



Planning and Development

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November 21st, 2022

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

**RE: Zoning By-law Amendment C20-22
Concession 1, Part Lot 38 (311049 Grey Road 8)
Township of Southgate (geographic Township of Proton)
Roll: 4207090007010000
Owner: EMB Farms Inc
Applicant: Solomon 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 and effect of the subject application is to permit an Agricultural related small scale Industrial use shop with a change in zoning to Agricultural with an exception, which would permit the shop. The shop, including the office and power room, is proposed to be up to 750m² with outside storage of approximately 500m².

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.1(1) states,

The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

Further, Section 5.2.1(1) of the County OP states,

Permitted uses in the Agricultural land use type include:

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

In addition, Section 5.2.2(5) of the County OP states,

- a) *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 on-farm diversified use is permitted within the Rural and Agricultural designations. It is recommended that the use conform to MDS, if indicated within the municipality's Zoning By-Law.

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) of the County OP 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 37 hectares in size which would permit a total area of 7,400 square metres to be used for the proposed OFDU, including all parking, loading, buildings, servicing and outdoor storage. The gross floor area for any structures would be limited to 1,480 square meters. The applicant does not provide the area the use will cover or the floor area of the structures. The applicant's proposed use will cover an area of 7,100 square metres, and the proposed shop would be 750 square metres, both of which conform with the County OP. County Planning staff have no concerns.

Section 5.2.2(19) of the County OP 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 staff note that the subject property is located directly east of an existing mobile home park. Consideration for noise mitigation measures may be explored to ensure no significant impact to this more sensitive land use.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. Section 7.2(9) states,

In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:

- a) *The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*
- b) *No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;*
- c) *Vehicles and people have a way of safely entering and exiting at all times;*
- e) *The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.*
- f) *There is no feasible location for the development outside of the Hazard Lands land use type.*

Further, Schedule A of the County OP indicates the subject lands are within the adjacent lands of a 'Provincially Significant Wetland'. Section 7.3.1(1) 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.

The proposed Industrial use shop is outside of the Hazard Lands and the adjacent lands of the Provincially Significant Wetlands; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands'. Section 7.3.2(1) states,

No development or site alterations are permitted within Other Wetlands or their adjacent lands, shown on Appendix B, or as identified by conservation authorities, unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Further, 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.

Lastly, Appendix B of the County OP indicates the subject lands contain 'Streams'. 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 Industrial use shop is not located near the Other Wetlands, Significant Woodlands, and the Streams; therefore, County Planning staff have no concerns.

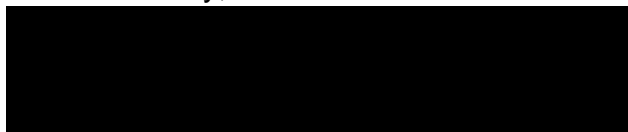
County Transportation Services have reviewed the subject application and have a comment stating *Upgrade entrance to Commercial standard. An Entrance Permit is required.*

Provided the entrance is upgraded to the commercial standard and an Entrance permit is applied for, 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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