

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: County comments for A4-24 Martin
Date: April 11, 2024 2:09:56 PM

County comments for A4-24 Martin

Hello Southgate,

Please see below for the County comments for Minor Variance application A4-24 Martin - Kevin Martin.

County Planning Ecology staff have reviewed the subject application and have no concerns.

County Transportation Services have reviewed the subject application and have a comment stating,

All proposed buildings must maintain a 75ft setback from the centreline of the County RoW or apply for an exemption. The attached sketch appears to maintain this distance but exact measurements by the applicant are necessary.

County Planning staff have reviewed the subject application. Schedule A of the County OP designates the subject lands as 'Agricultural' and 'Rural'. Section 5.2.2(5) states,

Municipalities should not reduce MDS through a minor variance, zoning amendment, or official plan amendment, except where sufficient reasoning has been provided, and the intent of the MDS Guidelines has been maintained. MDS shall generally not be modified for the purposes of permitting new non-farm sized lot creation. In reviewing the rationale for a variance, there should be demonstration that the variance would:

- not be able to be met through a modification to the development being proposed (e.g. set a building back further than proposed)
- make an existing situation better to reduce the potential for conflict
- impose undue hardship, such as major farm operation, inefficiencies, or servicing constraints, by not granting the variance, or
- be small enough such that there is very limited potential for land use conflict.

The existing barn does not conform to MDS setbacks and the proposed development is for an addition to the existing barn. Further, it is not possible for the addition to meet MDS setbacks, unless the entire barn were rebuilt in a location that meets MDS setbacks. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands;

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,

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 subject lands are not currently licensed for sand, gravel, or bedrock extraction; therefore, County Planning staff have no concerns.

Provided all buildings maintain a 75 foot setback from the centreline of the County RoW or an exemption to this is applied for; County Planning staff have no concerns with the subject application.

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

Let us know if you have any questions.

Best regards,

Derek McMurdie