



Planning and Development

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November 14th, 2023

Elisha Milne
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Consent Application B13-23
Concession 1, Lot 33 (026453 Highway 89)
Township of Southgate
Roll: 420709000700600
Owners: Joseph and Salome Bowman and Emerson and Rachel Bowman
Applicant: Solomon Martin**

Dear Ms. 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 purpose and effect of the subject application is to sever the parcel into two farm lots. The severed lot would have approximately 205m of frontage on Highway 89 and a lot area of approximately 20ha. The retained parcel would have approximately 205m frontage on Highway 89 and a lot area of approximately 20ha. This would create two farm lots within the Rural designation of the Southgate Official Plan.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.3(1) states,

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots (see Diagram 1 below) shall be a maximum of 1:3 and the lot must conform to the appropriate zoning by-law in reference to minimum lot frontage and other applicable provisions. Justification to go beyond the 1:3 frontage-to-depth ratio shall be justified in a development application, but will not require an amendment to this Plan.

The size of the original township lot is approximately 40 hectares. The original township lot currently contains one lot. The creation of an additional lot would meet County OP lot densities. Further, the severed lot would be greater than 0.8 hectares. The frontage-to-depth ratio for the severed lots is less than 1:3. Therefore, County Planning staff have no concerns.

Section 5.2.2(5) of the County OP states,

New land 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.

MDS calculations were not submitted with the application. Provided MDS calculations are submitted and setbacks can be obtained; County Planning staff have no concerns.

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.*

From a general planning perspective, it should be ensured that the subject property can safely provide on-site water servicing and on-site sewage servicing.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed severance is partially located within the Hazard Lands; therefore, County Planning staff recommend receiving comments from the Conservation Authority.

Appendix B of the County OP indicates that the subject lands contain potential 'Habitat of Threatened or Endangered Species', 'Significant Woodlands', potential 'Fish Habitat' and a watercourse. In County Planning Ecology staff reviewing of the proposal, which includes severing the subject property into two parcels to be used for farmland, there are previously disturbed areas in the adjacent lands of the features for the proposed lots that may be suitable for a development envelope. Further, there is existing access to the rear portion of the subject lands via Southgate Road 21. As such, it is Grey County staff's opinion that the Environmental Impact Study (EIS) can be waived. It is Grey County Staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application, please contact rmo@greysable.on.ca. It is the responsibility of the applicant to ensure the Endangered and Threatened Species policy in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca. 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 <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.

Provided positive comments are received from the Conservation Authority regarding the Hazard Lands and the County Planning Ecology staff's comments are addressed; 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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A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
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