



Planning and Development

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December 9th, 2024

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

**RE: Zoning By-law Amendment C31-24
Concession 11, Part Lot 27, RP 17R2923 Part 1 (192258 Southgate Sideroad
19)
Township of Southgate (Geographic Township of Proton)
Roll: 420709000405100
Owners/Applicants: Jeff and Elaine Green**

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: Covering an existing 240.8 square metre concrete pad used for manure storage
- A future pit silo with possible cover west of the existing barn.

Both the covered concrete pad and future pit silo would be 4.6 metres minimum from the north lot line. A Minimum Distance Calculation (MDS) requires a minimum 6 metre setback to the nearest lot line. The Agricultural -1 (A1) Zone for the subject lands requires a minimum yard (setback) of 15 metres.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.2(5) states,

- 1) Municipalities should not reduce MDS through a minor variance, zoning amendment, or official plan amendment, except where sufficient reasoning has been provided, and the intent of the MDS Guidelines has been maintained. MDS shall generally not be modified for the purposes of permitting new non-farm sized*

lot creation. In reviewing the rationale for a variance, there should be demonstration that the variance would:

- *not be able to be met through a modification to the development being proposed (e.g. set a building back further than proposed),*
- *make an existing situation better to reduce the potential for conflict*
- *impose undue hardship, such as major farm operation, inefficiencies, or servicing constraints, by not granting the variance, or*
- *be small enough such that there is very limited potential for land use conflict.*

The proposed zoning by-law amendment would reduce MDS from 6m to 4.6m. County Planning staff are of the belief that the reduction of 1.4m would be small enough that there is very limited potential for land use conflict as the surrounding lots already contain farm clusters and are located away from the proposed development. 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 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,



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