



Planning and Development

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

November 17, 2021

Elisha Milne
Secretary Treasurer, Committee of Adjustment
Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

RE: Application for Consent / B7-21 NB Wood Machining Inc
Legal Description: CON 11 LOT 33; and CON 11 LOT 34
Township of Southgate
Roll: 420709000405800; and 420709000405900
Agent: Solomon Martin

Dear Ms. Milne,

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 subject application is to sever the two original Township lots being lot 33 and lot 34 which have inadvertently merged, back into to their original lot dimensions. Lot 33 will be 40.61 ha and have 540.50 m of Frontage on Southgate Road 14. Lot 34 will have approximately 40.61 ha with 269.78 m of frontage on Southgate Road 14. The Effect would be to create two farm parcels of approximately 40 ha in size each with frontage on Southgate Road 14.

Schedule A of the County OP designates the subject lands as "Agricultural," with large sections of "Hazard Lands." A significant portion of the subject lands fall within the Saugeen Valley Conservation Authority Screening area.

Section 7.2 of the County's OP notes that new development shall generally be directed away from 'Hazard Lands,' due to constraints such as floodplains, steep slopes, erosion, etc. that pose a significant risk to new development. In this case, both the proposed severed and retained lands are vacant but contain some existing cleared areas outside of the Hazard Lands that may be appropriate for building purposes. In the case of the retained lot, the submitted site plan shows a tentative development envelope. It is noted that in order to access the proposed development area, driveway access would be required across a water course, which falls within the Hazard Lands. It is recommended that comments be received from SVCA to determine if access to the proposed building envelope is viable, and/or whether further study could be warranted.

Regarding the Agricultural land use designation, Section 5.4.3 of the County's OP states:

In the *Agricultural land use type*, newly created farm lots should generally be 40 hectares (100 acres) in size, in order to reduce the breakup of farmland. New lot creation shall be in accordance with section 5.2.3 of the Plan.

Both the proposed severed and retained lots are at least 40 ha in size. Provided there is a building envelope available on each lot, with opportunity for the installation of sufficient private servicing and driveway access, the County has no concerns in this regard.

Appendix B of the County OP identifies 'significant woodlands', and various water courses across both the severed and retained lands. Section 7.4(1) states,

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.

Section 7.9 (2) states:

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.

It is recommended that further comments be received from the Conservation Authority regarding the mapped Streams and Significant Woodlands, and that any proposed development be directed 120 m from the edge of the significant woodlands and 30 m from the edge of a stream.

Section 5.2.2 (1) (5) states that within the Agricultural land use designation:

New land uses, including the creation of lots, and new or expanding *livestock facilities* shall comply with the Provincial *MDS formulae*. Municipal comprehensive zoning by-laws shall incorporate Provincial *MDS formulae*.

County staff would recommend that any identified building envelope be able to meet MDS requirements on both the severed and retained lots.

Finally, staff note that the circulated site sketch proposes to eventually create an on-farm diversified use on both the retained and severed parcels. Per the County's OP policies, staff note that the proposed extent of that use (given the 40-ha size of each proposed lot) could be up to 8000 m², including space for outdoor storage, servicing, parking, and all buildings. Up to 20% of that total area (ie: 1600 m²) could be used for building area for the proposed OFDU. Further comments for any proposed OFDU would be provided at a Zoning and/or Site Plan stage, and these comments should not be considered final or complete.

Prior to a decision on this application, the County would recommend that the Conservation Authority provide comments on the subject application to determine the precise boundaries of the Hazard Lands; to comment on whether access over the existing stream would be feasible on the proposed retained lot; as well as any potential impact to the mapped significant woodlands. Staff would also recommend that

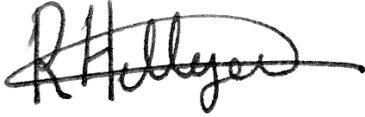
Page 3
November 16, 2021

MDS be achieved for both the retained and severed lots, and that D-6 Guidelines be considered in relation to any forthcoming OFDU proposal.

The County requests notice of any decision rendered with respect to these files.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Becky Hillyer", with a large, sweeping flourish extending from the end of the name.

Becky Hillyer
Planner
(519) 372-0219 ext. 1233
becky.hillyer@grey.ca