



## Planning and Development

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August 16, 2021

Lindsey Green, Clerk  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON N0C 1B0

**RE:**

**Application: C14-21\_E Bauman**  
**Legal Description: Con 10, Lot 27, Geographic Township of Proton**  
**Civic Address: 146190 Southgate Road 14**  
**Roll: 420709000403500**

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 of the proposed zoning bylaw amendment application is to allow for an Industrial use being a sawmill and Industrial Use shop. The owners wish to add the sawmill and shop to the list of permitted uses for the Agricultural A1 zone. The shop, including office and power room are proposed to be up to 750m<sup>2</sup> with outside storage of approximately 500m<sup>2</sup>. If the shop is less than 750m<sup>2</sup> the outside storage area may be enlarged provided the combined storage and shop area do not exceed 1250m<sup>2</sup>. The shop will utilize a portion of an existing agricultural operation. 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 the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments

Schedule A of the County OP designates most of the subject lands as 'Agriculture' with a smaller area of 'Hazard Lands' in the southeast corner. A portion of the subject lands fall within the Saugeen Valley Conservation Authority Screening area.

Section 7.2 of the County's OP notes that new development shall generally be directed away from 'Hazard Lands,' due to constraints such as floodplains, steep slopes, erosion, etc. that pose a significant risk to new development. The proposed to be well outside of the mapped Hazard Lands and the County therefore has no concerns.

The Agricultural land use designation provides opportunity for a variety of On-farm diversified uses, including “Home Industries” such as a sawmill, welding or woodworking shop, manufacturing/fabrication, etc. The proposed development of a small sawmill business is therefore in line with permitted uses.

Table 8 in Section 5.2.2, states that for Agricultural properties 20 hectares or greater, the lesser of:

- 2% of the total size of the property, or
- a maximum combined area of the use of 8,000 square metres

is permitted as the maximum size of on-farm diversified uses (including outdoor storage, parking facilities, etc.). As the subject lands are approximately ~40 ha in size, a maximum area of 8000 m<sup>2</sup> would be permitted as the total area for the on-farm diversified use. At present, the current site plan proposes to re-zone an area of 12,032 m<sup>2</sup>. County staff would recommend that **the current site plan be revised** and resubmitted to demonstrate a maximum area of 8000 m<sup>2</sup> to be re-zoned.

Policy 5.2.2(16) states,

*The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use.*

As the maximum permitted size of the on-farm diversified use would be 8000 m<sup>2</sup>, the gross floor area of all building used for the same purpose would be a maximum of 1600 m<sup>2</sup>. The application proposes a shop, office and power room “up to 750 m<sup>2</sup>”. County planning staff have no concerns.

Section 5.2.2(5)(e) states,

*MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.*

Staff recommend MDS be met should the local municipal official plan or zoning by-law include this as a requirement.

Section 5.2.2(19) states,

*Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses. Uses which are covered as normal farm practices by the Farming and Food Practices Protection Act (FFPPA) shall not be required to meet the D-6 Guidelines, provided they meet all required Provincial noise, air, water, and wastewater standards.*

Provided D-6 guidelines can be met, County planning staff have no concerns.

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A portion of the subject lands are located within a Saugeen Valley Conservation Authority screening area. County planning staff recommend receiving comments from the SVCA prior to a decision on this file.

County staff would recommend that a revised site plan be submitted to show a proposed re-zoning area with a maximum area of 8000 m<sup>2</sup>.

Provided a revised site plan is submitted and that positive comments are received from the Conservation Authority, County staff have no further concerns on the subject application.

The County requests notice of any decision rendered with respect to these files.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "R. Hillyer", with a long horizontal flourish extending to the right.

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