

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C14-22 Rosalyn Outdoor Centre Inc
Date: August 17, 2022 4:26:35 PM

County comments for C14-22 Rosalyn Outdoor Centre Inc

Hello Southgate,

Please note that County Staff have reviewed Zoning application C14-22 Rosalyn Outdoor Centre Inc - Howard Dalal.

The subject lands are designated 'Rural,' 'Hazard Lands,' and 'Provincially Significant Wetlands' in Schedule A of the County's Official Plan; a small portion of 'Aggregate Resource Area' in Schedule B; and largely designated 'Core' in Schedule C.

Per Appendix B, the subject lands are largely covered in Significant Woodlands, contain a water course, Significant Valleylands, and an ANSI - Earth Sciences feature.

It is understood that the proposed group home would be located within an existing building located in the Rural designation, but adjacent to the Hazard Lands and within ~50 meters of the Provincially Significant Wetland. Generally, County staff would require the completion of an Environmental Impact Study to ensure that the existing natural heritage features on the property would not be impacted by the proposed development. In this case, given that the property already exists as a summer camp, and the proposed group home would be accommodated within an existing building, County staff would defer to the Conservation Authority to determine if further study would be warranted.

"Institutional uses" and "Resource Based Recreational Uses" are permitted within the Rural designation; and "Reuse of existing buildings and structures" is permitted within the Core designation, per Table 10. Given the extent of the wetlands within the vicinity of the property, and the proposed year-round use of the group home facility, County staff have concerns about potential flooding on the property, particularly as a portion of the existing driveway is located within the Hazard Lands. It is recommended that further comments be provided by SVCA to ensure that safe, all-season access can be attained to the subject property. County staff would support the completion of a flood plain study in this regard.

Per Section 5.6.2, new non-agricultural uses that require a zoning by-law amendment on existing lots of record are generally not permitted within the Aggregate Resource Area. In this case, the ARA mapping on the existing lot is quite minimal in extent, and the summer camp use has already been established on the subject property. County staff therefore have no significant concerns.

County staff would recommend that MDS be considered and achieved to the proposed Group Home structure.

In summary, County staff would support the completion of a floodplain study in order to ensure that safe, all-season access can be achieved to the subject property. If a previous study has been undertaken, or additional technical information can be provided by the Conservation Authority to address this consideration, this requirement may be waived. Staff would defer to SVCA staff to determine if an Environmental Impact Study would be warranted for the proposed use.

County staff have no further comments.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer