

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: County comments for A9-24 Allen
Date: October 17, 2024 9:39:42 AM

County comments for A9-24 Allen

Hello Southgate,

Please see below for the County comments for Minor Variance application A9-24 Allen - Jamie & John Allen.

County Planning staff have reviewed the subject application. Schedule A of the County OP indicates that the subject lands contain Hazard Lands. The proposed development would be located near the edge of the Hazard Lands and SVCA has confirmed that the proposed development is located outside of their mapped Hazard Lands. SVCA has also issued a permit for the proposed development. Therefore, 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 subject property can safely provide onsite water and sewage servicing.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

The subject property contains and/or is adjacent to 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', 'Fish Habitat', and a 'Stream'. 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 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.

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

County of Grey, Owen Sound, ON