



Planning and Development

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August 7th, 2020

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

**RE: Zoning By-law Amendment C11-20 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. 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 and effect of the proposed Official Plan Amendment is to amend the Agricultural policies to allow for the expansion of and severance of the grain drying operation from the farm parcel. The grain drying operation shall not exceed 2 ha. 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 severance of the custom grain drying operation from the farm. The retained portion of the subject lands would also be rezoned to recognize a reduced lot area.

The effect of the proposed Official Plan Amendment would be to facilitate a severance of the grain drying operation, the zoning by-law amendment would be to enlarge the Agricultural Exception (A1-306) zone to allow for the expansion of the grain drying operation to 2 ha and recognize the reduced lot area of the retained parcel with an agricultural zone A1-XXX.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.1(1)(b) states permitted uses include, but are not limited to:

Agricultural-related uses.

Section 5.2.2(14) states,

Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8.

Section 5.2.2(5)(d) states,

MDS I is not required for agricultural-related uses, or for the severance of an existing agricultural-related use.

County planning staff have no concerns with the proposed size of the grain drying facility, as agricultural-related uses are no longer required to be small scale. MDS I is not required, but the planning consultant noted in their report that the closest barn is almost 800 metres to the east of the lands in question. There are no livestock facilities nearby.

Section 5.2.3(2) states,

Consents may be permitted to create a new lot for an agricultural-related use, provided the use is as small as possible to permit the use, servicing, and required accessory facilities (e.g. parking, storage, etc.)

Staff have not yet received the consent application, but generally have the following planning recommendation. The proposed consent would be for the grain drying facility (agricultural-related use) only, and the area proposed to be severed is 2.0 hectares in size in order to accommodate the existing operation plus additional land for future expansion. County planning staff have no concerns.

Schedule A of the Official Plan further designates a northern portion of the subject property as 'Hazard Lands'. Policy 7.2(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 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.

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.

Appendix B also identifies a 'stream' on the subject property. 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. 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 comments are received from the local conservation authority.

An Acoustic Assessment Report was completed February 20th, 2019 for related applications C10.2019 & LOPA 24. These applications were proposing an expansion to the existing grain drying facility. General recommendations provided in this report were such that *any future expansion should include the use of noise controls such as silencers, enclosures and/or acoustical wrapping on future aeration fans and/or corn impact areas in grain elevator(s) (i.e. elevator heads). Additionally, the use of existing and potential future structures (i.e. buildings, bins, barriers, etc.) to shield (break line of sight) future significant equipment (i.e. secondary grain dryer) and the neighbouring noise sensitive receptors should be considered.*

Generally, as per policy 4.3(1), efforts should be made to *minimize adverse health effects (such as respiratory inflammation) of odour, air pollution, water pollution, noise or vibration, and other contaminants with sensitive land uses.* Section 5.1 further states, *Grey County supports normal farm practices and this Plan must meet the Farming and Food Production Protection Act (or any successor thereto). The County recognizes that normal farm practices create noise, dust, light, vibration, smoke, flies, and odours; from livestock, heavy machinery, and/or harvesting.*

County planning staff recommend review and follow-up measures are put in place to ensure the recommended noise mitigation controls are implemented at the time of expansion.

County planning staff have no concerns with the proposed application provided noise mitigation measures are ensured for the proposed expansion and comments are

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received from the local conservation authority, specifically for the identified stream on the subject property.

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 handwritten signature in black ink that reads "Stephanie" followed by a stylized flourish.

Stephanie Lacey-Avon
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