



Planning and Development

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May 26th, 2020

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

**RE: Zoning By-law Amendment C2-2020 & Consent B1 & B2. 2020
Parts of Lot 9, Concession 6
Township of Southgate (geographic township of Egremont)
Owner/Applicant: Levi, Edna and Joshua Frey & Mount Forest Ag Auction
Co-operative Inc.
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 subject application is to implement a proposed lot addition, recognize an existing business, establish a small engine repair workshop, recognize a secondary dwelling and reduce lot areas and frontages for the proposed lot addition.

The effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the properties from Agricultural (A1-71) to Industrial exception (M2-63) and from Agricultural (A1-) to Agricultural Exception (A1-71) to facilitate the lot additions and regulate the permitted uses on the property. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

Schedule A of the OP designates the subject lands as 'Agricultural' and 'Hazard Lands'. Section 5.2.3(3) of the County OP states,

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

Legal or technical reasons are further defined as:

Severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Schedule B of the County OP identifies 'Aggregate Resource Area' on the subject lands and where the two proposed severances are intending to take place. Section 5.6.2(11) states,

Minor lot additions to existing lots may be permitted in Aggregate Resource Areas, provided reasoning is provided to:

- *Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.); and*
- *To explain the hardship imposed by not permitted the severance.*

All reasonable efforts shall be made to minimize any impacts on the aggregate resource through any lot additions.

Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.

The subject proposal will be to complete two lot additions, both forming 0.8 hectares in size respectively. The proposed lot additions are intended to be for legal and technical reasons. With the green hatched lands (as noted under Figure 1B: Proposed Lot Line Adjustment) of the Planning Justification Report intended to be used as parking for the Auction house and the red hatched lands (as noted under Figure 1B: Proposed Lot Line Adjustment) of the Planning Justification Report intended to be used as lands that would accommodate a small engine repair workshop within the existing building cluster on the farm property.

The property owner to the east is intending to build a new tractor engine repair shop (agricultural related use) on the subject lands, but there appears to be insufficient lands to accommodate the proposed use within the existing building cluster on the farm without infringing too closely to a nearby residential neighbor to the east (043891 Southgate Road 04).

According to the consultant, the topography on the subject lands being severed for the small engine repair shop is on a slope and would not be suitable to park horse and buggies. This land is not suitable for the Auction house owners to meet their parking needs. However, the lands being acquired on the north end of the property – green hatched lands – will be used to meet the parking needs for the Auction house.

County planning staff have no concerns with the proposed lot additions in this regard.

Section 5.2.2(14) states,

Agricultural-related uses are not required to be limited in size.

As per table 7 of the County OP, a farm equipment (tractor repair shop) is considered an Agricultural-related use. County planning staff have no concerns with the proposed use.

Section 5.2.1(7) states,

At no point shall the total number of permanent residential units on a farm property exceed two.

Two permanent residential properties are permitted on agricultural designated lands to accommodate farm labour. County planning policies have no concerns regarding the legal recognition of a second dwelling on the subject lands (043873 Southgate Road 04). The existing mobile is more temporary in nature and would be classified as a garden suite. Section 4.2.6 of the County plan notes the Count will encourage development of garden suites.

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.

Appendix B of the County OP identifies a 'stream', 'significant woodlands', 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 7.4(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.

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.

It appears the lands to be conveyed to the Mount Forest Ag Auction Co-operative Inc. property are within the adjacent lands of these features. Based on further discussion with the consultant, the intended use of these lands (green hatched as noted under Figure 1B: Proposed Lot Line Adjustment) of the Planning Justification Report will be used as parking for the auction house. Staff recommend comments be received from the local conservation authority to address any potential concerns regarding the intended use and proximity to the identified natural heritage features.

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.*

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

The County requests notice of any decision rendered with respect to this file.

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

Yours truly,



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