



# Planning and Development

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May 8<sup>th</sup>, 2024

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

**RE: Consent Application B6-24  
Concession 8, Lot 28 to 29 (126282 Southgate Road 12)  
Township of Southgate  
Roll: 420709000400500  
Owner: Mel-Mar Industries Inc.  
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 sever the subject lands into two farm parcels. The proposed severed lot would have 410.9 meters frontage on Southgate Road 12, 1006 meters depth along unopened section of Sideroad 19 and 41.22-hectares lot area. The retained parcel would have 399 meters frontage on Southgate Road 12, 1006 meters depth and 40 hectares lot area.

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 Valleylands', 'Significant Wildlife Habitat', 'Fish Habitat', and a 'River'. 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. The subject lands are also considered a Significant Groundwater Recharge Area and an area that influences Highly Vulnerable Aquifers. It is County staff's opinion that if development is limited to the building envelope provided and maintains a 30-metre setback from the Significant Valleylands, the potential impact to this feature would be negligible and the requirement

Page 2  
May 8<sup>th</sup>, 2024

for an EIS can be waived. Regarding the proposed river crossings, diligent application of sediment and erosion controls (ESCs) is recommended for future construction to minimize the extent of accidental or unavoidable impacts to adjacent features. County staff defer ESC to the Conservation Authority provided the Conservation Authority addresses ESC through their permitting process.

County staff recommend that the vegetation within the Sig. Valleylands be maintained to protect the coldwater river habitat.

County ecology staff have no concerns with the application, provided the 30-metre setback from the Sig. Valleylands can be met. If you have any questions or concerns regarding the above, please reach out to [ecology@grey.ca](mailto:ecology@grey.ca).

Provided the above has been addressed, County Ecology staff have no further concerns.

In addition to the above, provided our comments, dated April 18<sup>th</sup>, relating to pre-consultation application B6-24 have been addressed; 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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