

## **Township of Southgate**

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**Clinton Stredwick, Planner**



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June 28th, 2018

Randy Scherzer, MCIP RPP  
Director of Planning-Grey County  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON N4K 3E2

### **Re: Recolour Grey- County Official Plan Draft 2- Southgate Comments**

Dear Mr. Scherzer,

On behalf of the Township of Southgate I offer the following comments on Draft 2 of the County Official Plan dated May 2, 2018.

The Township was generally pleased that many of the changes we requested in our previous submissions have been addressed however we still have some outstanding concerns. Our concerns are numbered below.

1. The Township is still concerned that the growth projections for Southgate are too low and limit the Townships ability to expand the settlement area of Dundalk. This is particularly evident when you take into account other policies such as the significant woodlands policies which will severely limit the development potential of designated lands within Dundalk.
2. Policy 5.2.2(5) (e) requires that MDS 1 is applied to on farm diversified uses. This would appear to conflict directly with MDS guideline 35 which indicates that MDS shall generally not apply.
3. We are concerned that the inclusion of significant woodlands within the settlement areas will severely limit orderly development within the Township of Southgate. Specifically Dundalk. The test of no negative impact within a significant woodland that we are supposed to be directing growth to is too stringent a test to allow for the efficient and economical development of those lands. To chop down a single tree could be deemed to be a negative impact and therefore, all lands that comprise significant woodlands with a settlement area become undevelopable.
4. Policies 8.8.1 and 8.8.3 which deal with the re-introduction of the rail use are still very concerning to us and we are strongly opposed to the current wording of the policy. These policies have the potential to sterilize a significant amount of land within the Village of Dundalk. Furthermore the policy has been changed to require buffers, fences and berms as if the rail line was already being used for rail service. At the present time the former rail line plays a critical role as part of our cycling, walking and snow mobile trails in Southgate and we do not believe

that the addition of setbacks and berms sporadically along the trail line will assist should rail service ever return in future.

If you have any questions with regard to the above please contact me. The Township would also appreciate notice when the final version is to be brought to the County Committee of the Whole for consideration. We would also appreciate a notice of decision when it becomes available.

Sincerely,



Clinton Stredwick BES MCIP RPP  
Municipal planner

Cc Joanne Hyde, Clerk  
Dave Milliner, CAO