



Planning and Development

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August 17th, 2022

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

**RE: Consent Application B4-22
Concession 11, Part Lot 32, Concession 12 Part Lot 32 (146397 Southgate
Road 14)
Township of Southgate (geographic Township of Proton)
Owners/Applicants: Enos & Louisa Martin**

Dear Mr. Stredwick,

This correspondence is in response to the above noted application. 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 Consent Application B4-22 is to sever an agricultural lot with a lot area of 40 hectares and a lot frontage of 320.6 metres. The retained parcel will have a lot area of 40.5 hectares and a lot frontage of 318 metres.

Schedule A of the County OP designates the subject lands as 'Agricultural' Section 5.2.3(1) states,

A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:

- a) *One lot severed to create a farm parcel of generally 40 hectares in size, provided both the severed and retained lots are 40 hectares in size and are both intended to be used for agricultural uses. Where a severance is proposed to create a farm lot smaller than 40 hectares, an official plan amendment will not be required, but an Agricultural Report is required by a qualified individual, (which may include an agrologist, agronomist, or a professional agricultural business degree) that addresses the following criteria:*

The proposed severance will create two 40-hectare farm parcels that previously existed; therefore, County planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

New lands uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS Formulae. Municipal comprehensive zoning by-laws shall incorporate Provincial MDS formulae.

The County OP requires MDS to be met for all new lot creation, however the proposed severance is recreating previously existing lots that merged inadvertently. County Planning staff have no concerns.

Schedule A of the County OP designates areas of the subject lands as 'Hazard Lands'. Section 7.2(9) states,

In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:

- a) *The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*
- b) *No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;*
- c) *Vehicles and people have a way of safely entering and exiting at all times;*
- d) *The development does not include;*
 - i. *Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works or erosion; or*
 - ii. *Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or*
 - iii. *Involve hazardous substances, and their disposal, manufacture, treatment or storage of.*
- e) *The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of the effects on vegetation, wildlife and fishery resources, and the natural features of the site.*

- f) *There is no feasible location for the development outside of the Hazard Lands land use type.*

Appendix B of the County OP also indicates that the subject lands contain 'Significant Woodlands' Section 7.4(1) states,

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. Adjacent lands are defined in Section 7 and 9.18 of this Plan.

Further, Appendix B of the County OP indicates that areas of the subject lands contain Streams, Rivers, or Lakes. 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 areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands, the Significant Woodlands and Streams. 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.

The Transportation Services Department have provided comments stating,

No concerns. Future entrances shall enter onto Side Road only.

Provided that positive comments are received from the Conservation Authority; 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.

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Yours truly,



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