



Grey  
County

# Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

January 15<sup>th</sup>, 2025

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

**RE: Zoning By-law Amendment C37-24  
Concession 9, Part Gore Lot A (411575 Southgate Road 41)  
Township of Southgate (Geographic Township of Egremont)  
Roll: 420706000514100  
Owners: Mark and Irene Frey  
Applicant: Ron Davidson**

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 zone the subject lands to permit up to half of a proposed 1784 square metre floor area structure equipped with storage bins and elevator equipment to process material shipped to the site. A certified organic soil additive would be produced within the building to truck off-site to organic farmers. The proposed zoning would also allow custom grain drying as a future on farm business using similar equipment within the proposed building

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:*

*b) Agricultural-related uses (See Table 7);*

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

*d) MDS I is not required for agricultural-related uses, or for the severance of an existing agricultural-related use*

The proposed agricultural-related use is permitted within the Agricultural designation. As the use is an agricultural-related use, MDS I is not required.

Section 5.2.2(15) of the County OP states,

*New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-line with the level and type of traffic being generated by the uses. Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per section 8.3 of this Plan. Servicing or Noise Studies may also be required for new or expanded on-farm diversified or agricultural-related uses. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8. Subject to the size limitation requirements of Table 8 of this Plan and section 5.2.2(17), on-farm diversified uses may be considered on lots less than 10 hectares in size in the Rural land use type.*

Further, the County OP defines agricultural-related uses as the following:

*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.*

The proposed development is considered to be classified as an agricultural-related use, as it will take a food by-product and converts it to a soil additive, which will then be sold to organic farms located near the subject property. In addition, the food by-product will be produced off-site and shipped to the subject property. The future grain drying use is also listed as a permit agricultural-related use in Table 7 of the County OP and as per the Planning Justification Report, will operate similarly to how a grain dryer would operate. As proposed use is an agricultural-related use, it would not be restricted to the on-farm diversified use size requirements listed in Table 8 of the County OP. Therefore, County Planning staff have no concerns.

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.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed development is located within the Hazard Lands. However, the Conservation Authority has revised their hazard lands mapping to reflect the findings of their site visit and the proposed development is no longer located within the Conservation Authority's hazard lands. Therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

*The subject property contains and/or is adjacent to 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', potential 'Fish Habitat', a 'Pond' and a 'Stream'. Additionally, the property is considered a Significant Groundwater Recharge Area. County staff have reviewed the proposal and based on the site plan, the proposed development will be within adjacent lands to the identified natural heritage features and within a previously disturbed area. As such, it is County staff's opinion that the potential impact to this feature would be negligible, and the requirement for an EIS can be waived.*

*County ecology staff have no concerns with the application. If you have any questions or concerns regarding the above, please reach out to [ecology@grey.ca](mailto:ecology@grey.ca).*

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.

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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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