



# Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3

November 19<sup>th</sup>, 2020

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

\*Sent via E-mail

**RE: Consent Application B07/20  
045558 Southgate Road 04  
Township of Southgate  
Applicant/Owner: Paul and Ina Martin**

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 effect is to sever a 20-ha parcel of land, with 201 m of frontage on Southgate Road 04. The retained parcel shall be 20 ha in size with frontage on Southgate Road 04. The retained lot, if not already completed will be merged with the small residential lot on lot 16 containing the house.

Schedule A of Recolour Grey designates the subject property as a 'Rural' and 'Agricultural'. Section 5.2.3 states,

5) Where a non-farm sized consent is being proposed on a split land use type property (e.g. a split Agricultural and Rural land use type), the consent may only be supported if;

- a) The entirety of the Agricultural land use type lands remain intact, and
- b) The lands outside of the Agricultural land use type meet the policies and criteria for a severance in the other land use type. In the Rural land use type, the lot would need to meet the Rural lot density and frontage provisions. In the Special Agricultural land use type, the lot would need to meet the Special Agricultural minimum farm lot size.

For the purposes of this policy, determining the percentage Agricultural versus the percentage Rural, Hazard Lands and Wetlands land use types shall not be counted in the split land use type calculation. Hazard Lands and Wetlands policies of this Plan still apply to such severances.

County planning staff have no concerns with the proposed lot creation. The entirety of the Agricultural lands will remain intact and Rural lot density can be met. Further comments should be received from the Township of Southgate.

Schedule A also indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

2) Permitted uses in the *Hazard Lands land use type* are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public *utilities* and *resource based recreational uses*. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) No *development* or *site alteration* may occur within *Significant Woodlands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Further, Appendix B also indicates that the subject property contains a stream. Section 7.9 states,

2) No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands, Significant Woodlands and the stream. 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 - <https://www.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 that positive comments are received from the Conservation Authority regarding the Hazard Lands, Significant Woodlands, and the stream, 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,

A handwritten signature in cursive script, appearing to read 'Hiba Hussain', followed by a small circular flourish.

Hiba Hussain  
Planner  
(519) 372-0219 ext. 1233  
[hiba.hussain@grey.ca](mailto:hiba.hussain@grey.ca)  
[www.grey.ca](http://www.grey.ca)