



## Planning and Development

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April 16<sup>th</sup>, 2021

Ms. Lindsey Green, Clerk  
Township of Southgate  
185667 Grey County Road 9  
Dundalk, ON, N0C 1B0  
\*Sent via E-mail

**RE: Zoning By-law Amendment C1-21  
Lots 231 to 233, Concession 4 SWTSR  
180032 Grey Road 9  
Township of Southgate (geographic Township of Proton)  
Applicant: Manassa 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), Recolour Grey. We offer the following comments.

The purpose and effect of Zoning By-law Amendment C1-2021 is to allow for 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 649 m<sup>2</sup> with outside storage of approximately 599 m<sup>2</sup>.

Schedule A of the OP designates the subject lands as 'Rural' and 'Hazard Lands'. Section 5.2.1 of Recolour Grey states;

"1) Permitted uses in the Agricultural land use type include:

- a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses (see Table 7);
- b) Agricultural-related uses (see Table 7);
- c) On-farm diversified uses (see Table 7);"

Section 5.4.1(2) of the Plan permits each of the above listed uses in the Rural designation, in addition to the Agricultural designation. Further, Section 5.2.2 of Recolour Grey states the On-farm Diversified Use size criteria. The table states that in a

property that is in the Agricultural and/or Rural designation and is 20 hectares or greater, the On-farm diversified use maximum size can be,

“The lesser of;

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

The policies further state that of the 8,000 square metres, the buildings shall not exceed more than 20% of the total area of the on-farm diversified use. The subject application meets the above noted policies.

Section 5.2.2 of the Agricultural Development Policies states;

“19) 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.”

County Planning staff recommend reviewing the Provincial D-6 guidelines to ensure that the proposed use will not have a negative impact to the surrounding uses. Any impact could be further mitigated at the time of site plan approval, should the zoning application be successful.

Further, Section 5.2.2 states;

“5) New land uses, including the creation of lots, and new or expanding *livestock facilities* shall comply with the Provincial *MDS formulae*. Municipal comprehensive zoning by-laws shall incorporate Provincial *MDS formulae*.”

This section goes on to note that MDS will generally not be required for an on-farm diversified use, except where required by the Municipality. If the Township of Southgate requires MDS 1 to be met to on-farm diversified uses, it shall be ensured that such setbacks can be met.

Schedule A indicates that there are ‘Hazard Lands’ on the subject property. Section 7.2 states;

“2) Permitted uses in the *Hazard Lands land use type* are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public *utilities* and *resource based recreational uses*. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.”

The proposed development will be located outside the Hazard Lands.

Appendix B indicates that the subject property contains watercourses; however the proposed development appears to be adequately set back from the watercourses.

The subject lands are on Grey Road 9. County Transportation Services has reviewed the subject application and the entrance will be required to County Standard Light Industrial Site Access (FLSAS). An Entrance Permit is required, if it has not already been applied for.

Provided that D-6 guidelines and MDS 1 can be met, and all County Transportation Services requirements are met, County planning staff have no further concerns with the subject application.

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

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 "Scott Taylor", is written over a yellow rectangular highlight.

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