



Planning and Development

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October 15th, 2019

Joanne Hyde, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0

*Sent via E-mail

**RE: Minor Variance Application A2-19
Lot 29, Concession 4
Township of Southgate
Owner: Misty Meadows**

Dear Ms. Hyde,

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), Recolour Grey. We offer the following comments.

The purpose of the subject application is to consider an application for minor variance to permit an increase in the building size as a result of closing in a covered loading dock. The proposal requires relief from Section 33-377 (c), of the by-law which provides for a maximum building size of 915 m². Approval of this application would provide relief from the by-law to permit the existing covered loading dock to be enclosed. The resulting increase in building size would be 96 m².

Schedule A of the OP designates the subject lands as 'Rural'. Section 5.4.1 of Recolour Grey states,

- 1) 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 5.2.2 of Recolour Grey states the On-farm Diversified Use size criteria. The table states that in a property that is in the Rural designation and is less than 20 hectares, the On-Farm diversified use maximum size can 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

While the purposed development exceeds the allowed maximum size requirements for an On-Farm Diversified use on this size of a property, County planning staff recognize the applicant is only looking to add a covering over the pre-existing loading dock area. No new buildings are being constructed and no use changes will be occurring with the increase. There will be minimal to no impact to the surrounding area; therefore, County planning staff have no concerns.

Schedule A indicates that there are 'Hazard Lands' on the subject property. Section 7.2 states,

2) Permitted uses in the *Hazard Lands land use type* are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public *utilities* and *resource based recreational uses*. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

County planning staff have no concerns as the proposed development already exists and the dock cover will have minimal impact to the Hazard Lands.

Transportation Services has reviewed the above noted application and our setback policy is 75 feet from the center of the road. The County has no concerns if the proposed encloser does not encroach closer to the road then the existing structure. If it does, the proponent is required to request an exemption to the Setback Policy in writing from the Director of Transportation.

Provided that County Transportation Services requirements are addressed, County planning staff have no further concerns with the subject application.

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

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Hiba Hussain
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