



Planning and Development

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June 5th, 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 C6-20
Concession 4 SWTSR, Lot 203-204 (712789 Southgate Sideroad 71)
Township of Southgate
Applicant/Owner: Nelson 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 allow for the expansion of an existing On Farm Diversified Industrial use. The applicant wishes to add a 223m² expansion to the existing shop for a total shop area of 520m². The amendment will also remove the number of employee's restriction on the property. All other provisions of the by-law will remain unchanged. The effect of the proposed zoning by-law amendment would be to amend the provisions of the A1-308 zone by removing clause b regarding employee restrictions and amending clause c from a maximum structure size of 300m² to 520m². No other changes are being proposed at this time.

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

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 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 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.

Further, Appendix B also indicates that the subject property is adjacent to 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 regarding the Hazard Lands and the stream. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

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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.

Yours truly,



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