

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: County comments for A3-24 RS MAR Inc
Date: March 14, 2024 10:30:55 AM

County comments for A3-24 RS MAR Inc

Hello Southgate,

Please see link(s) below for the County comments for Minor Variance application A3-24 RS MAR Inc - RS MAR Inc.

County Forestry and Trails staff have reviewed the subject application and have a comment stating,

No Concerns with the proposed Minor Variance. From a general trails perspective the Rail Trail should not be used for access to this property as there is adequate road frontage.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

The subject property contains and/or is adjacent to 'Habitat of Threatened or Endangered Species', 'Significant Woodlands', 'Significant Wildlife Habitat', critical 'Fish Habitat', and a 'Stream'. Additionally, the property is considered a Significant Groundwater Recharge Area. 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.

County staff's role is to identify habitat through a screening process in consideration of the PPS and local policies; however, it is the applicant's responsibility to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed – "development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". Due to the sensitive nature of this information, staff are not permitted to disclose the potential endangered and threatened species type on the subject lands. But can offer the following mitigation measures to best address the potential endangered and threatened species habitat on the subject property:

- Site alteration required for the development should be limited to outside of the bird active nesting season (April 1 to August 31, annually).

County staff advise the applicant of the above to support compliance with external legislation (Endangered Species Act (ESA), 2007, subsections 9(1) and 10(1)(a)). County staff are not the regulating authority under the ESA. The applicant is advised to contact the Ministry of Environment, Conservation and Parks (MECP) at

SARontario@ontario.ca for further information on how to address this policy.

County ecology staff have no concerns with the application. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca

County Planning staff have reviewed the subject application. The proposed expansion of the OFDU would meet the County OFDU size requirements, as maximum gross floor area the County OP permits for a 22.71 hectare property is 908.4 square metres. The proposed development would increase the gross floor area of the OFDU to 895 square metres. The zoned area of the OFDU would not change. Therefore, County Planning staff have no concerns with the subject application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie