



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
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February 3rd, 2020

Lindsey Green, Deputy Clerk
Township of Southgate
185667 Grey County Rd. 9, RR #1
Dundalk, Ontario N0C 1B0

RE: Minor Variance A01-2020
Concession 9, SPT Lot 30 (126491 Southgate Road 12)
Township of Southgate (geographic township of Proton)
Owner/Applicant: Keith Greenwood & Brenda Stewart

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 the relocation of a home that results in existing structures being in the front yard. The proposal requires relief from section 5.1(e) and 5.4(d)(i) of the by-law which requires an accessory structure to be located in a rear or sideyard. Approval of this application would provide relief from the by-law to permit the reconstruction of a home in a new location that will cause existing accessory buildings to be located in the front yard.

Schedule A of the County OP designates the subject property as 'Agricultural' and 'Hazard Lands'. Residential uses are permitted within the agricultural land use designation. No development is proposed within the 'hazard lands' land use designation. County planning staff have no concerns.

Appendix B of the County OP identifies a stream on the subject property. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with section 7.11 of this plan concludes setbacks may be reduced and/or where it has

been determined by the appropriate conservation authority these setbacks may be reduced.

No development is proposed within the 30 metre buffer area. 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 do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'Stephanie Lacey-Avon' with a stylized flourish at the end.

Stephanie Lacey-Avon
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