



## AMENDED

### NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

**What:** The County and Township are seeking input on development applications within 120 metres of your property. The proposed applications consider the expansion of an existing On-farm Diversified Use (lumber yard). More details about the applications are provided below.

**Site:** 185673 Grey Road 9 (Lot 18, Concession 13, geographic Township of Proton, now in the Township of Southgate). The subject lands are approximately 41.8 hectares.

#### Map of Subject Lands:



#### Public Meeting Date: Wednesday, March 26, 2025, at 10:30am

**Location of the Public Meeting:** Township of Southgate Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 and electronically via Zoom to consider the proposed amendments.

Please join the electronic public meeting from your computer, tablet, or smartphone:

<https://zoom.us/j/93016816575?pwd=YLHCA6NxNh2CAbl1QTsbT3Qg1F8o1b.1>

You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 930 1681 6575 Passcode: 510279

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

Public participation is encouraged. Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.

To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green by email at: [lgreen@southgate.ca](mailto:lgreen@southgate.ca) or by telephone at: 519-923-2110 ext. 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 links. You may choose to submit comments via letter or email after taking the time to learn about the proposed development.

For information on this development visit:

- Grey County Website: <https://www.grey.ca/government/land-use-planning/planning-and-development-projects/ridgeview-lumber-opa>
- Township of Southgate Website: <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notice/>

### How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting the staff below. When submitting comments, please refer to the file name (Ridgeview Lumber) and number.

<p><b>County of Grey Contact Information:</b> Cassandra Dillman, Intermediate Planner</p> <p> County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3</p> <p> Phone: 548 877 0815</p> <p> Email: <a href="mailto:cassandra.dillman@grey.ca">cassandra.dillman@grey.ca</a></p> <p>File Number: 42-07-090-OPA-26</p>	<p><b>Township of Southgate Contact Information:</b> Victoria Mance, Junior Planner</p> <p> Township of Southgate 185667 Grey County Rd 9 Dundalk ON N0C 1B0</p> <p> Phone: 519-923-2110 Ext. 235</p> <p> Email: <a href="mailto:vmance@southgate.ca">vmance@southgate.ca</a></p> <p>File Numbers: OPA2-25 and C6-25</p>
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### What is being proposed through the applications?

The purpose of the proposed applications is to permit the expansion of an existing On-farm Diversified Use (lumber yard), including an outdoor storage area (total of 1805 m<sup>2</sup>) and proposed **covered storage\*** building (373 m<sup>2</sup>).

**\*Please note that this notice was previously circulated indicating that the proposed building was 'covered, open air storage.' The proposed storage building is enclosed.**

The proposal includes three applications under the *Planning Act*: an amendment to Grey County's Official Plan, the Township of Southgate Official Plan, and the Township's Zoning By-Law.

The purpose of the proposed **County Official Plan Amendment** is to facilitate the expansion of storage areas associated with an existing on-farm diversified use (OFDU) being a lumber yard. The effect of the application is to redesignate a portion of the lands from 'Rural' and 'Hazard Lands' to 'Rural with Exceptions' and 'Hazard Lands' to permit the OFDU to occupy 2.25% of the subject lands (9,300 m<sup>2</sup>), whereas the County Official Plan currently permits 2% of total size of the property (or 8,000 m<sup>2</sup>). The expansion would result in increasing the overall area of the OFDU, inclusive of buildings, laneways, and outdoor storage areas, by 1,300 m<sup>2</sup>.

The Purpose of the proposed **Township of Southgate Official Plan Amendment** is to redesignate the lands to 'Agricultural' and 'Hazard Lands' to 'Agricultural - Site Specific' and 'Hazard Lands,' and to include Site Specific policies to apply to the proposed expanded lumber yard buildings and open-air storage.



The Effect of the proposed Township Official Plan Amendment is to redesignate the lands to 'Agricultural' and 'Hazard Lands' to 'Agricultural – Site Specific' and 'Hazard Lands' and to include policies specific to the subject lands allowing:

- An On-Farm Diversified Use maximum zoned area of up to 2.25% of the lot area (maximum 2% allowed)
- A combined building footprint of +-1123 m<sup>2</sup> floor area (maximum 750 m<sup>2</sup> allowed)
- Open-air storage associated with the proposed use.

The Purpose of the proposed **Township Zoning By-law Amendment** is to add an additional +-1,300 m<sup>2</sup> to the 'Agricultural 1 Exception 530 Zone' (A1-530) zoned lot area applicable to the subject lands and to amend the A1-530 Zone provisions to allow expansion of the existing On-farm Diversified Use to permit +-1123 m<sup>2</sup> of total floor area, +-1805 m<sup>2</sup> outdoor storage.

The Effect of the proposed Zoning By-law Amendment is to permit an expanded On-farm Diversified Use (lumber yard) on the subject lands, including additional outdoor storage area and **covered storage building**.

### **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 will hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. At the meeting, members of the public will also hear a summary of any comments received about the proposed development prior to the public meeting.

The public meeting will be moderated by a designated Chair. The moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions.

No decisions are made at this meeting, it is an opportunity to learn about the proposal and provide feedback.

### **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 Township Official Plan Amendment or zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decision.
3. If a 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 Township Official Plan Amendment or



Zoning By-law Amendment is approved or refused, 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.

4. 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-26 or refer to the Ridgeview Lumber application in your correspondence.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Official Plan Amendment or zoning by-law amendment, you must make a written request to the Township of Southgate using the contact information noted above, and quote File OPA 2-25 and/or C6-25

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.

\*Notwithstanding the above, only a 'specified person' listed in subsection 17(36) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed official plan amendments. Below is the list of 'specified persons' eligible to appeal a decision of the County of Grey related to the proposed official plan amendments. The list of 'specified persons' eligible to appeal a decision of the County on the proposed official plan amendments is as follows:

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- i) NAV Canada,
- j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act (Canada)* if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,



- k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- n) the owner of any land described in clause (k), (l) or (m).

**A note about information you may submit to 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 County website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.

**Notice dated this 5<sup>th</sup> day of March 2025 at the County of Grey.**

**Notice Amended on March 12<sup>th</sup> 2025 at the County of Grey.**