



Planning and Development

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July 17th, 2020

Lindsey Green, Deputy Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0

*Sent via E-mail

RE: Consent Application B03/20
150 Main Street West
Township of Southgate
Applicant/Owner: William Penney

Dear Ms. Green,

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 application is to create a semi detached lot which contains an existing semi detached residence. The severed parcel will be approximately 511m² and have a frontage of 10.165m and a depth of 50.29m. The retained lot will be approximately 511m² and have a frontage of 10.165m. Both parcels have frontage on Grey Road 9.

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

2) Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans

3) This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

County planning staff have no concerns with the proposed development. Further comments should be received from the Township of Southgate.

Appendix of Recolour Grey indicates that the subject property contains 'Wellhead Protection Zone – B'. Section 8.11.2 states,

b) A *Wellhead protection area* (WHPA) is the area around the wellhead where land use activities have the potential to affect the quality or quantity of water that flows into the well. These are areas of high vulnerability where the greatest care must be taken in the storage, use and handling of materials that could, if mishandled or spilled, pollute or contaminate a municipal well. WHPAs are shown on Appendix A of this Plan and further information about WHPAs can be found in the local *source protection plans*.

The subject application will not utilize any fuel or potential contaminants; therefore, County planning staff have no concerns.

County Transportation Services have reviewed the subject file and have no concerns.

County planning staff have no further concerns with the subject application.

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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