



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
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April 17th, 2023

Elisha Milne
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Minor Variance Application A1-23
Concession 14, Part Lot 8, RP 16R5303 Parts 1 and 2 (143769 Southgate Road 14)
Township of Southgate (geographic Township of Egremont)
Roll: 420706000408601
Owner/Applicant: Maynard Bearinger
Agent: Laura Bearinger**

Dear Ms. Milne,

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 vary the provisions of section 13.2(e) allowing for a reduction in the interior side yard setback. All other provisions of the by-law shall apply. The reduced setback would be 2.43m, whereas 5m is the requirement. This allows for the garage and entrance to the house to be located on the opposite side of the lot and will reduce potential conflicts with the shared laneway entrance.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.1(1) of the County OP states,

The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

Further, Section 5.2.1(4) states,

Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a surplus

farmhouse severance. Where a new dwelling is permitted, Provincial Minimum distance separation formulae is applied to the new house.

The proposed development is not a new dwelling but is a residential use. The minor variance would allow for a new garage attached to the existing dwelling to be built. Therefore, County Planning staff have no concerns.

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,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, slightly slanted style.

Derek McMurdie
Planner
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