



Planning and Development

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August 17th, 2022

Clinton Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

RE: Minor Variance Application A6-22
Plan 480 Blk J Lot 6, RP 17R2918, Part 1 (121 Main Street West)
Township of Southgate
Owners/Applicants: Tyler DeFrederico

Dear Mr. Stredwick,

This correspondence is in response to the above noted application. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of Minor Variance Application A6-22 is to allow for a reduction of the number of required parking spaces for an accessory unit.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'. Section 3.5(3) states,

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County. Lands may be designated to accommodate the growth projected in Tables 1, 2, and 3 of this Plan.

The minor variance will allow for a variance in the parking provisions to allow for the construction of an accessory unit; therefore, County planning staff have no concerns.

Appendix A of the County OP designates the subject lands as 'Wellhead Protection Area B'. Section 8.11.2(1) states,

b) A Wellhead protection area (WHPA) is the area around the wellhead where land use activities have the potential to affect the quality or quantity of water

that flows into the well. These are areas of high vulnerability where the greatest care must be taken in the storage, use and handling of materials that could, if mishandled or spilled, pollute or contaminate a municipal well. WHPAs are shown on Appendix A of this Plan and further information about WHPAs can be found in the local source protection plans.

The WHPA mapping designation is intended to protect groundwater table. Potential impacts associated with industrial/commercial uses include but not limited to fuel and/or chemical storage. The proposed development is residential; therefore, County planning staff have no concerns.

County Paramedic Services have reviewed the subject application and have no concerns.

County Transportation Services have reviewed the subject application and have a comment stating *only one entrance is allowed for each lot of record*. An entrance permit is required.

The Forestry and Trails Department have reviewed the subject application and provided comments stating *the property is located approximately 113 metres from the CP Rail Trail and separated by Dundalk Street. No concerns from Forests and Trails.*

County planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



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