Grey County

Planning and Development

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March 14th, 2023

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

RE: Zoning By-law Amendment C3-23
Concession 1 SWTSR, Lot 207 (772720 Highway 10)
Township of Southgate (geographic Township of Proton)
Roll: 420709000801300
Owners: Sidney and Susie Hoover
Applicant: Allen S M 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). We offer the following comments.

The purpose and effect of the subject application is to expand the shop and zoned area of the existing shop to allow for an expansion to the shop. The total building area, including shop, office, storage building, and power room is proposed to be up to 750m^2. There is no outside storage proposed at this time but outside storage of approximately 500m^2 would be permitted.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(1) of the County OP states,

> *Permitted uses in the Agricultural land use type include:*
>
> *a) On-farm diversified uses (See Table 7);*

In addition, Section 5.2.2(5) of the County OP states,

> *e) 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*.

The proposed on-farm diversified use is permitted within the Rural and Agricultural designations. It is recommended that the use conform to MDS, if indicated within the municipality's Zoning By-Law.

Section 5.2.2 Table 8 states that the on-farm diversified use shall be,

> *The lessor of: 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres.*

Further, Section 5.2.2(16) of the County OP states,

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

The subject property is approximately 20.5 hectares in size which would permit a total area of 4,100 square metres to be used for the proposed OFDU, including all parking, loading, buildings, servicing and outdoor storage. The gross floor area for any structures would be limited to 800 square meters. The applicant has not included the total zoned area that will be used. The proposed shop would be 743 square metres, which conforms with the County OP. Provided the total zoned area with the proposed expansion covers an area up to 4,100 square metres; County Planning staff have no concerns.

Section 5.2.2(19) of the County OP 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.*

Municipal staff shall review the applicability of the D-6 Guidelines to the proposed development.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed expansion is not located within the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands', 'Streams', and a 'Pond'. The proposed expansion is located outside of the adjacent lands of the natural heritage features; therefore, County Planning staff have no concerns.

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 http://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.

Provided the total zoned area is a maximum of 4,100m^2 and D-6 Guidelines can be addressed; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

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