



# Planning and Development

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January 9<sup>th</sup>, 2024

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

**RE: Consent Application B14-23, B15-23, and B16-23, and Zoning By-law  
Amendment Application C17-23  
Plan 480 BLK T Lot 28 (191 Hagan Street West)  
Township of Southgate  
Roll: 420711000107252  
Owner: 1000124408 Ontario Inc / Gabriel Leal Rocha  
Applicant: Cuesta Planning Consultants**

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 allow severance of the subject lands, proposed to contain a fourplex residential building, into four separate lots and to rezone the subject property from a Residential Type 2 (R2) to a Residential Type 3 (R3) zone with exceptions for minimum lot area, interior side yard, rear yard and any other provisions needed to permit construction of a fourplex residential building on the subject lands. Two of the proposed residential units would have access to Gold Street and two of the proposed residential units would have access to Hagan Street.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'. Section 3.5(3) states,

*This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.*

In addition, Section 3.5(6) states,

*Intensification strategies in Primary Settlement Areas shall enable:*

- c) *The development of vacant and/or underutilized lots within previously developed areas*

*New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.*

The proposed development would increase growth and the range of residential uses within the Primary Settlement Area as it would create a new fourplex on a currently vacant parcel of land. Further, the proposed development would use full municipal servicing. In addition, the proposed development would be compatible with surrounding uses as the subject property is generally surrounded by other residential units.

Appendix A of the County OP designates areas of the subject lands as 'Wellhead Protection Area A' and 'Wellhead Protection Area B'. The WHPA mapping designation is intended to protect groundwater table. Potential impacts associated with industrial/commercial uses include but not limited to fuel and/or chemical storage. The proposed development is residential in nature; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have no concerns.

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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