



Planning and Development

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January 16th, 2026

Shavindra Fernando
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Consent Application B5-25
Concession 4, Part Lot 4, RP 16R9377 Parts 1 and 2 (7204 Highway 89)
Township of Southgate (Geographic Township of Egremont)
Roll: 420706000507310
Owners: Rilla and Kevin McRobb
Applicant: Greg Ford**

Dear Mr. Fernando,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to sever the subject lands to create a ±3.6-hectare lot containing an existing dwelling and garage and convey the ±14.6 hectare retained lot to the abutting owner to the east. The proposed severed lot has ±111 metres frontage on Highway 89 while the retained lot to be conveyed to the abutting owner has ±296 metres frontage on Highway 89. The subject lands back onto the South Saugeen River. This would create a ±3.6-hectare lot containing a rural residence and merge the ±14.6-hectare retained lot with the abutting lands to create a ±53.5-hectare agricultural parcel fronting on Highway 89.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(3) states,

Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each.

The proposed lot addition is permitted within the Rural designation and both the retained and enlarged lots would each have a lot area greater than 0.4 hectares. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed lot addition is partially located within the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority to ensure that the proposed development can be safely accessed.

Schedule B of the County OP indicates that the subject lands contain 'Aggregate Resource Area'. The proposed lot addition is located outside of the Aggregate Resource Area; therefore, County Planning staff have no concerns.

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

The property contains or is adjacent to potential Habitat of Threatened or Endangered Species, Other Identified Wetlands, Significant Woodlands, Significant Wildlife Habitat, Significant Valleylands, Fish Habitat, and a River. In addition, the property is considered a Significant Groundwater Recharge Area.

County staff have reviewed the proposal and determined that there appears to be sufficient developable area outside of the above-mentioned features. Therefore, it is the opinion of County staff that if future development is limited to areas outside these features, potential impacts to natural heritage would be negligible, and the requirement for an Environmental Impact Study (EIS) can be waived.

County ecology staff have no concerns with the application. If you have any questions or require further information, please contact ecology@grey.ca.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided positive comments are received from the Conservation Authority; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

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Yours truly,

Derek McMurdie
Planner

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