

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for SP17-22 1000163754 Ontario Inc (Lisanti)
Date: September 13, 2022 3:03:15 PM

County comments for SP17-22 1000163754 Ontario Inc (Lisanti)

Hello Southgate,

Please note that Grey County Planning staff have reviewed Site Plan application SP17-22 1000163754 Ontario Inc. - Paul Lisanti & Brad Wilson.

The subject application proposes the development of a 9300 m² warehouse, 16 rental units, 165 parking spaces and a stormwater management pond. A Functional Servicing Study has been prepared to support the subject application and has been reviewed prior to providing these comments.

The subject property is designated 'Primary Settlement Area' in Schedule A of the County's Official Plan, with a small portion of 'Hazard Lands.' It is recommended that any development be situated outside of the Hazard Lands, and that further comments be provided by the Conservation Authority to determine the precise boundary of the Hazard Lands.

Primary Settlement Areas permit a wide array of development, including Industrial uses. From the Functional Servicing study provided, the proposed development would be connected to full municipal services, with provisions for stormwater management. County staff would recommend that the recommendations of the study be integrated as conditions of any Site Plan approval for this application.

Per Appendix A, the subject lands fall within a Wellhead Protection Area D. Within these areas, there is concern for new industrial and commercial uses that could result in the increased potential for spillage of hazardous substances that may impact drinking water supplies. County staff would recommend that further comments be received from the Local Risk Management Official.

Appendix A also indicates that there is a Wastewater treatment facility immediately south-east of the subject property, across EcoPark Way. Section 8.9.1 (16) of the County's OP states:

Local municipalities must comply with recommended buffer separation guidelines as presented in the Ministry of the Environment, Conservation and Parks D-2 Guideline or its successor document, for compatibility between wastewater treatment facilities/sewage treatment works as shown on Appendix A [...] and sensitive land uses.

The proposed development would not be considered a 'sensitive land use,' and the County generally has no concerns in this regard.

Appendix B indicates a watercourse on the abutting property to the northeast, and a water course and 'other wetland' to the northwest. It is recommended that further comments be provided by Grand River Conservation Authority.

From a climate change perspective, County staff would recommend that consideration be given for semi-permeable pavement to prevent extensive run-off; and that trees be planted around parking areas to promote cooling and reduce the urban 'heat island' effect. Staff would further recommend that existing trees towards the rear of the property be maintained as much as possible.

County Transportation Services have reviewed the subject application and have provided the following comments:

If the town is requesting a TIS, the County would recommend that the study consider the intersection of Ida Street and County Road 9, to see if improvements are required to support this venture.

On the above, staff would confirm that the County is not requesting a TIS at this time, and would request that this comment be considered only if the Township is seeking to request a TIS.

Provided positive comments are received from GRCA and the local Risk Management Official, and the proposed development is connected to full municipal servicing, County staff have no further concerns.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer