

August 16, 2024

Elisha Milne
Legislative and Planning Coordinator, Township of Southgate
emilne@southgate.ca

**RE: Minor Variance Application A11-24 - Braniff
032106 SOUTHGATE SRD 03
Township of Southgate
Roll: 420706000405201
Owner: Victor Braniff**

Dear Elisha 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 subject lands are identified as the following in the County Official Plan:

- Schedule A – Land Use Types – Rural and Hazard
- Schedule C - Natural Heritage System Core Areas and Linkages – Adjacent to Core Area
- Appendix B – Constraint Mapping – Significant Woodlands

Schedule A of the County OP designates the subject lands as Rural and Hazard. The proposed development is located outside of Hazard designation. County staff have no concerns.

Schedule C indicates that the property is adjacent to lands identified as a Core Area, which has an adjacent lands setback of 120 meters. While it appears that the proposed residential development is located within this setback, there is also existing disturbance between the Core Area and the proposed development, such as the existing garage structure and Southgate Road 3. As such, staff have no concerns in this regard.

Appendix B indicates that a portion of the subject lands are designated Significant Woodlands. Section 7.4 states:

- 1) *No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an*

environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

3) Tree cutting and forestry will be permitted in accordance with the County Forest Management By-law (or successor thereto), and guided by the policies of Section 5.5 of this Plan.

Ecology staff have reviewed the application and offer the following comments:

The subject property contains and/or is adjacent to 'Provincially Significant Wetlands', 'Significant Woodlands', 'Other Wetlands', and 'Significant Wildlife Habitat'. 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 provided the development maintains a 30-metre setback from the significant woodlands.

County ecology staff have no concerns with the application provided the development maintains a 30-metre setback from the significant woodlands. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca.

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](#). An exemption to the by-law is required, for example, to injure or destroy trees in order to install and provide utilities to the construction or use of a building, structure or thing for which a Building Permit has *not* been issued or for the cutting of a tree in a forested area 1 hectare in size or larger.

Provided the development maintains a 30-metre setback from the significant woodlands, County 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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