



Planning and Development

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July 17th, 2023

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

**RE: Pre-Consultation B7-23
Concession 2 SWTSR, Part Lot 198 to Part Lot 200 (260289 Southgate Road
26)
Township of Southgate (geographic Township of Proton)
Roll: 420709000804300
Owner/Applicant: Tubegate Inc – Solomon Martin**

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 adjust the property line to make a suitable building site for a new farm.

Schedule A of the County OP designates the subject lands as 'Rural' Section 5.4.3(3) states,

Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each.

The proposed lot addition is permitted within the Rural designation, as both the enlarged lot and retained lot will be greater than 0.4 hectares each. Therefore, County Planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

- f) *Where a new dwelling is permitted on an existing lot, MDS I formulae is applied to the new dwelling. If there is no building area available on the existing lot, the dwelling shall be as far from the neighbouring livestock barn or manure storage facility as possible.*

Provided MDS calculations are submitted and the setbacks can be obtained; County Planning staff have no concerns.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed building site would be located close to the boundary of the Hazard Lands. Therefore, County Planning staff recommend receiving comments from the Conservation Authority to ensure the proposed building site is located outside of the Hazard Lands.

Appendix B of the County OP indicates the subject lands contain 'Streams'. The proposed building site is located outside of the Streams and their adjacent lands; Therefore, County Planning staff have no concerns.

Provided MDS calculations are submitted and setbacks can be obtained and positive comments are received from the Conservation Authority regarding the boundary of the Hazard Lands; 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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