

## NOTICE OF COMPLETE APPLICATIONS & PUBLIC MEETING

**What:** The County and Township are seeking input on development applications within 120 metres of your property. The applications to the County and Township would consider permitting an 'on-farm diversified use – a shop, power room, skid steer room, outdoor storage area, and gravel yard on the subject lands.

**Site:** Part Lot 27, Concession 16, Township of Southgate ('The Subject Lands')



**Public Meeting Date: Wednesday September 27<sup>th</sup>, 2023 @ 1:00 p.m.**

### Location of the Public Meeting: Virtual

Please join the meeting from your computer, tablet, or smartphone

<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESKxORUZwL25Ddz09>

You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 953 4138 5964 **Passcode:** 336403

### How can I participate in the Public Meeting?

Public participation is encouraged. To participate in the planned meeting, please contact Lindsey Green, Clerk, by email at: [lgreen@southgate.ca](mailto:lgreen@southgate.ca) or by telephone at: 519-923-2110 X 230.







### What if I can't attend the Public Meeting?

You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:

[www.grey.ca/planning-development/planning-applications](http://www.grey.ca/planning-development/planning-applications)

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx>



County of Grey Contact Information	Township of Southgate Contact Information:
<p>Stephanie Lacey-Avon, Planner</p> <p> County of Grey Planning Department</p> <p>595 9th Avenue East</p> <p>Owen Sound, Ontario, N4K 3E3</p> <p> Phone: 519-372-0219 ext. 1296</p> <p> Email: <a href="mailto:stephanie.lacey-avon@grey.ca">stephanie.lacey-avon@grey.ca</a></p>	<p>Clint Stredwick, Planner</p> <p> Township of Southgate</p> <p>185667 Grey County Rd 9</p> <p>Dundalk, ON N0C 1B0</p> <p> Phone: 519-923-2110 ext. 235</p> <p> Email: <a href="mailto:cstredwick@southgate.ca">cstredwick@southgate.ca</a></p>

**What can I expect at the Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees can hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

**What is being proposed through the applications?**

The subject lands are approximately 10 hectares in size and designated ‘Agricultural’ and ‘Hazard Lands’ under the County Official Plan. The lands are similarly designated ‘Agricultural’ and ‘Hazard Lands’ under the Township of Southgate Official Plan. An amendment to both the County and Local Official Plans is required to permit an on-farm diversified use (OFDU) with a combined area of 2,000 square metres on an undersized property (10 hectares) designated ‘Agricultural’. Currently, the County OP only permits bed and breakfast establishments and home rural occupations within the dwelling only on agricultural lots less than 20 hectares in size. On lands designated ‘Rural’, on-farm diversified use is permitted to be the lesser of 2% of the total size of the property or a maximum combined area of the use of 2,000 square metres. Although the lands are Agricultural, the proposed OFDU maintains the size criteria for the Rural land use type. The Township of Southgate Official Plan only permits OFDU’s on lots that are 20 hectares or greater. The OFDU would include a shop, power room, skid steer room, outdoor storage area, and gravel yard.

The proposed Zoning By-law Amendment will rezone the subject lands from ‘Agricultural’ (A1) to ‘Agricultural with Exception (A1-XXXX), that would have the effect of permitting a ‘small-scale industrial use’ on site. An exception is also required for the minimum front yard setback for small-scale commercial/industrial buildings from 20m to 15.28m.

8 hectares of the property are currently being farmed, and the landowner has meat goats and is proposing a new livestock barn on site in the future. There is a stream identified on the subject property. As per the Planning Justification Report, it appears the proposed development would not be located within the hazard lands or natural heritage areas. The owner is seeking to supplement their farming operation with an additional source of income, given their total arable land holding is quite limited in size.

An agricultural impact assessment has been submitted in support of the subject applications, which looks at the impact on the agricultural viability of the subject lands as part of the overall agricultural land base in the Township of Southgate and Grey County.

**Why is this Public Meeting being held and what are your rights?**

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is Sections 22 and 34 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendments and Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of the County of Grey or the Township of Southgate to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official



Plan Amendment is approved or refused, or to the Township of Southgate before the local Official Plan Amendment or Zoning By-law amendment is approved or refused;

- a. the person or public body is not entitled to appeal the decision.
  - b. the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
3. If you wish to be notified of the decision of the County of Grey in respect to the passing of the Official Plan Amendment, you must make a written request to the County, at the address noted on the previous page. Please note County Official Plan Amendment file number 42-07-090-OPA 18 or refer to NB Martin MFG Inc. application in your correspondence.
  4. If you wish to be notified of the decision of the Township of Southgate on the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Township of Southgate at 185667 Grey County Road 9, Dundalk, ON N0C 1B0 and quote Files OPA 1-23, C-9-23.

If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on these applications, or the planning process.

Notice dated this 2<sup>nd</sup> day of August, 2023 the County of Grey.

**A note about information you may submit to the Municipality or the County:**

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township or County websites, and/or made available to the public upon request.

Please be aware that the public meeting may be broadcast online and may be recorded.