

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C9-22 Knorr
Date: July 20, 2022 3:17:51 PM

County comments for C9-22 Knorr

Hello Southgate,

Please note that County Staff have reviewed Zoning application C9-22 - Vernon & Minerva Knorr, which proposes to establish an on-farm diversified use (sewing machine repair/sales and fabric sales) on the subject property.

The subject lands are designated Agricultural and Hazard Lands. On-farm diversified uses are permitted on Agricultural properties, subject to the sizing criteria of Table 8, in the County's Official Plan. In this case, the maximum size permitted for a an OFDU on a 40 ha property (including all servicing, parking, buildings, turning lanes, etc) would be 8000 m², while buildings would be limited to 1600 m². The submitted site plan proposes a retail/repair store of approximately 806 m², which is well within the maximum permitted gross floor area for any OFDU buildings. The overall size of the use has not been indicated on the proposed site plan, and it is recommended that Southgate staff work with the applicant to ensure that the proposed OFDU would not exceed 8000 m² in total area, in order to conform with County policies.

The proposed development would appear to be located outside of the mapped Hazard Lands, but it is recommended that further comments be received from Saugeen Valley Conservation Authority.

Grey County Transportation Staff have reviewed the subject application and have noted that a Commercial Entrance Permit is required to accommodate the proposed commercial use. The applicant should email roads@grey.ca for further details (including relevant specifications and application forms).

It is recommended that D-6 Guidelines be achieved for the proposed OFDU and that MDS be considered, if indicated within Southgate's zoning by-law.

Given the extent of the proposed parking/turning area (which is currently permeable grasslands), municipal staff may wish to consider requesting a drainage plan, to ensure that the increased impermeability of the lands will not result in excess drainage onto the County Road or surrounding properties. The planting of trees and other landscaping elements should also be considered at a site plan stage, to increase the aesthetic of the parking area from the road and surrounding properties.

Provided that the overall use is limited to 8000 m², the County has no further concerns with the subject application.

We kindly request notice of any decision taken in regard to this application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON