



# Planning and Development

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January 14<sup>th</sup>, 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 C23-20  
Concession 3, Part Lot 51 (391633 Grey Road 109)  
Township of Southgate  
Agent: Austin 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 consider a change to allow for Agricultural related use being an agricultural equipment repair shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The repair shop is proposed to be 454 m<sup>2</sup> with outside storage of approximately 300 m<sup>2</sup>.

The effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit an agricultural equipment repair shop within a new agricultural exception zone (A1-XXX). The 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);

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 Agricultural and/or Rural designation and is less than 20 hectares, 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 2,000 square metres

The proposed on-farm diversified use 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.

The proposed use will be located outside the 120 m buffer required from the Hazard Lands; therefore, County planning staff have no concerns.

Schedule B of the OP identifies the Aggregate Resource Area on a portion of the parcel. Section 2.3.3 of the OP states,

On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction, or represent an incompatible land use.

In general, the County does not allow for development to occur in Aggregate Resource Areas which could potentially inhibit future access to the resources. In this case, the residential dwelling has already been created thus impacts on the resource already exist; therefore, County planning staff do not have any concerns.

Appendix B indicates that the subject property contains a stream and lake. Section 7.9 states,

2) No development will be permitted within 30 metres of the banks of a stream, river, or the areas within 30 metres of any 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 have no concerns as the proposed development will be located outside of the 120-metre buffer; therefore, County planning staff have no concerns.

County Transportation Services has reviewed the subject application and has no objection to the zoning application. For Site Plan Approval, the County will require the 17-foot widening. The Entrance Permit has been applied for. The Road Widening is requested, and Entrance Permit is required.

Provided that all County Transportation Services requirements have been met, 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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