



Planning and Development

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September 21st, 2022

Clint Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk ON, N0C 1B0

**RE: Consent Application B4/21 and Zoning By-law Amendment Application
C16-22
Concession 1 Part Division 2 to 3 Lot 21
Geographic Township of Egremont
Owner: Rodger and Lynda Falladown**

Dear Mr. Stredwick,

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 subject consent application B4/21 is to sever 0.929 ha of land with 60 m of frontage on Highway 6, from the existing 33.5 ha lot. The retained parcel will be 32.52 ha and have 321.5 m of frontage on Southgate Road 10. The effect would be to create a new residential lot. The retained lot would remain as primarily wetland but have a building envelope for a residence identified.

The purpose of the proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.

Schedule A of Recolour Grey designates as the subject property as 'Rural'. Section 5.4.3 (1) of the OP states,

All consents for new lot *development* shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

The subject property is located on an Original Township Lot Size of 63 hectares. Currently, the Original Township Lot has four (4) lots. The creation of one more lot would be permitted. County Planning staff have no concern in this regard.

Schedule A of the County OP also designated the subject property as 'Provincially Significant Wetlands'. Section 7.3.1 of the County states,

1) No *development or site alteration* is permitted within the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the *Wetland*.

2) No *development or site alteration* may occur within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Development or site alteration within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* will require a permit from the appropriate *conservation authority*.

Lastly, Schedule A designates the subject property as 'Hazard Lands'. Section 7.2 (3) states

In the *Hazard Lands land use type* buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section .7 Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

The location of proposed residential buildings will be located adjacent to the Provincially Significant Wetlands. An EIS was completed to support the proposed development provided that the recommended mitigation measures be implemented. However, the proposed driveway will be located within the Provincially Significant Wetlands. The above noted policies do not permit any type of development or site alteration within a Provincially Significant Wetlands. County Planning staff recommend the applicant find

an alternative location for the driveway. Further comments from the Conservation Authority should be received in this regard.

Schedule B of the County OP designates a small portion of the property 'Aggregate Resource Area'. Section 5.6.2 (7) states,

In Aggregate Resource Areas shown on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, which would prevent or hinder new extraction operations, and may only be permitted if:

- a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of *incompatible development* patterns. The quality and quantity of the material will be determined by having a *qualified individual* dig test pits within the area proposed for the non-agricultural *development* as well as the *adjacent lands* within 300 metres of the *aggregate resource area*; or that

The subject property currently contains less than .20 hectares of Aggregate Resource Area. The extraction of this material on the subject property would not be feasible due to the quantity of material. County Planning staff have no concerns in this regard.

Appendix B of the OP indicates that there are 'Significant Woodlands', 'Lakes and Rivers', 'Streams' and 'Other Wetlands' on the subject property. Section 7 of the OP states,

The other natural features and areas are constraints, which are identified on Appendix A and Appendix B. For constraints, *development* can be permitted within these areas or adjacent to these areas, subject to addressing the specific policies identified in this Section, or any *provincial and federal requirements*.

The buffers required from the above noted natural heritage features range from 30 metres to 120 metres. County Planning staff recommend that any mitigation features recommended in the EIS be implemented. 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 - <https://www.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 Planning staff recommend deferral of the subject applications in order for the applicant to relocate the proposed driveway outside of the Provincially Significant Wetlands.

The County requests notice of any decision rendered with respect to this file.

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If you wish to discuss this matter further, please contact me.

Yours truly,



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