



# Planning and Development

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

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 C22-19  
Concession 8, Lot 30 (126318 Southgate Road 12)  
Township of Southgate  
Applicant/Owner: 2677188 Ontario Inc (Edwin and David Hoover)**

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 650 m<sup>2</sup>. The outside storage area is proposed to be 557 m<sup>2</sup>.

Schedule A of the OP 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.

County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Land designation.

Appendix B indicates that the subject property contains 'Significant Valleylands'. Section 7.7 states,

1) No *development* or *site alteration* may occur within *Significant Valleylands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study* that there will be no *negative impacts* on the natural features or their *ecological functions*. The *adjacent lands* are defined in Section 9.18 of this Plan.

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.

Page 3  
November 26<sup>th</sup>, 2019

County planning staff do not perceive any negative impacts to the above noted natural heritage features as the proposed development will not be occurring within 120 metres.

Provided that positive comments are received from the Conservation Authority regarding the Hazard Lands, 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  
(519) 372-0219 ext. 1233  
[hiba.hussain@grey.ca](mailto:hiba.hussain@grey.ca)  
[www.grey.ca](http://www.grey.ca)