



Planning and Development

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August 14th, 2023

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

**RE: Consent Application B8-23
Concession 4, Part Lot 38
Township of Southgate (geographic Township of Proton)
Roll: 420709000704800
Owner: Jayfab Mfg Inc. – John Martin
Applicant: Solomon Martin**

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 380.53m of frontage on Southgate Road 08 and an area of approximately 18.82ha. The retained parcel will have a lot area of 20ha and frontage of 524.75m on Grey Road 8. This would create two farm parcels within the rural designation.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan.

The size of the original township lot is 38.82 hectares. The original township lot currently contains one lot. The creation of an additional lot would meet County OP lot densities. Further, the severed lot would have a lot area greater than 0.8 hectares. The frontage-to-depth ratio for the severed lot is less than 1:3. 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 submitted 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.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed structures are located near the boundary of the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority to ensure the proposed structures will be located outside of the Hazard Lands.

Schedule A of the County OP indicates the subject lands are within the adjacent lands of 'Provincially Significant Wetlands'. The proposed structures and buildings would be located outside of the adjacent lands of the Provincially Significant Wetlands; therefore, County Planning staff have no concerns.

Schedule C of the County OP indicates that the subject lands are within the adjacent lands of 'Core Area'. The proposed structures and buildings are located outside of the Core Area; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands', a 'Stream', and is within the adjacent lands of 'Significant Woodlands'. It is anticipated that the proposed development will not negatively impact the natural heritage features as the proposed structures and buildings would be located in a cleared and disturbed portion of the property. Further, farming would remain as the primary use of the subject lands. Therefore, County Planning staff 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 boundaries of 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,

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A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
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