



Planning and Development

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June 19th, 2023

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

**RE: Zoning By-law Amendment C7-23
Concession 7, Lot 38 (311693 Grey Road 8)
Township of Southgate (geographic Township of Proton)
Roll: 420709000708800
Owner: Aaron Hoover – AH Fab 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 allow for the expansion of the on farm diversified use being a small scale Dry Industrial Use. The proposal is to add an addition of 143m² to the shop and construct 222m² of covered storage which will be attached to the shop. When combined with the outside storage this covered storage will not exceed 500m². The total building size of the shop will remain 750m².

Schedule A of the County OP designates the subject lands as 'Rural' and 'Agricultural'. 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,

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 expansion of the 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 38 hectares in size which would permit a total area of 7,600 square metres to be used for the proposed expansion of the OFDU, including all parking, loading, buildings, servicing and outdoor storage. The gross floor area for any structures would be limited to 1,520 square meters. The applicant's proposed expansion will cover an area of 6,401 square metres and the proposed buildings associated with the use would be 972 square metres, both of which conforms 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.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed development is located near the boundary of the Hazard Lands. The proposed development is outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands' and 'Streams', and is within the adjacent lands of 'Significant Woodlands'. The proposed development is located outside of the adjacent lands of the natural heritage features; 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.

County Transportation Services has reviewed the subject application and have no concerns.

Provided D-6 Guidelines can be addressed; 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,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
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