



Planning and Development

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June 20th, 2023

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

**RE: Zoning By-law Amendment C6-23
Concession 22, Part Lot 4 (263597 Southgate Road 26)
Township of Southgate (geographic Township of Egremont)
Roll: 420706000121800
Owner/Applicant: David Rogers
Agent: Cuesta Planning Consultants**

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 allow for the creation of three residential lots within the Inland Land Lake designation. In order to accommodate the EIS recommendations, setbacks have been proposed to be reduced as well as increased as follows: The retained parcel is proposed to have a minimum lot frontage of 177m which is to accommodate the frontages from the three proposed lots. The Lot 1 is proposed to have a minimum front yard setback of 4m, a minimum side yard of 1.5m and a minimum rear yard of 56.4m. Lot 2 and lot 3 are proposed to have a minimum front yard setback of 2m, a minimum side yard of 1.5m and a minimum side yard of 76.6m. A portion of the subject lands would be rezoned from Agricultural exception zone (A2-322) to Residential Type 5 exception (R5-XXX) to permit the creation of three new lots that would meet the requirements of the EIS. The retained lot will also modify the provisions of the A2-322 zone to reflect the reduced lot frontage.

Schedule A of the County OP designates the subject lands as 'Inland Lakes and Shoreline Settlement Area'. Section 3.7(3) states,

Permitted uses in the Inland Lakes and Shoreline Settlement Area must be limited to low- density residential dwellings, bed and breakfast establishments, home

occupations, marinas, resource based recreational uses, convenience commercial, and public uses. Any new development will need to address the requirements of the servicing section of this plan, Section 8.9.

The proposed development would create three new low density residential dwellings on three new lots. The three new lots are entirely within the Inland Lakes and Shoreline Settlement Area. Therefore, the proposed development is permitted within the Inland Lakes and Shoreline Settlement Area. County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.

A Preliminary Hydrogeological Feasibility Assessment was submitted with the application and determined that the proposed new lots can safely be serviced by on-site water and sewage servicing. Provided that the recommendations mentioned in the assessment are done, County Planning staff have no concerns.

Schedule A of the County OP designates the subject lands as 'Rural'. The proposed development would occur outside of the Rural designation; therefore, the Rural lot density policies would not apply. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Schedule B of the County OP indicates the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(8) states,

Non-farm sized lot creation of lots less than 20 hectares in size will not be permitted in Aggregate Resource Areas. Lot creation for infrastructure or public use purposes may be exempted from this requirement provided all reasonable measures are taken to mitigate any impacts on the aggregate resource.

The proposed development is located outside of the Aggregate Resource Area; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands are near Wildland Fire – Hazardous Forest Types – Extreme. Section 7.8(2) states,

Development may however be permitted in lands with Hazardous Forest Types for Wildland Fire where the risk is mitigated in accordance with the 'Wildland Fire Assessment and Mitigation Standards'. Risk mitigation should be addressed as part of an environmental impact study or foresters study.

An EIS was submitted with the application and determined that tree removal would be necessary to achieve a firebreak between the homes and woodlands, especially in the east quadrant of the study site, where trees with higher fire hazard are located. Provided the tree removal is as minimized as much as possible, while also allowing for the necessary fire breaks; County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands' and a 'Pond'. An EIS was submitted with the application and determined that the proposed development will not have negative impacts on the Significant Woodlands or Pond, provided the recommendations and mitigation measures in the EIS are implemented. Provided the recommendations and mitigation measures in the EIS are implemented; County Planning staff have no concerns.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Forestry and Trails Services has reviewed the subject application and have a comment stating *The subject lands directly abut Camp Oliver Grey County Forest to the north. No drainage should be diverted toward the County forest. One consideration may include posting signage indicating County Forest lands boundary and that off-trail access is not permitted, as well as marking trees to further delineate the forest boundary. Camp Oliver is a multi-use forest that permits activities such as hiking, snowshoeing, skiing, hunting and fishing. Additionally, Camp Oliver is a working forest that is subject to harvesting.*

Provided the recommendations in the Preliminary Hydrogeological Feasibility Assessment are implemented; tree removal is as minimized as possible, while still

allowing for the necessary fire breaks, the recommendation and mitigation measures in the EIS are implemented, and that County Forestry and Trails Services requirements are met; 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, flowing style.

Derek McMurdie
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