



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
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July 12, 2021

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

**RE:**

**Applicant: South Grey Enterprises Inc. (Nelson J Martin & Amy Martin)**  
**Legal Description: Con 12, Lot 37, Geographic Township of Proton**  
**Civic Address: 312376 Grey Road 8**  
**Roll: 420709000407804**

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 is to allow for an Agricultural related use being a small-scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1-386 exception zone. The shop, including office and power room, is proposed to be up to 750 m<sup>2</sup> in size, with outside storage of approximately 500 m<sup>2</sup>. The Effect of the proposed zoning by-law amendment would be to change the zone on a portion of the subject lands to permit the Industrial Use shop within the existing agricultural exception zone (A1-386).

Schedule A of the County OP designates approximately 75% of the subject lands as 'Hazard Lands', with a smaller 'Rural' section in the northeast corner. A large 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 County recommends that the proposed development be located outside of the Hazard Lands, and that comments be received from the local Conservation Authority.

The Rural 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. From the information provided, the County suggests that the proposed on-farm "shop" use would be permitted within the Rural land-use designation.

Table 8 in Section 5.2.2, states that for Rural 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 reportedly 30 ha in size, a maximum area of 6000 m<sup>2</sup> would be permitted as the total area for the on-farm diversified use. 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 6000 m<sup>2</sup>, the gross floor area of all building used for the same purpose would be a maximum of 1200 m<sup>2</sup>. The current proposal outlines a proposed shop of 511 m<sup>2</sup>, a proposed power and storage room of 60 m<sup>2</sup> and 179 m<sup>2</sup> earmarked as “future expansion.” The combined sum of all buildings would be approximately 750 m<sup>2</sup>, which is well within the size permissions outlined under the County OP. Country 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.

Appendix B of the County OP identifies ‘significant woodlands’, a ‘stream’ and ‘other wetlands’ on the subject property. Section 7.4(1) states,

*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.*

Section 7.9(2) states,

*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.*

Section 7.3.2(1) states,

*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.*

County planning staff suggest that comments be received from the local Conservation Authority, to ensure that the proposed development exceeds the adjacent lands of the Wetlands, Significant Woodlands and Stream.

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.

The application has been reviewed by the County's Transportation Services. Should the applicant propose to manufacture products for sale at the proposed shop, they must also apply for a commercial entrance permit through the County. If they are manufacturing products for personal or on-farm use, such a permit would not be required.

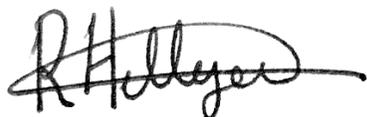
County planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands, Significant Woodlands, Other Wetlands and the stream.

Provided that positive comments are received from the Conservation Authority, and that the applicant apply for a Commercial Entrance permit, County planning staff have no further concerns with 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.

Becky Hillyer  
Planner  
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