



Planning and Development

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

July 10th, 2024

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

**RE: Zoning By-law Amendment C18-24
Concession 12, Lot 16 (185610 Grey Road 9)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000211700
Owner: Sidney Sherk
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 on the subject lands. The proposed workshop, office and power room would have a maximum combined area of 750 square meters with 500 square meters of outdoor storage proposed. The application also proposes to re-align the Environmental Protection Zoning to comply with recommendations of the Conservation Authority.

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 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 40 hectares in size which would permit a total area of 8,000 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 1,600 square meters. The applicant's proposed use will cover an area of 4,480 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 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 partially located within the Hazard Lands. The applicant has stated that the proposed changes to the Hazard Lands boundary would align with the recommendations of the Conservation Authority. The proposed changes to the Hazard Lands boundary would put the OFDU outside of the Hazard Lands. County Planning staff recommend receiving comments from the Conservation Authority and would defer to the Conservation Authority.

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

The subject property contains and/or is adjacent to 'Habitat of Threatened or Endangered Species', 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', potential 'Fish Habitat', and a 'Stream'. Additionally, the property is considered a Significant Groundwater Recharge Area and an area that influences Highly Vulnerable Aquifers. 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 staff's role is to identify habitat through a screening process in consideration of the PPS and local policies; however, it is the applicant's responsibility to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed – "development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". Due to the sensitive nature of this information, staff are not permitted to disclose the potential endangered and threatened species type on the subject lands. While the County does not have the authority to interpret the Endangered Species Act

or its associated regulations, it is not supportive of development within the habitat of endangered or threatened species. The applicant is advised to contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for further information on how to address this policy.

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.

County Transportation Services have reviewed the subject application and have no concerns.

Provided D-6 Guidelines can be addressed and positive comments are received from the Conservation Authority; 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,



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