



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 13th, 2023

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

**RE: Consent Application B9-23
Concession 12, Part Lots 28 and 29
Township of Southgate (geographic Township of Proton)
Roll: 420709000407000
Owners: Menno and Catherine Sherk (Grey 9 Enterprises)
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 split the lot into two farm lots. The severed lot would have 518m of frontage on Southgate Sideroad 19 and an area of approximately 42ha. The retained parcel will have a lot area of 40ha and frontage of 491m on Southgate Sideroad 19.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(1) states,

A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:

- a) *One lot severed to create a farm parcel of generally 40 hectares in size, provided both the severed and retained lots are 40 hectares in size and are both intended to be used for agricultural uses.*

The proposed severance would create one new 42-hectare farm sized parcel that would be used for agricultural purposes. Further, the retained parcel would continue to be farm sized. Therefore, County Planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

MDS calculations were not submitted with the application. Provided MDS calculations are done and setbacks can be obtained; County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.

From a general planning perspective, it should be ensured that the subject property can safely provide on-site water servicing and on-site sewage servicing for both the severed and retained lots.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed structures are located outside of the Hazard Lands. Provided the proposed structures continue to be located outside of the Hazard Lands; County Planning staff have no concerns. To ensure that the proposed severance will not be impacted by the Hazard Lands; County Planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands', 'Significant Wildlife Habitat', 'Species at Risk', 'Significant Woodlands', and 'Fish Habitat'. As per the site plan provided, all development will be restricted to a previously disturbed agricultural area outside of the above-mentioned natural heritage features. As such, Grey County Staff are of the opinion that if development is restricted to the area as depicted on the site plan, impacts to the heritage features would be negligible, and therefore, have no concerns.

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.

County Transportation Services has reviewed the subject application and have no concerns.

Provided MDS calculations are submitted and setbacks can be obtained and positive comments are received from the Conservation Authority regarding the Hazard Lands; 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,



Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca