



Planning and Development

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September 12th, 2024

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

**RE: Consent Application B7-24 and Zoning By-law Amendment C23-24
Concession 13, Part Lot 33, RP 16R8317 Part 3 (212475 Southgate SRD 21)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000408810
Owners: Dennis and Jacqueline Groves
Applicant: Ron Davidson**

Dear Ms. Milne,

This correspondence is in response to the above noted applications. We have had an opportunity to review the applications 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 applications is to transfer a 207.38 metre by 195.145 metre parcel of land to the abutting property to the south, while retaining a lot containing the existing home and accessory buildings with 195 metres frontage on Southgate Sideroad 21, 202.33 metres of depth and 3.94 hectares of lot area and to address zoning compliance resulting from the proposed lot line adjustment between the subject lands and the lands to the south.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(3) states,

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

The County OP defines legal or technical reasons as the following:

LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

The proposed lot line adjustment would not meet the definition of a legal or technical reason. However, the existing lots do not conform to the County Official Plan policies regarding the Agricultural designation. In addition, the proposed lot line adjustment would consolidate farmland and provide the opportunity for the farmer to make better use of an undersized agricultural parcel. Further, the proposed lot addition would not create a new lot or create an additional sensitive receptor that would impact the MDS requirements for the surrounding Agricultural uses. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed lot addition is partially located within the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

The subject property contains and/or is adjacent to 'Habitat of Threatened or Endangered Species', 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', potential 'Fish Habitat', and a 'Stream'. County staff have reviewed the proposal and based on the site plan, the proposed development will be within adjacent lands to the identified natural heritage features and within a previously disturbed area. As such, it is County staff's opinion that the potential impact to this feature would be negligible, and the requirement for an EIS can be waived.

County staff's role is to identify habitat through a screening process in consideration of the PPS and local policies; however, it is the applicant's responsibility to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed – "development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". Due to the sensitive nature of this information, staff are not permitted to disclose the potential endangered and threatened species type on the subject lands. County staff are not the regulating authority under the ESA. The applicant is advised to contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for further information on how to address this policy.

County ecology staff have no concerns with the application. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca.

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.

Provided positive comments are received from the Conservation Authority; 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
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