



Grey
County

Planning and Development

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September 24, 2021

Lindsey Green, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0
*Sent via E-mail

**RE: Zoning By-law Amendment C14-20
Con 2, Pt Lot 16 RP 111512 Parts 8-12
Township of Southgate
ARN: 420709000601400
Applicant: Edwin Martin**

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 allow for an Agricultural related use being a small scale Dry Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural exception zone (A1-476). The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m². The Effect of the proposed zoning by-law amendment would be to add the industrial use to the agricultural exception zone (A1-476). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

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);

The proposed "dry industrial use shop" would appear to fit within the acceptable list of activities permitted as an on-farm diversified use, per Table 7. Section 5.2.2 of Recolour Grey outlines further On-farm Diversified Use size criteria. The table states that in a property that is in the Agricultural and/or 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 lands are approximately 40 ha in size, therefore the maximum size of the on-farm diversified use would be 8000 m². In this case, the site plan indicates that the total area to be re-zoned for the use would be approximately 6000 – 7000 m², and the County staff therefore have no concerns. A further policy limits the building floor area for an on-farm diversified use to be 20% of the overall permitted use, which equates to 1600 m². Once again, in this case, the total floor area of all buildings is up to 750 m², and County staff have no concerns.

Section 5.2.2 of the Agricultural Development Policies states;

19) Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses. Uses which are covered as normal farm practices by the Farming and Food Practices Protection Act (FFPPA) shall not be required to meet the D-6 Guidelines, provided they meet all required Provincial noise, air, water, and wastewater standards.

County Planning staff recommend reviewing the Provincial D-6 guidelines to ensure that the proposed use will not have a negative impact to the surrounding areas

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 of Recolour Grey indicates that the subject property contains 'Significant Woodlands,' and 'Other Wetlands.'

It is noted that comments have been received by SVCA, who have indicated that the proposed development site is outside of the Hazard Lands, and lands adjacent to the Significant Woodlands. The proposal also appears to be well outside of lands adjacent to the 'other wetlands.' County staff have no concerns.

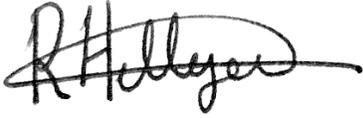
County staff have no further concerns with the subject application.

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.

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Yours truly,

A handwritten signature in black ink, appearing to read "R. Hillyer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Becky Hillyer

Planner

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