



Planning and Development

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January 17th, 2023

Clint Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Consent Applications B7-22 to B12-22
Concession 5 Lot 4 P311 Part Lots 1,2,;14 Lots 3-13 Part Lots 19-25
Lots;26-30 W Main Lots 4-14,9-29,;15,36,38 E Main PK Lot 31
Township of Southgate (geographic Township of Proton)
Roll: 420709000106900
Owners: Peter and Rebecca O'Donnell
Applicant: Baker Planning Group (c/o Caroline Baker)**

Dear Mr. Stredwick,

This correspondence is in response to the above noted applications. We have had an opportunity to review the applications 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 applications is to sever 3 lots off of the 2 parcels to create a total of 6 residential lots within Cedarville and will range in size from 3400m² and 4900m², with lot frontage onto Feairs Drive. The retained parcels will have a lot area of 11.77 hectares and 22.36 hectares and will have frontage onto Feairs Drive. A zoning by-law amendment is needed to recognize the reduced lot size of the retained agricultural parcels.

Schedule A of the County OP designates areas of the subject lands as 'Secondary Settlement Area'. Section 3.6(1) states,

Secondary Settlement Areas, as identified in Table 5 and shown on Schedule A of this Plan include existing community areas which may have significant populations and/or a wide range of uses and amenities. Secondary Settlement Areas are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.

The proposed severances would create growth within the Secondary Settlement Area, as 6 new residential lots would be created. Further, the severances are proposed to have frontage onto an already existing public road. County Planning staff have no concerns.

Schedule A of the County OP designates areas of the subject lands as 'Agricultural'. The proposed severances are located outside of the Agricultural designation; therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed severances would be located outside of the Hazard Lands.

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.

The applicant submitted a Servicing Options Strategy Report and a D-5-4 Nitrate Impact Study with the application. The Servicing Options Study determined that private water and sewage servicing were the only feasible options for the development. The D-5-4 Nitrate Impact Study determined that each parcel is able to safely contain private sewage and the local bedrock aquifer would be able to supply to proposed development. However, it is also recommended that the water supply should be verified in accordance with MECP Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment. Provided the water supply is verified; County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Valleylands'. Section 7.7(1) states,

No development or site alteration may occur within Significant Valleylands or their adjacent lands unless it has been demonstrated through an environmental

impact study that there will be no negative impacts on the natural features or their ecological functions.

Lastly, Appendix B of the County OP indicates the subject lands contain a 'River'. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

The proposed severances would occur outside of the Significant Valleylands and its adjacent lands; therefore, County Planning staff have no concerns in this regard. However, as the development is located within 30 metres of the stream; County Planning staff would recommend an EIS is done in order to ensure the development will not negatively impact the stream.

County Transportation Services have reviewed the subject application and have a comment stating *Storm water management shall meet County requirements of Post-Development Flows not exceeding Pre-Development Flows towards the County Road. A 17 foot widening and 50 foot daylight corner is required beyond widening along the County Road. A One Foot Reserve is also required.*

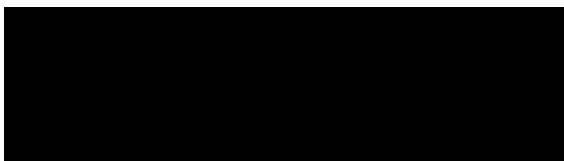
It should be mentioned that the road allowance for Feairs Drive is narrow and not the standard 66' or 20.116 m in width if the municipality wishes to correct.

Provided an EIS is undertaken regarding the Stream, that the water supply is verified through a D-5-5 Water Supply Assessment and a 17-foot widening, 50-foot daylight corner, and a One Foot Reserve are provided; 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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