



Planning and Development

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March 4th, 2019

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.

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 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 designates most of the subject lands as 'Agricultural'. County Official Plan policy 2.1.2(1) states,

The agricultural designation on Schedule A shall mean that the predominant use of the lands shall be for agriculture and uses connected with the conservation of water, soil, wildlife and other natural resources. The uses permitted include all

types and sizes of agricultural uses, the related buildings and structures, market gardening, nurseries, small scale secondary uses, agriculture-related uses, forestry and reforestation, and/or gravel operations proposed within Aggregate Resource Areas identified on Schedule B, licensed aggregate operations identified as Mineral Resource Extraction on Schedule B, and wayside pits and quarries in accordance with Section 2.7.2 of this Plan.

The grain drying operation is considered an agriculture-related use in accordance with the Ministry of Agriculture, Food and rural Affairs (2016) *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas*.

Agriculture-related uses are required to be small scale.

Under the County's Official Plan, small scale is further defined as:

On parcels 20 hectares or greater in the Agricultural, Special Agriculture or Rural designation small scale when used in the context of commercial or industrial uses means those uses which exceed the provisions of a home/rural occupation, but do not exceed the following:

- *occupies combined building(s) not exceeding 750 square metres;*
- *outside storage and display is limited to an area not greater than 500 square metres;*
- *if the building(s) is less than 750 square metres the outside storage/display area may be increased to a maximum combined outside storage/display area and building area that does not exceed 1250 square metres; and*
- *the passing of an implementing zoning by-law amendment.*

The subject proposal currently exceeds the size permissions for this type of use in the County Official Plan. Under the new draft County Official Plan, agriculture-related uses no longer have size restrictions for the building size and outside storage and display areas. This change has been made to reflect the current policy direction of the PPS (2014). The new draft County Official Plan has not yet been approved by the Province. Until such time, County planning staff recommend deferral of the subject application as it currently does not conform to County Official Plan.

Schedule A of the Official Plan further designates a northern portion of the subject property as 'Hazard' lands. Policy 2.8.2(3) states,

in the Hazard lands designation, buildings and structures are generally not 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 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.

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.

Section 2.3.3(1)(b) of the OP states, new land uses, including the creation of lots, or new or expanding livestock facilities shall comply with the Minimum Distance Separation (MDS) formulae. It shall be ensured MDS requirements can be met.

An Acoustic Assessment Report was completed February 20th, 2019 for the proposed grain drying facility expansion. Section 6.2 of the report speaks to the '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.

County planning staff defer any decision on both the Zoning By-law Amendment and LOPA until such time the new County Official Plan has received final approval from the Province and the Agriculture-related policies no longer restrict building size and outside storage and display areas. Depending on timing, should the applicant wish to proceed prior to the new plan receiving approval from the Province, County planning staff require the applicant apply for a County Official Plan Amendment.

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,

A solid black rectangular box used to redact the signature of Stephanie Lacey-Avon.

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296