



Planning and Development

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April 11th, 2024

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

**RE: Zoning By-law Amendment C6-24
Plan 16M5, Lot 33 (40 Uncle Tom Crescent)
Township of Southgate (geographic Township of Egremont)
Roll: 420706000505560
Owners/Applicants: Margot and Greg Ford**

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 rezone an 864 square meter triangle of land, being purchased from the Township, from an Open Space -129 Zone to a Residential Type 5 Zone (R5), and to allow a Garden Suite (known as a granny flat) to be erected on the subject lands as a temporary use. This will rezone a triangle piece of land being purchased from the Township to the same R5 Zoning applicable to the subject land and allow a Garden Suite south and east of the existing residence on the subject land.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(6) states,

Additional residential units are permitted in the main house and in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within hazard lands. Additional residential units and garden suites are required to be in the farm cluster.

In addition, Section 4.2.6 states,

The County will encourage development of garden suites. Council or the local municipality will require a temporary use by-law to be passed to allow the temporary use of land for garden suites. This by-law must not exceed 20 years, but council may through by-law grant further periods of not more than three years each. At the end of 20 years, consideration by council could be given to making a garden suite permanent.

The garden suite is located directly next to the primary dwelling and therefore would be considered as being in the farm cluster. Further, the proposed by-law would permit the construction of a garden suite as a temporary use. Therefore, County Planning staff have no concerns.

Schedule B of the County OP indicates that the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(1) states,

The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.

The proposed development is located outside of the Aggregate Resource Area; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and 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 contact me.

Yours truly,



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