



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

January 9th, 2019

Joanne Hyde, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0
*Sent via E-mail

**RE: Zoning By-law Amendment C24-18
Concession 22, Part Lot 3 9263590 Southgate Road 26)
Township of Southgate
Applicant/Owner: Ron and Marydale Scales**

Dear Ms. Hyde,

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 of the subject application is to consider a change to the R5 zoning that will allow for the creation of a new lot. There are currently two cottages on one lot and the owners wish to separate them. The severed and retained lots would have a minimum lot frontage of 19m and a minimum lot area of 870 m².

Schedule A of the OP designates the subject lands as 'Inland Lakes and Shoreline'. Section 2.6.6 of the OP states

(2) Permitted uses in the Inland Lakes and Shoreline areas shall be limited to low-density residential dwellings, bed and breakfast establishments, home/rural occupations, marinas, resource based recreational uses, convenience commercial and public uses. Where the designation would allow for the creation of more than two lots, a demonstration that no negative impacts of the lake would result, would be required. Lot creation will only be considered to a maximum of five lots at one time, and must be in accordance with the servicing section of this Plan as outlined in Section 5.3.2.

No new development is being proposed on the subject property therefore, County planning staff have no concerns.

Furthermore, Schedule A also indicated that the subject lands contain 'Hazard Lands' designation on the southwest corner of the of the subject property. Section 2.8.2 of the OP states,

(2) Permitted uses in the Hazard Lands designation are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

(3) In the Hazard Lands designation buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the Grey County OP.

Appendix B of the OP indicates that the subject property is adjacent to Wilder Lake. Section 2.8.6(5) of the OP states that no development shall be permitted within 30 metres of the banks of a stream, river, lake or Georgian Bay.

Appendix B of the OP also identifies the existence of 'Significant Woodlands' on the subject project. Policy 2.8.4 (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 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

County planning staff have no concerns with the above noted heritage features as the subject properties already have existing cottages and no development is being proposed.

County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Hiba Hussain
Planner

Page 3
January 9th, 2018

(519) 372-0219 ext. 1241
hiba.hussain@grey.ca
www.grey.ca