



## Planning and Development

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November 28<sup>th</sup>, 2022

Lindsay Green  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Zoning By-law Amendment C18-22**  
**Plan 480, BLK J, Lot 1 to 2 (141 Main Street West)**  
**Township of Southgate (geographic Village of Dundalk)**  
**Roll: 420711000140100**  
**Owner: Victor Noroozi**  
**Applicant: Tyler Colwell**

Dear Ms. Green,

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 and effect of the subject application is to permit a 24-hour gym to be located on the subject property and seek relief from the parking requirements as required.

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.*

The proposed gym will add to the full range of commercial uses in Dundalk. Staff understand that the proposed gym would be located within the existing structure and no significant external changes are proposed. The surrounding land uses appear to be a mix of Industrial and Residential uses. To ensure that any surrounding residential properties are not significantly impacted by increased traffic to the area (and potentially throughout the night, as the gym is proposed to be 24-hours), Southgate staff may wish

to examine options for noise buffering, such as fencing and landscaping around the property.

Appendix A of the County OP indicates the subject lands contain 'Wellhead Protection Zone 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 the groundwater table. Potential impacts associated with industrial/commercial uses include but are not limited to fuel and/or chemical storage. The proposed development is a commercial fitness business and it is not anticipated that large quantities of fuel or chemicals would be stored on site. Therefore, County planning staff have no concerns.

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

The Forests and Trails Department have reviewed the subject application and have a comment stating: *The subject lands are located approximately 140 metres from the rail trail and do not directly abut the trail. There are no trail / forest concerns.*

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

County Housing Services have reviewed the subject application and have no concerns

In examining the street view imaging County Planning staff would note that the property appears to have been used as a gas station and auto repair shop in the past and would defer to Southgate for a more thorough history. It may be in the interest of the applicant to obtain a letter of opinion from a qualified engineer to determine if a record of site condition would be appropriate to accommodate the proposed changed use. County Planning staff would further recommend that fencing and/or landscaping buffering be explored to ensure no negative impacts to surrounding residential properties.

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

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

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Yours truly,



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