



## Planning and Development

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July 12, 2021

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

**RE:**

**Application: C20-21 NM Attachments Inc.**  
**Legal Description: CON 17 LOT 28, Geographic Township of Proton**  
**Address: 246249 Southgate Road 24**  
**Roll: 420709000806300**

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 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 zone. The shop, including office and power room, is proposed to be up to 750m<sup>2</sup> with outside storage up to 500m<sup>2</sup>. 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 the subject lands as "Provincially Significant Wetlands," "Hazard Lands," and "Rural." A significant portion of the subject lands fall within the Saugeen Valley Conservation Authority Screening (SVCA) area. At present, there is an existing shed on the subject lands, but it is otherwise vacant. The property is currently used for cash cropping purposes.

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. The County suggests that the proposed use would be permitted within the Rural land designation. It is further noted that there is an area approximately ~4.3 ha in size that is designated Rural, with existing access onto Southgate Road 24, which may have the potential as a building site for the proposed development.

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.

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 (including outside storage). 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 shop (including office and power room), is proposed to be up to 750 m<sup>2</sup>, with 500 m<sup>2</sup> of outside storage, both of which are 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.

Section 7.3.1 of the County's OP notes:

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.

The County recommends that a building parcel be identified that is at least 120 m away from the Provincially Significant Wetlands and that comments be received from SVCA. Should a building parcel located outside of the 120 m adjacent area from the identified wetlands *not* be available, an Environmental Impact Study could be required.

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 SVCA to confirm the boundaries of the Hazard Lands area.

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 Hazard Lands, 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.*

The Township should consider applying the D-6 Guidelines at the zoning or site plan control stage.

County planning staff recommend receiving detailed comments from SVCA regarding the Hazard Lands, Significant Woodlands, Provincially Significant Wetlands, Other Wetlands and the stream on the property to ensure that no new development is

proposed in lands adjacent to these features. If a viable building parcel outside of adjacent lands is not available, an Environmental Impact Study could be required.

Provided that positive comments are received from SVCA, 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 contact me.

Yours truly,

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

Becky Hillyer  
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