



# Planning and Development

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March 17<sup>th</sup>, 2025

Elisha Milne  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Zoning By-law Amendment C1-25  
Concession 2 SWTSR, Part Lot 221, and part Lot 222 (752395 Ida Street)  
Township of Southgate (Geographic Township of Proton)  
Roll: 420709000504901  
Owners: Dunside Inc. (Norman and Salome Martin)  
Applicant: Solomon Martin**

Dear Ms. Milne,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning 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 relocate the area zoned Agriculture 1 Exception 446 (A1-446) on the subject lands permitting an On Farm Diversified Use and to change the requirements of the A1-446 zone to increase the floor area of the proposed shop from 250 square metres to 400 square metres (including the existing home industry on-site), and to decrease the outdoor storage from 670 square metres to 270 square metres. This would allow a 400 square metres metal works shop as an On Farm Diversified Use with 270 square metres maximum outdoor storage accessory to the existing agricultural use which includes a farmhouse and a barn.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(1) states,

*Permitted uses in the Agricultural land use type include:*

*c) On-farm diversified uses (See Table 7);*

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

*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 designation. 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 2,000 square metres.*

Further, Section 5.2.2(17) 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 9.5 hectares in size which would permit a total area of 1,900 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 380 square meters. The applicant's proposed use will cover an area of 2,000 square metres and the proposed shop would be 400 square metres, both of which do not conform with the County OP; therefore, County Planning staff recommend that the subject application be deferred until such time that the size of the proposed use and shop conform with the County OP.

Section 5.2.2(20) 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.

Section 8.9.1(4) of the County OP states,

*The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:*

*d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

From a general planning perspective, it should be ensured that the subject property can safely provide on-site water and sewage servicing.

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

County Planning Ecology staff have reviewed the subject application and 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 Planning staff recommend that the subject application be deferred until such time that the size of the proposed use and shop conform with Section 5.2.2 of the County OP.

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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