



Planning and Development

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April 16th, 2021

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

RE: Zoning By-law Amendment C2.2021
151133 Southgate Road 15
Concession 2, Lot 23
Township of Southgate (geographic Township of Proton)
Owner: Conn 15 Enterprise Inc.
Applicant: Simeon Sherk

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 750m² with outside storage of approximately 250m².

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 most of the subject lands as 'agricultural', with a small section being 'hazard lands'. Section 5.2.1(1)(c) states,

On-farm diversified uses are a permitted use.

On-farm diversified uses are required to be limited in area, as per table 8 of the County OP.

On agricultural lands 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 for the on-farm diversified use.

Section 5.2.2(16) further 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.

The subject property is greater than 20 hectares. The proposed development is well within the size parameters outlined by the County Plan. Staff have no concerns with the proposed size of the industrial shop (inclusive of both indoor and outdoor components). Staff would typically see these types of proposals as being defined as 'on-farm diversified uses' vs. 'agricultural-related'.

Section 7.2(3) states,

In the hazard lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of section 7. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

The proposed development site appears to be located outside of the hazard lands. County planning staff have no concerns.

Section 5.2.2(2)(e) states,

MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDSD 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.

Should MDS apply for on-farm diversified uses in the Township of Southgate, these requirements are needing to be met.

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

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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.

From a general planning nature, staff recommend including a natural buffer (hedge row, trees) around the subject shop to limit visibility from the roadside.

Provided D-6 guidelines can be met, County planning staff have no concerns with the proposed development.

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 'Stephanie' followed by a stylized monogram or initials.

Stephanie Lacey-Avon
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