



# Planning and Development

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November 26<sup>th</sup>, 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 C20-19  
Concession 4, Part Lot 39 (086682 Southgate Road 08)  
Township of Southgate  
Applicant/Owner: Powdermax Inc**

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), Recolour Grey. We offer the following comments.

The purpose of the proposed zoning bylaw amendment application is to consider a change which will allow for a small-scale Industrial shop use to be added to a portion of the property. The owners wish to add the Industrial shop, office and power room to the list of permitted uses. The Industrial workshop, office and power room is proposed to be 750 m<sup>2</sup>. The outside storage area is proposed to be 500 m<sup>2</sup>.

Schedule A of the OP designates the subject lands as 'Rural'. Section 5.4.1 of Recolour Grey states,

- 1) The *Rural land use type* on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the *Agricultural land use type*).

Schedule A of the OP also designates the subject lands as 'Agricultural'. Section 5.2.1 of Recolour Grey states,

- 1) Permitted uses in the *Agricultural land use type* include:

- a) All types, sizes and intensities of *agricultural uses*, and normal farm practices, including accessory uses (see Table 7);
- b) *Agricultural-related uses* (see Table 7);
- c) *On-farm diversified uses* (see Table 7);

Further, Section 5.2.2 of Recolour Grey states the On-farm Diversified Use size criteria. The table states that in a property that is in the Rural designation and is 20 hectares or greater, the On-farm diversified use maximum size can be,

The lesser of;

- 2% of the total size of the property, or
- a maximum combined area of the use of 8,000 square metres

The subject applications meet the above noted policy. County planning staff have no concerns.

Further, Schedule A also indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

2) Permitted uses in the *Hazard Lands land use type* 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.

Appendix B indicates that the subject property contains 'Other Wetlands'. Section 7.3.2 of Recolour Grey states,

1) No *development* or *site alterations* are permitted within *Other Wetlands* or their *adjacent lands*, shown on Appendix B, or as identified by *conservation authorities*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

Further, Appendix B also indicates that the subject property contains a 'stream'. Section 7.9 states,

2) 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. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve *fish habitat, ecological function* of the stream, and to increase natural connections.

County planning staff recommend receiving comments from the Conservation Authority regarding the above noted natural hazard and heritage features.

Provided that positive comments are received from the Conservation Authority, 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,

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