



Planning and Development

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April 20th, 2021

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

**RE: Zoning By-law Amendment C04.2021
CON 2 SWTSR PT LOTS 198 TO 200 RP 16R9480 PART 1
260145 Southgate Road 26
Township of Southgate (geographic Township of Proton)
Applicant: Elam and Nancy 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 of the proposed zoning bylaw amendment application is to allow for the conversion of the existing outside storage to inside storage. The existing shed will be converted to storage for the existing shop. The outside storage area will be reduced so that the total combined storage complies with the Official Plan requirements. The existing shop is 647m² and the outside storage is 549m².

The effect of the proposed zoning by-law amendment would be to change the zone provisions on the subject lands to permit an existing shed to be used for storage of material within the existing Agricultural Exception A1-293 zone (A1-293). 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 'rural', with a small section being 'hazard lands'. Section 5.4.1 (1) states that all uses permitted under Section 5.2.1 of this Plan are permitted. 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 rural 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 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).

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.

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

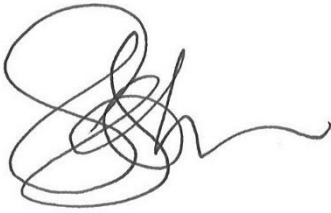
There are no concerns with regard to the CP Rail Trail.

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 be 'S. Johnson', with a large loop at the start and a trailing flourish.

Sarah Johnson, MCIP, RPP
Intermediate Planner/ Forestry-Trails Coordinator
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