



# Planning and Development

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

March 14<sup>th</sup>, 2023

Lindsey Green  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Consent Application B1-23  
Concession 2 SWTSR, Lot 204, Part Lot 205, Part lot 206 (752735 Southgate  
Sideroad 75)  
Township of Southgate (geographic Township of Proton)  
Roll: 420709000804501  
Owners: 2669552 Ontario Inc. - Elias L Martin  
Applicant: Allen S M Martin**

Dear Ms. Green,

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 a 19 hectare lot with 192 metres of frontage and add it to the existing 4.5 hectare residential lot to create an enlarged lot that is approximately 23 hectares in lot area. The retained parcel will have 361m of frontage and will be approximately 38.5 hectares in lot area. This would create a new agricultural parcel from the existing residential parcel. The lot density will not be increased with this lot addition.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(3) states,

*Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lots are greater than 0.4 hectares each. The lot density provisions in Table 9 do not apply to lot additions.*

The proposed lot addition would create a new agricultural parcel and both the retained and enlarged lots will each have a lot area greater than 0.4 hectares. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed severance does not propose new structures. Further, the enlarged lot already includes an existing dwelling and the Hazard Lands are located almost solely within the farm fields. If new development is proposed, it cannot be located within the Hazard Lands. Provided future development does not occur within the Hazard Lands; County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands', 'Streams', and a 'Pond'. The use of severed land would not change as once it is added to the residential lot, the enlarged lot will become an agricultural parcel. Therefore, it is anticipated that the proposed lot addition would not have negative impacts on the Significant Woodlands, Streams, or Pond. 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 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](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://www.grey.ca)