



Planning and Development

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

April 16th, 2020

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

**RE: Zoning By-law Amendment C3-20
265811 Southgate Road 26
Township of Southgate
Applicant/Owner: Enos Hoover/Red Barn Farms Ltd.**

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 By-law Amendment application is to consider a change to allow for the storage of rental construction and landscape equipment in existing yard and existing shop. Repairs to equipment will also occur in the shop. No buildings will be added as part of this application.

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

The proposed development meets the above noted policy; therefore, County planning staff have no concerns.

Schedule A indicates that there are 'Provincially Significant Wetlands' on the subject property. Section 7.2 states,

- 1) No *development* or *site alteration* is permitted within the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* (shown on

Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the *Wetland*.

2) No *development* or *site alteration* may occur within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* 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*.

Development or *site alteration* within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* will require a permit from the appropriate *conservation authority*.

Further, Schedule A also indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

3) 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.

Schedule C indicates that the northern portion of the property contains 'Core Areas and Linkages'. Section 7.1 of Recolour Grey 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.

Appendix B indicates that the subject property contains 'Significant Woodlands'. Section 7.4 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*. *Adjacent lands* are defined in Section 7 and 9.18 of this Plan.

Further, Appendix B also 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*.

Lastly, Appendix B also 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 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 to ensure that proposed zoning change will not have a negative impact to the above noted natural heritage features.

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



Hiba Hussain
Planner
(519) 372-0219 ext. 1233
hiba.hussain@grey.ca
www.grey.ca