



Grey
County

Planning and Development

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January 16th, 2024

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

**RE: Minor Variance Application A7-23
Concession 12, Part Lots 28 and 29 (186220 Grey Road 9)
Township of Southgate (geographic Township of Proton)
Roll: 420709000407000
Owners/Applicants: Menno and Catherine Sherk (Grey 9 Enterprises)**

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 allow construction of 300 square meters of covered storage over part of the subject lands where outdoor storage and loading was permitted by Zoning Bylaw Amendment 2017-125, which allowed a 704 square meter woodworking shop (including office, lunchroom, and power room) and 320 square meters outside storage.

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 expansion of the 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 expansion will not change the zoned area, and the proposed shop would be 1,004 square metres, which conforms with the County OP. County Planning staff have no concerns.

Section 5.2.2(19) 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 the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain potential 'Habitat of Threatened or Endangered Species', 'Significant Woodlands', 'Significant Wildlife

Habitat', potential 'Fish Habitat', and a watercourse. County Planning Ecology staff have reviewed the subject application and have a comment stating, *In reviewing the proposal, which includes construction of 300 square meters of covered storage over part of the subject lands, it is County staff's understanding that the proposed development is within the existing building envelope and previously disturbed lands. As such, it is County staff's opinion that the potential impact to natural heritage would be negligible, and the requirements for an Environmental Impact Study (EIS) can be waived. Please note it is the responsibility of the applicant to ensure the Endangered and Threatened Species policy in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for information on endangered and threatened species. 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 has reviewed the subject application and have a comment stating, *A 75 ft setback from the County Road centre line must be maintained for all new buildings.*

Provided a 75 ft setback from the County Road centre line is maintained for all new buildings; 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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