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**To:** [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)  
**Subject:** County comments for C34-21 Bauman  
**Date:** February 15, 2022 2:18:04 PM

## County comments for C34-21 Bauman

Hello Southgate,

County Staff have reviewed Zoning application C34-21 Bauman - Moses & Anna Bauman.

The proposed OFDU (dry manufacturing use) would appear to be well within the size limitations established for a 40 ha Agricultural property, per Table 8 of the County's Official Plan.

Schedule B indicates a mapped Aggregate Resource Area on the subject property, as well as a Mineral Resource Extraction Area on the abutting property to the east. As the lot is existing, and the proposed OFDU would be secondary to the agricultural use of the lands, the County generally has no concerns in this regard. From a general planning perspective, the proponents may wish to consider developing the house in further proximity to the Mineral Resource Extraction Area, to lessen any potential noise or dust impacts.

Appendix B indicates Significant woodlands on the subject property. The proposed development may fall within the adjacent lands of the significant woodlands, and it is recommended that further comments be provided by the Conservation Authority.

It is recommended that D6 Guidelines be considered in relation to the proposed use. MDS should be achieved to the proposed OFDU, if required by the municipal zoning by-law.

It is recommended that positive comments be received by the Conservation Authority. The County has no further comments on the subject application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer