



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

February 15, 2022

Elisha Milne, Secretary-Treasurer
Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

**RE: Consent Application B15.2021 AND Zoning Application C33-21
Con 3 N PT Lot 43, and Con 3 Pt lot 43 RP 16R11535 Pt 1
Owner: Esther Gingritch (420706000316500)
Owner: Brenda & Murray Calder (420706000316303)**

Dear Ms. Milne,

This correspondence is in response to the above noted applications. 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 Consent Application B15.2021 is to sever a small 0.65 acre (0.26 ha) lot and add it to the abutting corner lot that is only 0.35 acres (0.142 ha). The addition will allow for the construction of a small barn for a maximum of 2 horses for transportation purposes. The severed lot will have frontage on Grey Road 109 and will require access for the proposed barn. The retained lot will have frontage on Grey Road 109 and Southgate Road 12 and still be approximately 20 acres (8 ha) in size. The Effect would be to enlarge the small corner lot to 1 acre (0.405 ha) in size to allow for the small horse barn to be constructed. The retained lot will continue to be used for agriculture.

The Purpose of the proposed zoning bylaw amendment application is to implement consent application B15.2021, to add 0.65 acres of land to a small 0.35 acre lot to allow for the construction of a horse barn. The small lot being added to is currently zoned Environmental Protection (EP) and the severed lot is currently zoned Restricted Agricultural Exception (A2-40) and Environmental Protection (EP). Both the severed lot and the lot being added to will be zoned Residential Type 5 exception (R5-XXX) to recognize the reduced front yard setback of the existing house. The retained lands will continue to be zoned A2-40 however the minimum lot size will be reduced. The Effect of the proposed zoning by-law amendment would be to change the zone symbol of the severed lands as well as the small lot from EP and A2-40 to (R5-XXX). The retained lands will continue to be zoned A2-40 and EP. Any Environmental Protection Zone Boundary adjustment will be based on Conservation Authority comments

Schedule A of the OP designates the smaller parcel as 'Secondary Settlement Area,' while the larger parcel is designated predominantly 'Secondary Settlement Area' and 'Hazard Lands,' with a small area of 'Agricultural' lands. The proposed lands to be added to the smaller parcel are contained entirely within

the Secondary Settlement Area, but do fall within the Saugeen Valley Conservation Authority Regulated Area. The County's Official Plan does not restrict lot additions within Secondary Settlement Areas, but further comments should be received from SVCA.

Section 3.6(2) states,

Permitted uses in the areas designated as Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

Generally, secondary settlement areas are intended to provide a limited opportunity for growth and a range of residential opportunities and employment locations. While livestock facilities would generally be accommodated outside of settlement areas, in this case, there could be merit in permitting a small horse barn on the subject property, as the horses are intended to be used for transportation purposes, in lieu of a motorized vehicle.

Section 5.2.2(5) of the OP states, *new land uses, including the creation of lots and new or expanding livestock facilities shall comply with the Provincial MDS formulae.* In this regard, the proposed new horse barn would be situated entirely in the secondary settlement area. Section #36 of the Minimum Distance Separation Document (2016) states *MDS II setbacks are NOT required where municipalities permit first or altered livestock facilities (e.g., urban agriculture) or anaerobic digesters within approved settlement area designations, as MDS II was not designed to be used in an urban setting. However, because other issues could be considered when raising livestock in settlement areas, municipalities may choose to establish local approaches governing urban agriculture.*

Staff are aware that the proposed horse barn would be situated in the secondary settlement area where MDS is not applied. As noted in the application, the horse barn would be limited in size to accommodate a maximum of two horses, which would be utilized primarily for transportation purposes. Given that MDS does not apply in settlement areas, it is recommended that the proposed zoning amendment limit the type and number of livestock to (2) horses for transportation purposes only, in order to minimize any potential impacts for surrounding residential properties.

Appendix B of the County OP identifies 'significant woodlands', and a stream on the subject property. The lands affected by the proposed lot addition and horse barn are outside of the adjacent lands of the Significant Woodlands but may fall within the adjacent lands of the stream. It is recommended that further comments are received by SVCA.

As the subject lands have frontage on Grey Road 109, the subject applications have been circulated to Grey County's Transportation Services Department, who have provided the following comments:

- No objection to zoning application.
- Widening is required along the County Road along the proposed retained and severed portion of the lands.
- A proposed secondary access is not shown. The County's policy would not recommend a second entrance onto the County Road. Access to the new barn shall be through the existing access to the property.

- The new structure must adhere to the County's Setback Policy of 75 feet from the existing centreline of the County Road.

For further questions or clarifications on the above comments from Transportation Services, please connect with Jim Stevenson directly at Jim.Stevenson@grey.ca

Provided that:

- Zoning limitations are in place to ensure the proposed barn would accommodate a maximum of (2) horses for transportation purposes;
- Positive comments are received from SVCA; and
- The above comments from Transportation Services are applied and road widening is allocated to the County;

The County has no further concerns with the subject application.

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 'R. Hillyer' with a stylized flourish at the end.

Becky Hillyer

Planner
(519) 372-0219 ext. 1233
becky.hillyer@grey.ca
www.grey.ca