

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: County comments for A1-25 Bos
Date: February 13, 2025 9:33:34 AM

County comments for A1-25 Bos

Hello Southgate,

Please note that Grey County is taking steps to streamline development review by limiting comments on some planning applications. This includes **all** minor variances and site plan applications, except where connected with a County application. In addition, within settlement areas, County staff may limit comments on zoning by-law amendments and consents.

As such, a formal planning review of the subject application has not been undertaken. Please be advised that planning decisions shall conform with the County's Official Plan and County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and provided the following comments:

The subject property contains and/or is adjacent to potential 'Habitat of Threatened or Endangered Species', 'Significant Wetlands', 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', 'Core Area', 'Areas of Natural and Scientific Interest', potential 'Fish Habitat', and 'Streams'. Additionally, the property is considered a Significant Groundwater Recharge Area. 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. The following mitigation measures are recommended to best address the potential endangered and threatened species habitat on the subject property:

Tree removal required for the development should be limited to outside of the active period for bats and nesting birds (March 15 to November 30, annually)

County staff advise the applicant of the above to support compliance with external

legislation (Endangered Species Act (ESA), 2007, subsections 9(1) and 10(1)(a)). While the County is not supportive of development within Habitat of Endangered and Threatened Species, 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 Transportation Services have reviewed the application and have no concerns.

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

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie