



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 6<sup>th</sup>, 2020

Elisha Hewgill, Secretary-Treasurer/Committee of Adjustment  
Township of Southgate  
185667 Grey County Rd. 9, RR #1  
Dundalk, Ontario N0C 1B0

**RE: Minor Variance A03-2020**  
**7 Wilson Crescent (Lot 28, Plan 852)**  
**Township of Southgate (geographic village of Dundalk)**  
**Owner/Applicant: Luciano Serafini**

Dear Ms. Hewgill,

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 and effect of the subject application is to provide relief from the by-law to permit the enlargement of a deck by providing for a 16% increase in lot coverage to 46% and a reduction in the rear yard setback by 3.16m to 4.44m.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'. Section 3.5(3) states a full range of residential, commercial, industrial, recreational, and institutional land uses are permitted. Staff have no concerns with the proposal.

Appendix A of the County OP identifies the subject lands in a Wellhead Protection Area (WHPA-D). Section 8.11.2(1)(b) states *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.* The proposal is residential in nature. This policy typically applies to commercial/industrial developments where there will be fuel storage. County planning staff have no concerns.

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

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink that reads "Stephanie" followed by a stylized surname.

Stephanie Lacey-Avon  
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