



Planning and Development

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January 22nd, 2020

Lindsey Green, Deputy Clerk
Township of Southgate
185667 Grey County Rd. 9, RR #1
Dundalk, Ontario N0C 1B0

**RE: Zoning By-law Amendment C25-2019
146045 Southgate Road 14 Lot 23, Concession 11
Township of Southgate (geographic Township of Proton)
Owner/Applicant: William Martin & Mary Martin (Wilmar Inc.)
Agent: Israel Bowman**

Dear Ms. Green,

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 of the proposed zoning by-law 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 669m². The outside storage areas are proposed to be 500 m².

The effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-XXX) to allow for a small-scale secondary use to be permitted on the property. The environmental protection zone boundary may be adjusted based on conservation authority comments.

Schedule A of the OP designates the subject lands as 'Rural' and 'Hazard Lands'. Section 5.4(2) states, list of permitted uses under section 5.2.1 shall also apply to 'rural' lands. Section 5.2.1(1)(c) states, *on-farm diversified uses are permitted*. Home industries (e.g. sawmill, welding or woodworking shop, etc.) are considered on-farm diversified uses. Table 8 of the County OP states that on rural lands greater than 20 hectares, an on-farm diversified use maximum size is permitted as follows:

The lesser of;

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

Section 5.2.2(16) further states,

The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use.

The proposed development is within the size parameters outlined by the County Plan. Staff have no concerns of the proposed size of development.

Section 7.2(3) states,

In the hazard 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 is almost entirely within the hazard lands designation. County planning staff recommend comments are received from the local conservation authority.

Schedule C of the County OP identifies a 'linkage' area on a portion of the subject property. Section 7.1(3) states,

Development proposed within Core Areas, their 120 metre adjacent lands, or linkages will be required to undertake an environmental impact study (EIS), unless otherwise exempted by 7.11.3 of this Plan.

Appendix B identifies 'significant woodlands' on the subject property and a 'stream'. 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.

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.

The subject development proposal seems to be almost entirely within the 'significant woodlands' portion of the subject property. County planning staff recommend completion of an EIS and further comments from the local conservation authority prior to pursuing the proposed development.

Sections 5.4.2(5) & 5.2.2(5) state, *New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the provincial MDS formulae.*

At this point in time, County planning staff recommend deferral of the subject application until further review and comments are received from the local conservation authority to determine whether an EIS (environmental impact study) will be required prior to development.

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

If you wish to discuss this matter further, please contact me.

Yours truly,



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