



Planning and Development

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February 12th, 2020

Lindsey Green, Deputy Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0

*Sent via E-mail

**RE: Zoning By-law Amendment C27-19
392046 Grey Road 109
Township of Southgate
Applicant/Owner: 2681316 Ontario Inc.**

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), Recolour Grey. We offer the following comments.

The purpose of the proposed zoning bylaw amendment application is to consider a change to allow for the storage and retail of fuels, specifically, propane tanks. The owners wish to add a storage and retail of fuels specifically propane to the list of permitted uses.

Schedule A of Recolour Grey designates the subject lands as 'Secondary Settlement Area'. Section 3.6 of the OP states,

- 1) Secondary Settlement Areas, as identified in Table 5 and shown on Schedule A of this Plan include existing community areas which may have significant populations and/or a wide range of uses and amenities. Secondary Settlement Areas are intended to provide a limited opportunity for growth and provide a range of living styles and employment locations.
- 2) Permitted uses in the areas designated as Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

The proposed development meets the above noted policy; therefore, County planning staff have no concerns..

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

- 9) In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:
 - a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated;
 - b) No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;
 - c) Vehicles and people have a way of safely entering and exiting at all times;
 - d) The development does not include:
 - i. Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or
 - ii. Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or
 - iii. Involve hazardous substances, and their disposal, manufacture, treatment or storage of.
 - e) The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.
 - f) There is no feasible location for the development outside of the Hazard Lands land use type.

Further, Appendix B also indicates that the subject property is adjacent to 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 to ensure the storage and retail of fuels on the subject property will not have a negative impact to the surrounding natural heritage and hazard features.

County Transportation Services has reviewed the above noted file and has no objections if the tanks are stored on their property and do not encroach onto the sidewalk.

Provided that positive comments are received from the Conservation Authority regarding the Hazard Lands and the adjacent stream, 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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