



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 10th, 2020

Lindsey Green, Clerk
Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

**RE: Zoning By-law Amendment C18.2020
Concession 19, Lot 12 (265483 Southgate Road 26)
Township of Southgate (geographic Township of Proton)
Owner/Applicant: Menno & Martha Hoover
Agent: Abraham 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). We offer the following comments.

The purpose of the subject 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 be the list of permitted uses. The Industrial workshop and office are proposed to be 507m². The outside storage area is proposed to be 500m².

The effect of the subject application 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 County OP designates the subject lands as 'rural' and 'hazard lands'. Section 5.4.1(1) states,

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).

On-farm diversified uses are permitted under the rural land use type. Table 7 includes home industries (e.g. sawmill, welding or woodworking shop, manufacturing/fabrication,

storage of boats or trailers, biomass pelletizer) as a permitted use. On-farm diversified uses are required to be small scale,

On rural lands 20 hectares or greater, the lesser of; 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres is permitted.

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 subject property is greater than 20 hectares. The proposed development is well within the size parameters outlined by the County Plan. Staff have no concerns with the proposed size of the industrial shop (inclusive of both indoor and outdoor components).

Section 7.2(3) states,

In the hazard lands 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.

County planning staff recommend comments are received from the local conservation authority, as the proposed development appears to be in proximity to the hazard lands.

Appendix B of the County OP identifies a stream and 'other identified wetlands' 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.

Section 7.3.2(1) states,

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.

Page 3

September 10th, 2020

County planning staff recommend comments are received from the local conservation authority.

Section 5.4.2(5) states,

The Provincial Minimum Distance Separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the Rural land use type.

Section 5.2.2(2)(e) states,

MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.

Should MDS apply for on-farm diversified uses in the Township of Southgate, the requirements are needing to be met.

County Transportation Services have no concerns.

Provided positive comments are received from the local conservation authority, County planning staff have no concerns with the proposed development.

The County requests notice of any decision rendered with respect to these files.

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

Yours truly,



Stephanie Lacey-Avon

Planner

(519) 372-0219 ext. 1296

stephanie.lacey-avon@grey.ca

www.grey.ca