



Planning and Development

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September 14th, 2020

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

**RE: Zoning By-law Amendment C17-20
Concession 5, Lot 29 (086279 Southgate Road 08)
Township of Southgate
Applicant/Owner: Abraham Martin/Cedarlane Mfg Inc (Jesse Bauman)**

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 a small-scale Industrial shop use to be added to a portion of the property. The owners wish to add an Industrial shop, office and power room use to the list of permitted uses. The Industrial workshop, office and power room are proposed to be 620 m². The outside storage area is proposed to be 500 m².

Schedule A of the OP designates the subject lands as 'Rural'. Section 5.4.1 of Recolour Grey states,

- 1) The *Rural land use type* on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the *Agricultural land use type*).

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 proposed increase meets the above noted policies; therefore, County planning staff have no concerns.

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.

Schedule C of Recolour Grey identifies the existence of 'Core Area and Linkages' on the subject property. Section 7.1 states,

3) *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*. This EIS will assess the natural features, their *adjacent lands* and their connections to other natural features. Table 10 below provides for the permitted uses in *Core Areas* and *Linkages*.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) 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*.

Appendix B indicates that the subject property contains 'Other Wetlands'. Section 7.3.2 states,

1) No *development* or *site alterations* are permitted within *Other Wetlands* or their *adjacent lands*, shown on Appendix B, or as identified by *conservation authorities*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

County planning staff recommend receiving comments from the Conservation Authority regarding the above noted natural heritage features. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided that positive comments are received from the Conservation Authority regarding the natural heritage and hazard features, 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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