



Planning and Development

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September 21st, 2022

Clint Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Zoning By-law Amendment C10-22
Concession 3 SWTSR Part Lot 199 and Part lot 200 (260069 Southgate
Road 26)
Township of Southgate
Roll: 420709000805200
Owners/Applicants: Jesse and Elizabeth Martin**

Dear Mr. Stredwick,

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 and effect of the subject application is to permit an Agricultural related use, a small-scale Industrial Use shop, which would be added to the list of permitted uses within the Agricultural A1 zone. The shop is proposed to be up to 750m² with outside storage being 500m². Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority Comments.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(1) of the County OP states,

Permitted uses in the Agricultural land use type include:

b) On-farm diversified uses (See Table 7);

Furthermore, Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

- e) *MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law.*

The proposed use is on-farm diversified; therefore, it is permitted within Rural lands and a MDS calculation is not required unless required by the municipal official plan. County planning staff have no concerns.

Section 5.2.2 Table 8 states that the on-farm diversified use shall be,

The lessor of: 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres.

Further, Section 5.2.2(16) states,

The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified uses) shall not exceed 20% of the total area of the on-farm diversified use.

The subject property is approximately 38.3 hectares in size which would allow for a proposed small scale industrial use shop of 7,660 square metres. The applicant's proposed use will cover an area of 5,974 square metres. This is permitted as 2% of the total property size, 7,660 square metres, is the lessor option. The gross floor area of all buildings associated with the on-farm diversified use is less than 20%. County Planning staff have no concerns.

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 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.

Municipal staff shall review the applicability of the D-6 guidelines to the proposed development. County Planning staff have no further concerns.

Schedule A of the County OP designates areas of the subject lands as 'Hazard Lands'. 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 is outside of the Hazard Lands; therefore, County planning staff have no concerns.

Schedule A of the County OP designates areas of the subject lands as 'Provincially Significant Wetlands'. Section 7.3.1(2) states,

No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Development or site alteration within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type will require a permit from the appropriate conservation authority.

County Planning staff recommend receiving comments from the Conservation Authority regarding the Provincially Significant Wetlands.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands'. Section 7.4(1) states,

No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. Adjacent lands are defined in Section 7 and 9.18 of this Plan.

Further, Appendix B of the County OP indicates the subject lands contain a 'Stream'. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

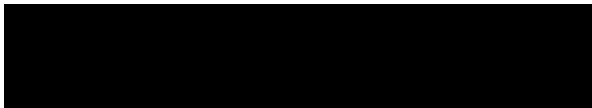
The proposed development is outside of the Significant Woodlands, Stream, and the respective adjacent lands therefore, County Planning staff have no concerns. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided positive comments are received from the Conservation Authority regarding the Provincially Significant Wetlands; County Planning staff have no concerns with the subject application.

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

If you wish to discuss this matter further, please contact me.

Yours truly,



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