

**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)  
**Subject:** County comments for C8-22 Grey Ridge Metals  
**Date:** May 16, 2022 3:54:08 PM

## County comments for C8-22 Grey Ridge Metals

Hello Southgate,

Please note that County Staff have reviewed Zoning application C8-22 Grey Ridge Metals - Grey Ridge Metals Inc. (Jesse Martin).

The subject lands are 40.89 ha in extent and designated 'Rural' and 'Hazard Lands' in the County's Official Plan. The proposed woodworking shop and retail uses are likely within the realm of appropriate OFDU uses, provided that the retail use is accessory to the woodworking shop. The application proposes to re-zone an area of 7998 m<sup>2</sup> for the OFDU, including the workshop, parking area, loading areas, etc. Of that, 747 m<sup>2</sup> are proposed for buildings to support this use.

Table 8 of the County's Official Plan permits a maximum area of 8000 m<sup>2</sup> for an OFDU, of which 20% (1600 m<sup>2</sup>) may be used to accommodate buildings to support the use. The proposal appears to be within these parameters and the County generally has no concerns.

Per Schedule B of the County's OP, the subject lands contain a small area of Aggregate Resource Area. As no new lot creation is proposed, this feature shall not limit the proposal. Per Appendix B, the lands contain Significant Woodlands. It is recommended that further comments are received from the Conservation Authority regarding the mapped woodlands and Hazard Lands on the property.

Grey County Transportation Services staff have reviewed the subject application, as the property fronts on Grey Road 9. Staff have indicated that a commercial entrance permit is required to support the development and that an application for this permit has already been submitted. Transportation staff have no further concerns.

It is recommended that D-6 Guidelines be achieved to the proposed development and that MDS be achieved if required by the Southgate Zoning By-Law.

Provided positive comments are received by the Conservation Authority, the County has no further concerns.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

