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November 10, 2022

Clinton Stredwick, Municipal Planner
Township of Southgate Planning Department
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Dear Mr. Stredwick:

**RE: Application for Official Plan Amendment and Zoning By-law Amendment
186105 Grey Road 9 RR1, Southgate
OUR FILE 22114A**

On behalf of our client, David Bauman, we are pleased to submit a response to comments letter, regarding the proposed Official Plan and Zoning By-law Amendment Applications on the lands municipally known as 186105 Grey Road 9 RR1, Southgate.

Since submitting the Official Plan and Zoning Bylaw Amendment application, comments have been received from agencies and a Public Meeting was held where comments and questions were raised by Council. A response to comments and questions raised through the consultation process is included below.

County of Grey

"County Transportation Services have reviewed the subject application and indicate that a commercial entrance permit is required to update the existing entrance."

The owner has been informed of the need for a commercial entrance. A commercial entrance permit will be secured as part of site plan approval process.

"Provided that D-6 Guidelines can be met, County Planning staff have no concerns with the subject applications."

The intent of the Provincial D-6 guidelines is to prevent or minimize land use issues due to encroachment of sensitive land use (i.e. residential) and industrial land uses on each other. The D-6 guidelines have been considered for the proposed small scale industrial use. The proposed zoning

permits a small scale industrial use that is limited in size and scale. In this case, the use already exists – the Official Plan and Zoning Bylaw Amendment proposes a minor expansion to the building and the expansion of the existing outdoor storage area, where finished products are stored before they are delivered to customers.

The D-6 Guidelines outlines the following recommended minimum distance separation requirements:

- 20 metres from a Class I Industrial Use
- 70 metres from a Class II Industrial Use
- 300 metres from a Class III Industrial Use

A Class II Industrial Facility is defined as a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odor, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

The small scale industrial use will not include shift operations or frequent movement of heavy trucks, but does include outside storage and a medium level of production. The existing and expanded operation and the proposed outdoor storage area are more than 300 metres from the nearest residential dwelling located on the farm to the east.

Furthermore, a minimum distance of 70 metres between the boundaries of the A1-433 site specific zone and the lot boundary is achieved in all cases. As such, a distance of over 70 metres is met between the small scale industrial use and the adjacent agricultural lands.

The D-6 Guidelines have been considered in context of the industrial use and separation from sensitive uses and the draft Zoning By-law Amendment proposes to provide adequate distance between proposed industrial use and the boundary of the subject lands to the east.

Saugeen Valley Conservation Authority

"It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. The SVCA role is to identify habitat through a screening process in consideration of the PPS and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local policies have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca."

In accordance with the SVCA comments, we reached out to the MECP to confirm that the proposed application and development is undertaken in accordance with the provincial and local endangered species and threatened species policy. The following response was received from MECP staff:

"Having the land rezoned is not an activity that is subject to the ESA. For any activities that the proponent/owner is proposing on the property after it has been rezoned (development, construction, etc.), we advise that they have a qualified professional (i.e. an environmental consultant) complete the screening to determine the presence or potential impacts to species in the area. We ask that they submit the completed screening to SAROntario@ontario.ca for review, once it has been reviewed, a biologist will reach out directly with further guidance. The Screening Guidelines have been attached to this email.

Please include details of the project to help inform the guidance necessary for the project when the screening is submitted.

- *Site location of where the activities are to take place (e.g. GPS coordinates, Latitude and Longitude coordinates);*
- *Presence/absence and location of species at risk species and/or species at risk habitat on or near the proposed site;*
- *Details of the activities ;*
- *Type of activities planned (e.g. site clearing, quarrying, etc.);*
- *Timing for all planned activities;*
- *Contact information."*

In accordance with the comments above, a screening form will be prepared as part of the future site plan application. No further action is required at this time.

Township Council Comments

Seepage of stored concrete is a concern, should the storage area be paved to reduce seepage from the concrete products?

Various studies have been reviewed which examine concrete leaching (Lagerblad, 2001; Townsend, 1998; Sedecki et al., 1996). These studies conclude that concrete does not leach any harmful elements and the components of concrete are slow to dissolve, resulting in less than 10mm of leaching over a 100 year period (Lagerblad, 2001). Possible impacts on the ground water system are only a concern in areas with high groundwater sensitivity, and the subject lands are not located in a Well Head Protection Area (Sedecki et al., 1996). Dissolution of concrete by water is not harmful, and it is often used for drinking water reservoirs (Townsend, 1998).

Based on the research noted above, leaching as a result of the storage of concrete products on the subject lands is not an environmental concern.

Why is this an agricultural related use, rather than on-farm diversified use?

The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas Publication 851, defines agriculture-related uses and on-farm diversified uses as follows:

- “Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.”
- “On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.”

A detailed description of the justification for the agriculture related use in the context of the County of Grey Official Plan is included in section 4.2 of the Planning Justification Report prepared by MHBC.

The proposed precast concrete business directly relates to and supports farm operations in the area as it supplies agricultural products such as precast penning for hog farms, hog slats, dairy slats, beef slats, and columns and beams for barns as a primary activity. The location of the subject lands within the Township, in close proximity to multiple agricultural operations is important for the business as its close proximity to farm operations allows the business to directly supply products to farm operations. The proposed expansion will only occupy 1.2% of the lot area protecting agriculture as the primary and principal use of the property. The precast concrete businesses role in supporting other farms in the area is the key factor which makes this use an agriculture-related use, rather than an on-farm diversified use.

Is such a big expansion of outdoor storage appropriate and will it be screened?

The outdoor storage area is located a significant distance from the road and will be screened using fencing and existing buildings. The proposed storage area is behind existing buildings in the existing farm building cluster and will not remove any lands from agricultural production. The total site area used for the buildings associated with the pre-cast concrete business and outdoor storage is equivalent to 1.2% of the total lot area, which is less than the 2% maximum recommended size for on-farm diversified uses, referenced in Ontario Publication 851, and the Grey County Official Plan. Based on the proposed screening and the percent of lot area used for the small scale industrial use, including associated outdoor storage, the proposed outdoor storage area is appropriate for the subject lands.

We thank you for considering this additional information. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Yours truly,
MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Aleah Clarke, BES
Intermediate Planner

cc. *David Bauman*

Sources

Lagerblad, B., "Leaching performance of concrete based on studies of samples from old concrete constructions", Svensk Kärnbränslehantering AB Swedish Nuclear Fuel and Waste Management Co., Stockholm, Sweden, Rep. TR-01-27, 2001.

Sedecki, R.W., Busacker, G. P. , Moxness, K. L. , Faruq, K. C. , and Allen, L. G., "An investigation of water quality in runoff from stockpiles of salvaged concrete and bituminous paving", Minnesota Department of Transportation, St. Paul, Minnesota, USA, Rep. 96-31, 1996.

Townsend, T. G., "Leaching characteristics of asphalt road waste", Florida Centre for Solid Waste and Hazardous Waste Management, Gainesville, Florida, USA, Rep. 98-2, 1998.