To** Southgate Planning <planning@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; [REDACTED]; [REDACTED]; Shavindra Fernando <sfernando@southgate.ca>

## **County comments for C20-25 1000330592 Ontario Inc.**

Hello Southgate,

Please see below for the County comments for Zoning application C20-25 1000330592 Ontario Inc. - 1000330592 Ontario Inc..

County Planning Ecology staff have reviewed the subject application and have a comment stating:

*County ecology staff have reviewed the EIS (Birks, 2025) and support the mitigation measures provided within the EIS:*

- *Tree removals should occur outside of the active breeding/day roosting/nesting season from November 1 to March 31.*
- *Construction activities involving the removal of vegetation should be restricted from occurring during the bird breeding season from April 1 to August 31 of any given year to protect breeding birds. If vegetation clearing is required between these dates, screening by an ecologist with knowledge of bird species present in the area should be undertaken to ensure that the vegetation has been confirmed to be free of nests prior to clearing.*
- *Development activities should be contained within the proposed development envelope. This area should be appropriately delineated prior to beginning of any construction or site alteration to ensure that no accidental deviation occurs from the area of disturbance and intended tree removals. Sediment and erosion control fencing would be sufficient to demark the limit of development area/area of disturbance and act as natural feature protection. Protection fencing is to be in place until all site works have been completed and the risk of tree damage/sediment and erosion is no longer a concern. No site alterations, storage of materials or equipment are permitted outside of the development envelope.*
- *Equipment maintenance during and post construction should be undertaken in an appropriate area. Tool and vehicle maintenance and cleaning should be completed*

*away from the retained natural areas in a manner that does not encourage the movement of cleaning or maintenance products including cleaners, oils or fuel into the neighbouring forested and wetland areas. Fuel and chemical storage should follow appropriate legislation to ensure that it is maintained and stored in a way that will not result in accidental release or spills to the neighboring natural areas.*

*- Potentially contaminated materials (i.e., fill, soil, gravel, excavated materials) shall be controlled and moved by equipment during construction to prevent the spread of invasive plants. Vehicles and equipment shall be inspected and cleaned prior to allowing access to the property to prevent the spread of invasive plant species into the site.*

*- Water quality controls such as limiting lot coverage with hard surfaces, avoiding inappropriate disposal of deleterious substances (oil, gas, paint, etc.) and ensuring successful operation any future septic system can limit the potential for contaminated water to enter adjacent retained natural features.*

*- Existing drainage patterns should be considered during future site plan development so that water will continue to permeate and contribute to subsurface water resources, and contributions to the wetlands be unaltered as a result of the development.*

*- It is noted that retaining walls may be required along the western boundary of the proposed development area to achieve overall grading of the site. Retaining walls would also serve to avoid infill within the wetland area setbacks.*

*- Compensation plantings for removals of trees within the development envelope as per Figure 4 within the EIS. Planting stock is to be of native species and complement the surrounding natural community. Eastern White Cedar, Tamarack, and Balsam Fir tree species are recommended.*

*Provided the development is constrained to the proposed development envelope 19 to 30 metres from the wetland as provided within the EIS and the 0.25 ha of sig. woodland removal is compensated for on the property, County ecology staff have no concerns regarding the proposal.*

County Transportation Services have reviewed the subject application and have a comment stating:

*All infrastructure must be at least 75ft/23m from the centreline of the County Road. The proposed buildings meet this criteria. However, the proposed septic systems do not. Therefore, County Transportation staff recommend that the proposed septic systems be moved to a location that can meet this setback requirement.*

County Planning staff have reviewed the subject application. Schedule A of the County OP indicates that the subject lands contain Hazard Lands. The proposed development is partially located within the Hazard Lands. A Slope Stability Review and a Flood Hazard Assessment and Safe Access Analysis were submitted with the application. Provided the Conservation Authority is satisfied with the findings of these studies; County Planning staff have no concerns.

Provided the comments from County Ecology staff and County Transportation Services are addressed and the Conservation Authority is satisfied with the finds on the Slope Stability Review and the Flood Hazard Assessment and Safe Access Analysis; 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,

Derek McMurdie

County of Grey, Owen Sound, ON