



Planning and Development

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

June 17th, 2024

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

**RE: Zoning By-law Amendment C13-24
Concession 18, Part Lot 7 (072968 Southgate SRD 07)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000311000
Owner: Nelson H Bauman
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 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 permit an on farm diversified use (small scale dry metal works) on the subject lands. The proposed workshop and power room would have a combined area of up to 750 square meters with 500 square meters of outdoor storage. The applicant also proposes to construct a second dwelling unit on the subject property within the future farm cluster created by the proposed workshop, beef barn and shed. An existing home and accessory buildings to the north of the new farm cluster would be retained.

Schedule A of the County OP designates the subject lands as 'Agricultural'. 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 Agricultural 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 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 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 use will cover an area of 6,447 square metres and the proposed shop would be 750 square metres, both of which conforms with 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.

Section 5.2.1(4) of the County OP states,

Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a surplus farmhouse severance. Where a new dwelling is permitted, Provincial Minimum distance separation formulae is applied to the new house.

In addition, Section 5.2.1(6) states,

Additional residential units are permitted in the main house, or in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within Hazard Lands. Additional residential units and garden suites are required to be in the farm cluster.

Further, Section 4.2.5 of the County OP states,

In settlement areas or the countryside without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit. In the countryside Additional residential units shall be within the farm cluster.

Lastly, Section 5.2.2(5) states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

f) Where a new dwelling is permitted on an existing lot, MDS I formulae is applied to the new dwelling. If there is no building area available on the existing lot, the dwelling shall be as far from the neighbouring livestock barn or manure storage facility as possible.

The applicant is proposing to construct a new primary dwelling, which will be located approximately 224 metres from the existing dwelling, which will become the additional residential unit. The definition for farm cluster states,

FARM CLUSTER means the grouping of farm related buildings and farm dwelling(s) in an arrangement which maximizes the agricultural area and potential of the farm lot.

The intent of the farm cluster requirement in the County OP is to ensure that proposed accessory units are within close proximity to the primary dwelling to limit the impact of new buildings on the agricultural lands and to maximize servicing infrastructure. The proposed development would be located outside of the farm cluster. Provided the proposed development is located as close to the existing farm cluster as MDS permits; County Planning staff have no concerns.

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 a comment stating,

The subject property contains and/or is adjacent to 'Significant Woodlands', 'Significant Wildlife Habitat', 'Significant Valleylands', 'Fish Habitat', a 'River', and a 'Stream'. 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

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.

Page 5
June 17th, 2024

Provided D-6 Guidelines can be addressed and the proposed development is located as close to the existing farm cluster as MDS permits; 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, slightly slanted style.

Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca