



Planning and Development

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September 16th, 2020

Elisha Hewgill, Secretary-Treasurer
Township of Southgate
185667 Grey County Rd. 9, RR #1
Dundalk, Ontario N0C 1B0

RE: Consent Application B06.2020
South Part Lot 16, Concession 4 (551003 Southgate Sideroad 55)
Township of Southgate (former geographic Township of Egremont)
Owner: Lawrence Martin
Agent: Ron Davidson

Dear Ms. Hewgill,

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.

County planning staff provided comments on the related Zoning By-law Amendment and LOPA 2 application August 7th, 2020.

The purpose of the subject application is to sever the grain business of approximately 2ha. from the larger agricultural parcel and merge the retained lot with the 6ha lot to the north. The effect is to sever a 2ha parcel of land, with 183m of frontage on Southgate Sideroad 55. The retained parcel shall be 22.72ha in size with frontage on Highway 89 as well as Sideroad 55. The retained lot will be merged with the neighboring 6ha lot to the north being Con 4 N Pt lot 16, RP 17R1261 Pt 1.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.1(1)(b) states permitted uses include, but are not limited to:

Agricultural-related uses.

Section 5.2.2(14) states,

Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8.

Section 5.2.2(5)(d) states,

MDS I is not required for agricultural-related uses, or for the severance of an existing agricultural-related use.

County planning staff have no concerns with the proposed size of the grain drying facility, as agricultural-related uses are no longer required to be small scale. MDS I is not required, but the planning consultant noted in their report that the closest barn is almost 800 metres to the east of the lands in question. There are no livestock facilities nearby.

Section 5.2.3(2) states,

Consents may be permitted to create a new lot for an agricultural-related use, provided the use is as small as possible to permit the use, servicing, and required accessory facilities (e.g. parking, storage, etc.)

The proposed consent would be for the grain drying facility (agricultural-related use) only, and the area proposed to be severed is 2.0 hectares in size in order to accommodate the existing operation plus additional land for future expansion. The land will be used for a combination of future grain bins and truck/trailer short-term parking. County planning staff have no concerns.

Schedule A of the Official Plan further designates a northern portion of the subject property as 'Hazard Lands'. Policy 7.2(3) states,

in the Hazard lands designation, buildings and structures are generally not permitted.

The proposed development site is outside of the hazardous lands. County planning staff have no concerns.

Appendix B of the OP identifies 'Significant Woodlands' adjacent to the subject property on the north end. 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.

The proposed expansion of the grain drying facility exceeds the adjacent lands outlined in the County OP; therefore, County planning staff have no concerns with the subject policy.

Appendix B also identifies a 'stream' on the subject property. 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. 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 comments are received from the local conservation authority.

An Acoustic Assessment Report was completed February 20th, 2019 for related applications C10.2019 & LOPA 24. These applications were proposing an expansion to the existing grain drying facility. General recommendations provided in this report were such that *any future expansion should include the use of noise controls such as silencers, enclosures and/or acoustical wrapping on future aeration fans and/or corn impact areas in grain elevator(s) (i.e. elevator heads). Additionally, the use of existing and potential future structures (i.e. buildings, bins, barriers, etc.) to shield (break line of sight) future significant equipment (i.e. secondary grain dryer) and the neighbouring noise sensitive receptors should be considered.*

Generally, as per policy 4.3(1), efforts should be made to *minimize adverse health effects (such as respiratory inflammation) of odour, air pollution, water pollution, noise or vibration, and other contaminants with sensitive land uses.* Section 5.1 further states, *Grey County supports normal farm practices and this Plan must meet the Farming and Food Production Protection Act (or any successor thereto). The County recognizes that normal farm practices create noise, dust, light, vibration, smoke, flies, and odours; from livestock, heavy machinery, and/or harvesting.*

Section 5.2.2(19) also 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 any 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.

County planning staff recommend review and follow-up measures are put in place to ensure the recommended noise mitigation controls outlined as part of the *Acoustic Assessment Report* (February 20th, 2019) sections 6.1 and 6.2 are implemented at the time of expansion. Staff also recommend Pinchin consultants provide an update to the acoustic assessment report to better clarify what will be required in terms of any additional recommendations for noise mitigation measures, given staff are now in receipt of specific design plans for the proposed future expansion. As noted in the conclusion (section 7.0) of the Acoustic report: *it should be noted these recommendations are generic in nature and don't reflect any modeling results as no specific design plans exist for a future expansion.*

County planning staff generally recommend an update to the *Acoustic Assessment Report* to determine whether additional noise mitigation measures will be required given there is further clarity on the proposed agricultural-related use expansion. Staff also recommend comments are received from the local conservation authority, specifically for the identified stream on the subject property.

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

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 'Stephanie' followed by a stylized surname.

Stephanie Lacey-Avon
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