



# Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
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April 11<sup>th</sup>, 2024

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

**RE: Consent Application B2-24  
Concession 4 SWTSR, Lot 231 to 233 (180032 Grey Road 9)  
Township of Southgate (geographic Township of Proton)  
Roll: 420709000509300  
Owner: Manassa S Martin  
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 subject lands into two proposed farm lots as follows:

1) Severed lot +-323.91 meters frontage on Southgate Sideroad 71, +-1009 meters depth along Grey Road 9, is irregular in shape, +- 40.6 hectares lot area, and contains an existing on farm diversified use.

2) Retained lot +-279.25 meters frontage on Southgate Sideroad 71, +-725 meters average lot depth and +-20.1 hectares lot area.

This will split the subject lands into two farm parcels with the retained lot having less than the minimum lot area required in the Agricultural-1 zone.

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

County Transportation Services have reviewed the subject application and have a comment stating,

*As a condition of approval, a Road Widening of 17 feet (5.18 meters) shall be conveyed to the County of Grey along the frontage of the County Road for both the severed and retained parcels, where applicable.*

*As a condition of approval, a daylight triangle, measuring 15.24m shall be conveyed to the County of Grey at the intersection of Grey Road 9 and Southgate SRD 71. This shall be legally conveyed at the expense of the applicant.*

*Any proposed or altered entrances will require an entrance permit and all proposed buildings must maintain 75ft setback from the centreline of County ROW.*

Provided our comments relating to Pre-Consultation Application 420709000509300 Martin and County Transportation Services comments have been 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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