



Planning and Development

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January 14th, 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 C27-20
Concession 6, Lot 34 (106482 Southgate Road 10)
Township of Southgate
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), Recolour Grey. We offer the following comments.

The purpose of the proposed zoning bylaw amendment application is to permit an increase in the shop size of the A1-460 agricultural exception zone.

The effect of the proposed zoning by-law amendment would be to alter the provisions of the A1-460 zone to increase the shop size office and power room size from 337 m² to 465 m². No other changes are proposed.

Schedule A of the OP designates the subject lands as 'Agricultural' and 'Rural'. The proposed development will occur in the Agricultural designation. 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 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 size 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.

Appendix B indicates that the subject property contains a stream. 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 recommend receiving comments from the Conservation Authority regarding the Hazard Lands and the stream.

Provided that positive comments are received from the Conservation Authority regarding the Hazard Lands and the stream, 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.

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Yours truly,

A handwritten signature in cursive script that reads "Hibahussain".

Hiba Hussain
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