



Planning and Development

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May 8th, 2024

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

**RE: Zoning By-law Amendment C12-24
Concession 8, Lot 28 to 29 (126282 Southgate Road 12)
Township of Southgate
Roll: 420709000400500
Owner: Mel-Mar Industries Inc.
Applicant: Eli Sherk**

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 permit an on farm diversified use on the proposed severed lot under File B6-24. The proposed workshop, office and detached power room would have a combined area of 750 square meters with 500 square meters of outdoor storage. This will permit an on farm diversified use (workshop) along with a new farm dwelling and barn to be constructed on the lot to be severed under file B6-24.

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

The subject property contains and/or is adjacent to 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Valleylands', 'Significant Wildlife Habitat', 'Fish Habitat', and a 'River'. 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. The subject lands are also considered a Significant Groundwater Recharge Area and an area that influences Highly Vulnerable Aquifers. It is County staff's opinion that if development is limited to the building envelope provided and maintains a 30-metre setback from the Sig.

Valleylands, the potential impact to this feature would be negligible and the requirement for an EIS can be waived. Regarding the proposed river crossings, diligent application of sediment and erosion controls (ESCs) is recommended for future construction to minimize the extent of accidental or unavoidable impacts to adjacent features. County staff defer ESC to the Conservation Authority provided the Conservation Authority addresses ESC through their permitting process.

County staff recommend that the vegetation within the Significant Valleylands be maintained to protect the coldwater river habitat.

County ecology staff have no concerns with the application, provided the 30-metre setback from the Sig. Valleylands can be met. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca.

Provided the above has been addressed, County staff have no further concerns.

In addition to the above, provided our comments, dated April 18th, relating to pre-consultation application C12-24 have been addressed; 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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