



Planning and Development

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

January 6th, 2020

Joanne Hyde, Clerk
Township of Southgate
185667 Grey County Rd. 9, RR #1
Dundalk, Ontario N0C 1B0

**RE: Zoning By-law Amendment C10-19 and LOPA 2
South Part Lot 16, Concession 4 (551003 Southgate Sideroad 55)
Township of Southgate (former geographic Township of Egremont)
Owner: Lawrence Martin
Agent: Ron Davidson**

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.

County planning staff provided comment to the initial application March 4th, 2019. At that time staff had recommended deferral of the subject application until such time the new County Official Plan received final approval, as the agriculture-related policies no longer restrict building size and outside storage and display areas.

The purpose and effect of the proposed official plan amendment is to amend the agricultural policies to allow for a larger small-scale industrial use than currently permitted. A total of 1000 m² of building floor area would be occupied by the grain drying operation. Additional grain bins would also be erected in the future as well as a building used for loading and weighing. The zoning amendment would amend and expand the area of the property zoned A1-306 and would change the text of the A1-306 to facilitate the expansion of the custom grain drying operation.

The effect of the proposed zoning by-law amendment would be to enlarge the Agricultural Exception (A1-306) zone to allow for the expansion of the grain drying operation and to implement the Official Plan Amendment.

Schedule A of the County Official Plan designates most of the subject lands as 'Agricultural'. Section 5.2.1(1)(b) states,

Permitted uses in the Agricultural land use type include – agricultural-related uses (see table 7).

Table 7 further outlines agricultural-related uses including a 'grain dryer/storage for multiple farmers' as per the '*Guidelines on Permitted Uses in Ontario's Primer Agricultural Areas, 2016*'.

Section 5.2.2(14) further states,

Agricultural-related uses are not required to be limited in size.

The newly approved County Official Plan (2019) no longer stipulates agricultural-related uses to be small-scale. County planning staff have no concerns with the proposed size of the grain drying operation.

Schedule A of the Official Plan further designates a northern portion of the subject property as 'Hazard' lands. Policy 7.2(3) states,

In the Hazard Lands land use type buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 7. Non-habitable buildings connected with public parks, such as picnic shelters may be permitted.

The proposed development site is outside of the hazardous lands. County planning staff have no concerns.

Appendix B of the OP identifies 'Significant Woodlands' adjacent to the subject property on the north end. Section 7.4(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 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

The proposed expansion of the grain drying facility exceeds the adjacent lands outlined in the County OP; therefore, County planning staff have no concerns with the subject policy.

Appendix B of the OP also identifies a stream on the subject property. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced.

Provided there are no additional comments from the local conservation authority, County planning staff have no concerns.

Section 5.2.2(5) of the OP states, new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial Minimum Distance Separation (MDS) formulae. It shall be ensured MDS requirements can be met.

Comments were received from MTO April 18th, 2019. Provided there are no additional comments from MTO regarding the development proposal, County planning staff have no concerns.

An Acoustic Assessment Report was completed February 20th, 2019 for the proposed grain drying facility expansion. Section 6.2 of the report speaks to 'Noise Control Measures' that should be implemented when the proposed expansion takes place to mitigate noise impact to surrounding properties from the grain dryer. County planning staff recommend these mitigation measures be implemented.

Provided positive comments are received from the local conservation authority, there are no further concerns from MTO, MDS conditions can be met, and the proposed mitigative noise control measures are implemented to ensure potential impacts to surrounding residents are minimized, County planning staff have no further concerns.

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

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

Yours truly,



Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca