



**Township of Southgate
Public Planning Meeting Agenda**

March 23, 2022

1:00 PM

Electronic Participation

Pages

1. Electronic Access Information

If you wish to listen to the Public Planning meeting electronically please wait until the start time of the meeting, then dial in with your phone using the following information:

Phone Number: **1 (647) 497-9373**

Access Code: **442 - 563 - 645 #**

2. Call to Order

3. Public Meeting

**3.1. C2-22 - Reuban and Saloma Martin, Con 14 Lot 26 & 27,
Geographic Township of Proton**

3.1.1. Background

The Purpose of the proposed zoning by-law amendment application is to change the list of permitted uses to allow for dry manufacturing. Currently, metal work and welding are permitted for the existing shop. The proposed use will be added to the existing permitted uses and the limitation on employees will be removed. The owners wish to add the dry manufacturing use to the list of permitted uses for A1-391 exception zone. The shop including office and power room is proposed to remain the same and has been previously approved for expansion of up to 345m² in size. The outside storage area is proposed to be 592m².

The Effect of the proposed zoning by-law amendment would be to change the zone uses on a portion of the subject lands to permit Dry Industrial Uses within the existing agricultural exception zone (A1-391). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

3.1.2.	Application and Notice of Public Meeting	3 - 19
3.1.3.	Comments Received from Agencies and the Public	20 - 26
3.1.4.	Questions from Council	
3.1.5.	Applicant or Agent	
3.1.6.	Members of the Public to Speak	
3.1.7.	Further Questions from Council	
3.2.	C3-22 - Jerry and Velda Jack, Con 10 Lot 19 to 20, Geographic Township of Proton	
3.2.1.	Background	
	<p>The Propose of the proposed zoning by-law amendment application is to add to the list of permitted uses a commercial vehicle repair shop to allow for the maintenance and annual safety inspection of trucks and trailers.</p> <p>The Effect of the proposed zoning by-law amendment would be to rezone a portion of the subject lands from Agricultural A1 to Agricultural Except (A1-XXX) to allow for the proposed use.</p>	
3.2.2.	Application and Notice of Public Meeting	27 - 40
3.2.3.	Comments Received from Agencies and the Public	41 - 48
3.2.4.	Questions from Council	
3.2.5.	Applicant or Agent	
3.2.6.	Members of the Public to Speak	
3.2.7.	Further Questions from Council	

4. Adjournment

The meeting adjourned at [TIME].



**The corporation of
The Township of Southgate**

**Application for planning amendment
Official plan and zoning by-law**

**** Pre-consultation is required with the Township before any zoning or official plan amendment applications will be accepted (By-law 66-2012)****

Instructions:

- Please check all applicable boxes and answer all applicable questions
- All measurements MUST be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Further information is on the last two pages for your reference
- Applications are not accepted without the required fees
- All applications for zoning by-law amendment or Official Plan Amendment must

For office use only

File no: C2-22
Pre-Consult Date: Jan
Date received: January 24/22
Date accepted: _____
Accepted by: _____
Roll # 42 07 090663 01900
Conservation authority fee required: _____
Other information: _____

Pursuant to one or more of the following Sections 22, 34, 36, and/or 39 of the *Planning Act*, as amended, I/we submit an application for: (check appropriate box)

<input type="checkbox"/> Amendment to the Official Plan	Minor \$1,561.00 application fee plus \$2,000.00 contingency fee
	Major \$2,601.00 application fee plus \$5,000.00 contingency fee
*contingency fee required for all Official Plan Amendment applications	
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	\$1,249.00 application fee <u>\$1,300</u>
	Major \$2,081.00 application fee
	Major \$2,500.00 contingency fee
*contingency fee required only for complex applications	
<input type="checkbox"/> Removal of a Holding Provision	\$520.00 application fee
with a related site plan application	or \$521.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,561.00 application fee

Other Required Fees:

<input checked="" type="checkbox"/> Public Notice Sign Fee	\$105.00	<u>\$111.00</u>
<input checked="" type="checkbox"/> Conservation Authority Fees	SVCA \$240.00	<u>\$260</u>
	GRCA Call directly for details	

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law. All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Township of Southgate, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee which shall be determined by staff of the Corporation of the Township of Southgate in the event that the amount of the initial contingency fee taken is insufficient.

Be advised that the applicant or a representative is expected to appear at any meetings (including the public meeting) to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Reuben Martin & Saloma Martin

Mailing address: 226168 Southgate Rd. 22 RR # 2 Dundalk, Ont. N0C 1B0

Phone# : (H) [REDACTED] (B) [REDACTED]

Email Address: [REDACTED]

2. Name of applicant: _____

Mailing address: _____

Phone#: _____ Email: _____

Applicant's Relationship to Subject Lands:

- ☐ Registered Property Owner
- ☐ Holder of Option to Purchase Subject Lands
- ☐ Signing Officer of Corporation
- ☐ Other [Specify] _____

3. Name of agent (if applicable) Israel Bowman

Mailing address: 2893 Moser Young Road RR # 1 St Clements, Ont N0B 2M0

Phone#: [REDACTED] Email: [REDACTED]

4. Send all correspondence to (choose only one): ☐ Applicant ☒ Agent

5. Preferred Method of communication: ☐ Phone ☒ email ☐ Postal Mail

6. Name any mortgages, charges or encumbrances, in respect to the subject lands:

Mailing Address: _____

Phone#: _____

Part B

The subject lands

7. Location of subject property (former municipality):

☐ Township of Egremont ☒ Township of Proton ☐ Village of Dundalk

Road/street and number: 226168 Southgate Rd. 22

Tax roll#: 420709000301900

Lot 26 & 27 Concession 14

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: July 1 2014

9. Dimensions of subject property:

frontage 812 m depth 505 m area 40 hectares sq m/ha

10. Description of the area affected by this application if only a portion of the entire property 3355 sq/m zoning envelope (existing)

11. Abutting and nearby lands uses

(a) Interest in abutting lands - does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? Yes ☐ No ☒

If yes, describe to what extent _____

(b) Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North Agriculture & Residential Lot East Agriculture
South Agriculture West Agriculture

(c) Agricultural livestock operations

☐ if an existing livestock operation is located within 450 metres of the subject lands, prepare a sketch showing locations and approximate size of livestock barns (as per Additional Requirements 20. (b) request) and you must fill out Schedule "A".

12. Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands:

Wetlands	<input type="checkbox"/>	Specialty Crop Lands	<input type="checkbox"/>
Floodplains	<input type="checkbox"/>	ANSI's (areas of natural or scientific interest)	<input type="checkbox"/>
Streams, Ravines and Lakes	<input type="checkbox"/>	Aggregate Resources	<input type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input checked="" type="checkbox"/>	Solid Waste Management	<input type="checkbox"/>
Fisheries, Wildlife & Environment	<input type="checkbox"/>	Sewage Treatment Plant	<input type="checkbox"/>
Heritage Resources	<input type="checkbox"/>		

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	<input type="checkbox"/>	Agriculture	<input checked="" type="checkbox"/>
Downtown Commercial	<input type="checkbox"/>	Rural	<input type="checkbox"/>
Arterial Commercial	<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Space Extensive Industrial/Commercial	<input type="checkbox"/>
Public Space	<input type="checkbox"/>	Hazard Lands	<input checked="" type="checkbox"/>
Special Policy Area	<input type="checkbox"/>	Wetlands	<input type="checkbox"/>
Major Open Space	<input type="checkbox"/>	Mineral Aggregate Extraction	<input type="checkbox"/>
Village Community	<input type="checkbox"/>		

14. Zoning By-law

Present zoning A1 and EP and A1-391

Requested zoning N/A

15. Specific proposed use(s) of subject property that this amendment would authorize: (provide a sketch showing locations and approximate size for each building or structure)

Existing building _____

For Official Plan Amendment Applications Only:
14.

16. Please answer the following about this proposed Official Plan Amendment:

Does this application change or replace a designation in the Official Plan?
Changes ☐ Replaces ☐

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?
Yes ☐ No ☐

If yes, please provide the details of the official plan or the official plan amendment that deals with this matter.

18. Does this application propose to remove land from an area of employment?
Yes ☐ No ☐

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

14. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes ☐ No ☐

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure _____

Setbacks:
front lot line _____ rear lot line _____
side lot line _____

Building/structure: _____
4 | Page

height_____ dimensions / floor area_____

15. The date the existing building(s) or structure(s) on the subject land were constructed: _____

16. The length of time that the existing uses of the subject land have continued:

17. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): _____

18. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:

19. Has the subject land ever been the subject of a Zoning By-law Amendment?

Yes ☐ No ☐ Unknown ☐

If yes, and if known, specify the file number and status of the application:

Servicing for subject land

20. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____ provincial highway	_____	_____
<input checked="" type="checkbox"/> _____ municipal road, maintained year round	<input checked="" type="checkbox"/> _____	_____
_____ municipal road, seasonally maintained	_____	_____
_____ other public road	_____	_____
please specify _____	_____	_____
_____ right of way available	_____	_____
please specify _____	_____	_____
_____ water access available	_____	_____
Describe the parking and docking facilities and the approximate distance of these facilities _____		

type of water supply	existing	proposed
_____ municipally operated piped water system	_____	_____
<input checked="" type="checkbox"/> _____ privately owned/operated individual well	<input checked="" type="checkbox"/> _____	_____
_____ privately owned/operated communal well	_____	_____
_____ lake or other water body	_____	_____
please specify _____	_____	_____
_____ other means	_____	_____
please specify _____	_____	_____

type of storm water management	existing	proposed
_____ storm drainage sewer pipe	_____	_____
_____ ditch	_____	_____
_____ swale	_____	_____
<input checked="" type="checkbox"/> _____ other means	<input checked="" type="checkbox"/> _____	_____

existing	proposed
-----------------	-----------------

✓

- Yes ☒ No ☐

Yes ☐ No ☒

- Yes ☐ No ☒

The proposal

- This application is to change the existing metal work and welding use permitted in the shop to "dry manufacturing"

to include wood working (fire wood packaging) metal work plastic work or painting in the existing shop.

Part D
Statement of compliance

27. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes ☒ No ☐

28. Is the subject land within an area of land designated under any provincial plan or plans?

Yes ☐ No ☒

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

29. Supplementary and support material to accompany application, where applicable

- a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.

OR

- b) a sketch *drawn to scale* showing the following:

- 1) Boundaries and dimensions of the subject land.
- 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- 4) Current use(s) on land that is adjacent to the subject land.
- 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- 6) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- 7) Location and nature of any easement affecting the subject land.
- 8) North Arrow

Other information

30. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

Truck traffic is not more than 1 or 2 trucks per day (at this point not even 1 truck per day that is related to the on farm shop)

Up to a max of 5 employees (at this time there are no employees working here)

The hours of operation kind of vary as it is used between the farm work, but usually from 7 am to 7 pm Monday to Friday and 7 am until noon on Saturdays with some evenings after farm chores are done. The shop doesn't run on Sundays and most statutory holidays.

Part E
Authorization and affidavit

31. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documents I (we),

Reuben Martin and Saloma Martin

Name of Owner(s)

hereby acknowledge the above-noted and provide my (our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

[Redacted Signature]

date

Jan 21 2022

[Redacted Signature]

date

Jan 21 2022

32. Owner's Authorization for Agent

I(we), Reuben Martin and Saloma Martin

Name of Owner(s)

hereby authorize Israel Bowman to act as our agent(s) for the purpose of this application.

[Redacted Signature]

date

Jan 21 2022

[Redacted Signature]

date

Jan 21 2022

33. Owner's Authorization for Access

I/we, Reuben Martin and Saloma Martin

Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

[Redacted Signature]

date

Jan 21 2022

[Redacted Signature]

date

Jan 21 2022

[Redacted Signature]

date

Jan 21 2022

Solemn declaration

34. Affidavit

To be completed by owner(s), agent(s), or applicant(s) having completed the application form

Note: This Affidavit must be signed in the presence of a Commissioner for Taking Oaths.


I/ (We) Israel Bowman
Name(s)
of the Township of Wellesley in the Region of Waterloo
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the:
Township of Southgate in County of Grey
city/town/municipality county/region

This 21st day of January, 20 22


Signature of Commissioner



Signature of Applicant
Israel Bowman
print name

Signature of Applicant

print name

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural Property History on the subject parcel

(i) What type of farming has been or is currently being conducted?

☐ Beef

☐ Dairy

☒ Swine

☐ Poultry

☐ Sheep

☒ Cash Crop

☐ Other (describe) _____

Describe in detail the size, age and feed type used for the type of farming conducted: 200 sow farrow to wean operation

(i) How long have you owned the farm? July 1 2014

(ii) Are you actively farming the land
(or – do you have the land farmed under your supervision)?

☒ Yes – For how long?

July 1 2014

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: 40 hectares

(iv) Number of tillable hectares: Approx. 29 hectares

(v) Do you own any other farm properties? ☐ Yes ☒ No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

(vi) Do you rent any other land for farming purposes? ☒ Yes ☐ No

If yes, indicate locations: Lot: Part lot 27 Concession: 14

Former Township: Proton

Total Hectares: 18

(vii) Is there a barn on the subject property? ☒ Yes ☐ No

Please indicate the condition of the barn: Good

How big is the barn? 1268 sq/m barn and 368 sq/m manure storage(sow barn) & small horse barn

What is the present use of the barn? Sow barn & horse barn

What is the capacity of the barn, in terms of livestock? 200 sow farrow to wean operation
6 horses in the horse barn

- (viii) Indicate the manure storage facilities on the subject lands
- ☒ Storage already exists
 - ☐ No storage required (manure/material is stored for less than 14 days)
 - ☒ Liquid
 - ☐ inside, underneath slatted floor
 - ☒ outside, with permanent, tight fitting cover
 - ☐ (treated manure/material) outside, no cover
 - ☐ outside, with a permanent floating cover
 - ☐ outside, no cover, straight-walled storage
 - ☐ outside, roof but with open sides
 - ☐ outside, no cover, sloped-sided storage
 - ☒ Solid
 - ☐ inside, bedded pack
 - ☒ outside, covered
 - ☐ outside, no cover, $\geq 30\%$ DM
 - ☐ outside, no cover, 18-30% DM, with covered liquid runoff storage
 - ☐ outside, no cover, 18-30% DM, with uncovered liquid runoff storage

- (ix) Are there any barns on other properties within 450 meters (3,280 ft) of the subject lands? ☐ Yes ☐ No N/A (existing zoning)

If yes, these barns and distances to the subject property must be shown on the sketch. The following questions must be answered for each property containing a barn regardless of current use.

- (x) What type of farming has been conducted on this other property?

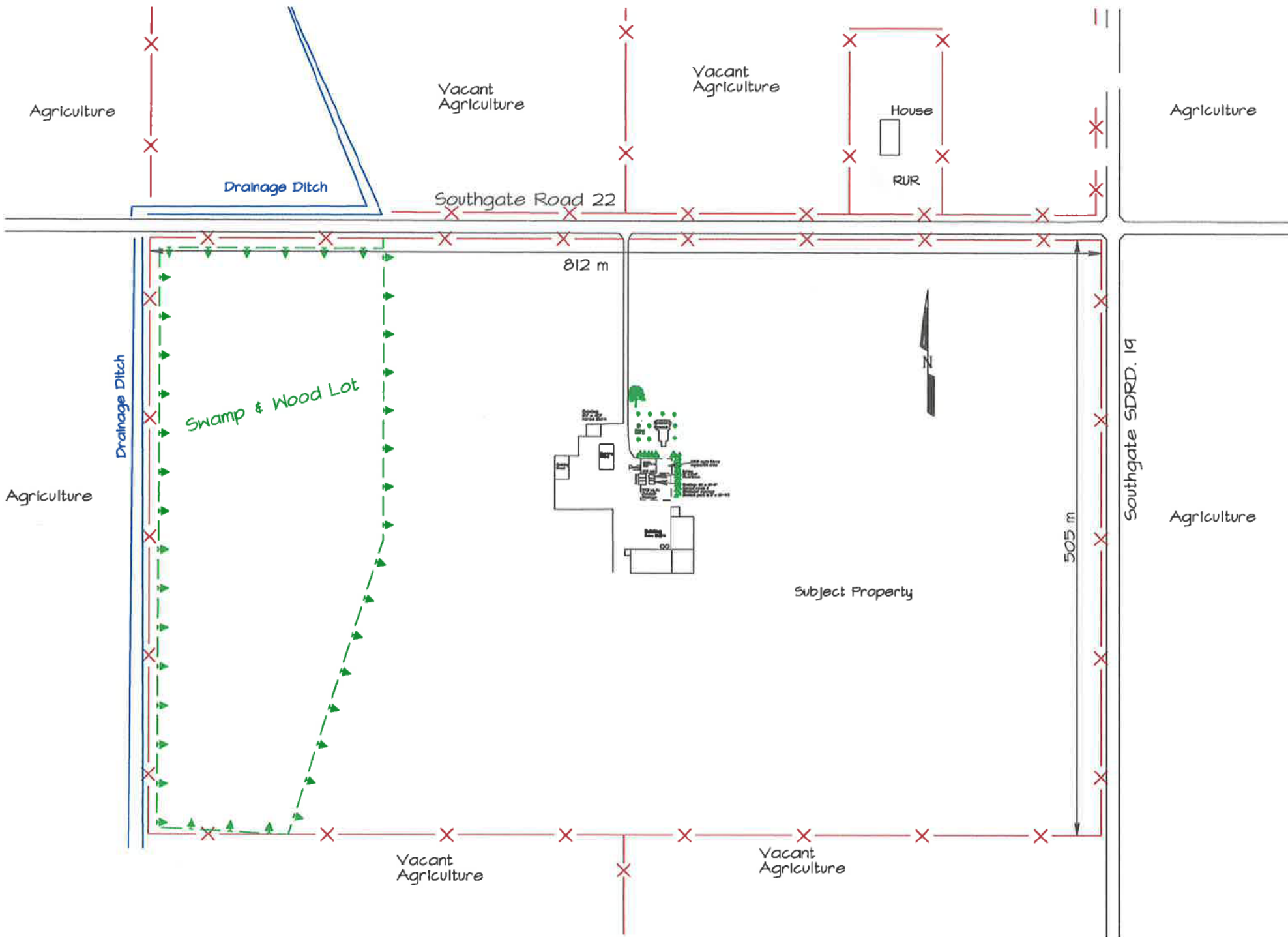
- (xi) Indicate the number of tillable hectares on other property: _____

- (xii) Indicate the size of the barn(s): _____

- (xiii) Capacity of barn in terms of livestock: _____

- (xiv) Manure Storage facilities on other property (see storage types listed in question above)

Additional information will be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application





**The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application
Concerning a Proposed Zoning By-law Amendment**

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for approval of a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

March 23, 2022 at 1 PM via Electronic Meeting

Electronic Access Information:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone.

Canada: [+1 \(647\) 497-9373](tel:+16474979373)

Access Code: 442-563-645 #

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

Location of the Subject Land

Applicant: Reuben and Saloma Martin

Legal Description: Con 14 Lot 26 & 27, Geographic Township of Proton

Civic Address: 226168 Southgate Road 22

A key map is attached to this notice for additional information.

The Purpose of the proposed zoning bylaw amendment application is to change the list of permitted uses to allow for dry manufacturing. Currently, metal work and welding are permitted for the existing shop. The proposed use will be added to the existing permitted uses and the limitation on employees will be removed. The owners wish to add the dry manufacturing use to the list of permitted uses for the Agricultural A1-391 exception zone. The shop including office and power room is proposed remain the same and has been previously approved for expansion of up to 345m² in size. The outside storage area is proposed to be 592m².

The Effect of the proposed zoning by-law amendment would be to change the zone uses on a portion of the subject lands to permit the dry Industrial Uses within the existing agricultural exception zone (A1-391). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

When will a decision be made?

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

Making an Oral or Written Submission

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Your rights to appeal a decision

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, 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 do so.

Additional Information and Comments

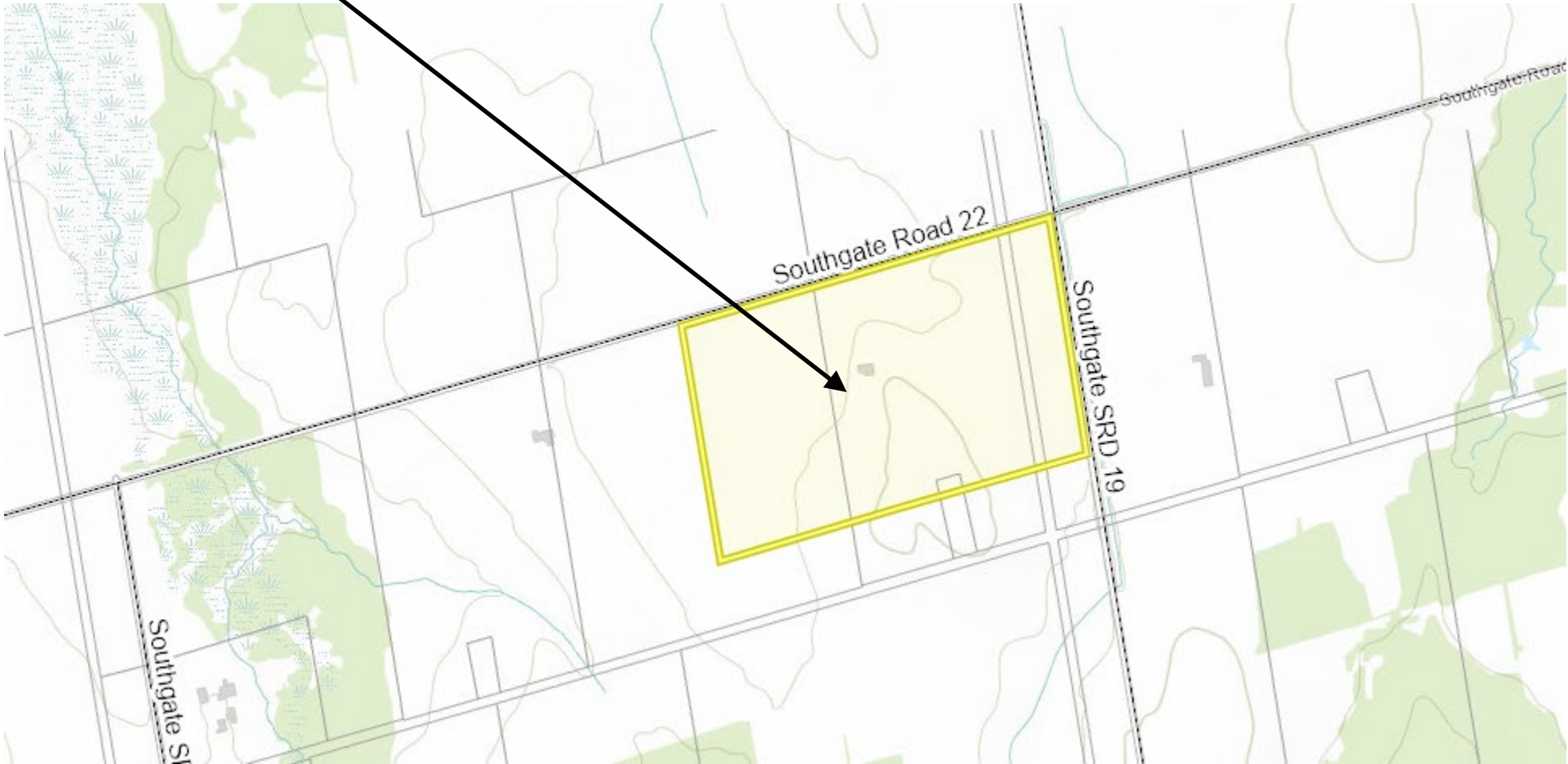
Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C2-22

Dated at the Township of Southgate,
this 28th day of February, 2022.

Lindsey Green, Clerk
lgreen@southgate.ca
Township of Southgate
185667 Grey Rd 9,
Dundalk, ON N0C 1B0
Phone: (519) 923-2110 ext. 230

Key Map (*not to scale*)

SUBJECT LAND



File Number C2-22

Township of Southgate

185667 Grey County Road 9,
Dundalk, ON N0C 1B0

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: March 3, 2022

File No.: C2-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Commercial paved apron required

Load Restricted Road: Yes ☒ No ☐

Comments: _____

Risk Management Office

Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☐ WHPA "D"
- ☒ Not Applicable

Comments: _____

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C2-22 Reuben & Martin
Date: March 10, 2022 2:59:37 PM

County comments for C2-22 Reuben & Martin

Hello Mr. Stredwick,

County staff have reviewed Zoning application C2-22 Reuben & Martin - Reuben & Saloma Martin and have no concerns.

Staff recommend reviewing the D-6 guidelines (as per section 5.2.2(19) of the County OP) to determine whether additional review would be required to ensure adequate mitigation measures are in place to minimize the effects (noise, odour, etc.) to neighboring lands with the addition of 'dry manufacturing' as a permitted use.

The proposal is well within the size parameters permitted for on-farm diversified uses as per Table 8 and section 5.2.2(16) of the County OP.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

Planning & Development, Grey County, Owen Sound ON

SENT ELECTRONICALLY ONLY: hmalynyk@southgate.ca

March 15, 2022

Township of Southgate
185667 Grey Road 9
RR 1
Dundalk, Ontario N0C 1B0

ATTENTION: Holly Malynyk, Administrative and Legislative Assistant

Dear Ms. Malynyk,

RE: Proposed Zoning By-law Amendment C2-22 (Reuben and Saloma Martin)
226168 Southgate Road 22
North Part Lot 26 and North Part Lot 27, Concession 14
Roll No.: 420709000301900
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards, and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose and Effect

The purpose of the proposed zoning bylaw amendment application is to change the list of permitted uses to allow for dry manufacturing. Currently, metal work and welding are permitted for the existing shop. The proposed use will be added to the existing permitted uses and the limitation on employees will be removed. The owners wish to add the dry manufacturing use to the list of permitted uses for the Agricultural A1-391 exception zone. The shop including office and power room is proposed remain the same and has been previously approved for expansion of up to 345m² in size. The outside storage area is proposed to be 592m².

Recommendation

The proposed zoning by-law amendment application is acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

In the opinion of SVCA staff, the western portion and a very small area in the eastern portion of the property are designated Hazard Lands in the Grey County Official Plan (OP) and the Township of Southgate OP. This same area is also zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law No. 19-2002, as amended. SVCA staff is of the opinion that the Hazard Lands designation and the EP zone generally coincides with the Hazardous Lands mapping as plotted by SVCA staff for the property. In general, no new buildings or structures are permitted within the Hazard Lands designation or the EP zone. Based on the plans submitted with the application, it is the opinion of SVCA staff that the location of the proposed development, including the existing building and area to be rezoned, will not be located in, or adjacent to the EP zone, therefore the development proposal is acceptable to SVCA staff.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. It is the opinion of SVCA staff that development as proposed is consistent with Section 3.1.1 of the PPS, 2020.

Township of Southgate Official Plan and Grey County Official Plan

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. As mentioned above, it is the opinion of SVCA staff that the area to be rezoned will not be located within the EP zone, therefore development is acceptable to the SVCA. It is the opinion of SVCA staff that development as proposed is consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

Based on SVCA desktop review, it is the opinion of SVCA staff that the significant natural heritage features affecting the property include fish habitat and its adjacent lands, wetlands, and habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in fish habitat and its adjacent lands, significant wetlands, and habitat of endangered species and threatened species, and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Fish Habitat

An unnamed tributary of the Saugeen River flows adjacent to the western, and part of the northern property line, furthermore, Hanna Drainage Works Municipal Drain flows along lands adjacent to the eastern property line. These watercourses are considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2020) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. In the opinion of SVCA staff, proposed development on the property is not located within the adjacent lands to fish habitat, and that the preparation of an Environmental Impact Study (EIS) is not warranted for this proposal at this time. As such, SVCA staff are not recommending the preparation of an EIS to address fish habitat at this time.

Other Identified Wetlands

According to information available to SVCA staff, wetlands exist in the western portion of the property, and on lands adjacent to the western portion of the property. The wetlands on lands adjacent to the western portion of the property are included on Appendix B Constraint Mapping of the Grey County OP as Other Identified Wetlands. However, the wetlands on the property are not included on Appendix B Constraint Mapping of the Grey County OP as Other Identified Wetlands, but perhaps should be. Section 2.8.6(7) of the Grey County OP states in part that no development or site alterations are permitted within the 30 metre adjacent lands to other identified wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. In the opinion of SVCA staff, the location of the proposed development associated with this application is not within the adjacent lands to wetlands, and that the preparation of an EIS is not warranted to address wetlands at this time. As such, SVCA staff are not recommending the preparation of an EIS to address wetlands at this time.

Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and/or threatened species may be located on and/or on lands adjacent to the property. The SVCA's role is to identify habitat through a screening process in consideration of the PPS, 2020 and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local OPs have been appropriately addressed. We note that no new buildings or structures are proposed as part of the application. However, please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Areas of the property are within the Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation

169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O., 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any “development” within a Regulated Area or alteration to a wetland or watercourse.

“Development” as defined under the *Conservation Authorities Act* means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; or,
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly. For the property the SVCA Approximate Screening Area includes the larger of: any unevaluated wetlands located on the property as well as a 30 metre offset distance outwards from the unevaluated wetland edge; and the watercourses located on lands adjacent to the property, and its related flood hazard, and 15 metres outwards from the floodplain of a watercourse.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

Based on the plans submitted with the application, all development of: area to be re-zoned, will all be located beyond/outside of the SVCA Approximate Screening Area, therefore permission (SVCA permit) will not be required for development as proposed for the property.

Summary

SVCA staff has reviewed the application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated, with the exception of Section 2.1.7 habitat of endangered species and threatened species, which the applicant/owner must address.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the exception of habitat of endangered species and threatened species, must be addressed by the applicant/owner.

Township of Southgate
C2-22 (Reuben and Saloma Martin)
March 15, 2022
Page 5 of 5

Please inform this office of any decision made by the Township of Southgate with regard to the application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Israel Bowman, agent (via email)
Barbara Dobreen, SVCA Member representing the Township of Southgate (via email)



The corporation of
The Township of Southgate

Application for planning amendment
Official plan and zoning by-law

**** Pre-consultation is required with the Township before any zoning or official plan amendment applications will be accepted (By-law 66-2012) ****

Instructions:

- Please check all applicable boxes and answer all applicable questions
- All measurements MUST be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Further information is on the last two pages for your reference
- Applications are not accepted without the required fees
- All applications for zoning by-law amendment or Official Plan Amendment must

For office use only	
File no:	C3-22
Pre-Consult Date:	
Date received:	January 24 2022
Date accepted:	
Accepted by:	
Roll # 42 07	090 002 05900
Conservation authority fee required:	
Other information:	

Pursuant to one or more of the following Sections 22, 34, 36, and/or 39 of the *Planning Act*, as amended, I/we submit an application for: (check appropriate box)

<input type="checkbox"/> Amendment to the Official Plan	Minor \$1,625.00 application fee plus \$2,000.00 contingency fee Major \$2,708.00 application fee plus \$5,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>	
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	<u>\$1,300.00 application fee</u> Major \$2,166.00 application fee Major \$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>	
<input type="checkbox"/> Removal of a Holding Provision with a related Site Plan Application	\$542.00 application fee or \$542.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,625.00 application fee plus \$111.00 agreement fee plus \$2,500.00 contingency fee
Other Required Fees:	
<input checked="" type="checkbox"/> Public Notice Sign Fee	\$111.00
<input checked="" type="checkbox"/> Conservation Authority Fees	SVCA \$260.00 GRCA Call directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law. All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Township of Southgate, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee which shall be determined by staff of the Corporation of the Township of Southgate in the event that the amount of the initial contingency fee taken is insufficient.

Be advised that the applicant or a representative is expected to appear at any meetings (including the public meeting) to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.



Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: JERRY JACK

Mailing address: 145724 SOUTHWAY RD 14

Phone# : (H) [REDACTED] (B) [REDACTED]

Email Address: [REDACTED]

2. Name of applicant: JERRY JACK

Mailing address: 145724 SOUTHWAY RD 14

Phone#: [REDACTED] Email: [REDACTED]

Applicant's Relationship to Subject Lands:

- ☒ Registered Property Owner
☐ Holder of Option to Purchase Subject Lands
☐ Signing Officer of Corporation
☐ Other [Specify] _____

3. Name of agent (if applicable) _____

Mailing address: _____

Phone#: _____ Email: _____

4. Send all correspondence to (choose only one): ☐ Applicant ☐ Agent

5. Preferred Method of communication: ☐ Phone ☐ email ☐ Postal Mail

6. Name any mortgages, charges or encumbrances, in respect to the subject lands:

Mailing Address: _____

Phone#: _____

Part B

The subject lands

7. Location of subject property (former municipality):

☐ Township of Egremont ☒ Township of Proton ☐ Village of Dundalk

Road/street and number: _____

Tax Roll#: 42 07 090 002 05900

Lot 9 Concession 10

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: _____

9. Dimensions of subject property:

frontage 806 m depth 1007 m area 80.93 sq m (ha)

10. Description of the area affected by this application if only a portion of the entire

property EQUIPMENT WORK SHOP AND PARKING
AREA TOTAL AREA 50 M X 36 M

11. Abutting and nearby lands uses

(a) Interest in abutting lands - does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? Yes ☒ No ☐

If yes, describe to what extent OWNED FARM LANDS

(b) Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North FARM

East FARM

South FARM

West FARM

(c) Agricultural livestock operations

☐ if an existing livestock operation is located within 450 metres of the subject lands, prepare a sketch showing locations and approximate size of livestock barns (as per Additional Requirements 20. (b) request) and you must fill out Schedule "A".

12. Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands:

Wetlands <input type="checkbox"/>	Specialty Crop Lands <input type="checkbox"/>
Floodplains <input type="checkbox"/>	ANSI's (areas of natural or scientific interest) <input type="checkbox"/>
Streams, Ravines and Lakes <input type="checkbox"/>	Aggregate Resources <input type="checkbox"/>
Water Resources <input type="checkbox"/>	Thin Overburden <input type="checkbox"/>
Wooded Areas & Forest Management <input type="checkbox"/>	Solid Waste Management <input type="checkbox"/>
Fisheries, Wildlife & Environment <input type="checkbox"/>	Sewage Treatment Plant <input type="checkbox"/>
Heritage Resources <input type="checkbox"/>	

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area <input type="checkbox"/>	Agriculture <input checked="" type="checkbox"/>
Downtown Commercial <input type="checkbox"/>	Rural <input type="checkbox"/>
Arterial Commercial <input type="checkbox"/>	Inland Lakes <input type="checkbox"/>
Industrial <input type="checkbox"/>	Space Extensive Industrial/Commercial <input type="checkbox"/>
Public Space <input type="checkbox"/>	Hazard Lands <input type="checkbox"/>
Special Policy Area <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Major Open Space <input type="checkbox"/>	Mineral Aggregate Extraction <input type="checkbox"/>
Village Community <input type="checkbox"/>	

14. Zoning By-law

Present zoning AGRICULTURE

Requested zoning COMMERCIAL / AGRICULTURE

15. Specific proposed use(s) of subject property that this amendment would authorize: (provide a sketch showing locations and approximate size for each building or structure)

MTD LICENCED WORKSHOP FOR FLEET OWNED
VEHICLES

For Official Plan Amendment Applications Only:

14.

16. Please answer the following about this proposed Official Plan Amendment:

Does this application change or replace a designation in the Official Plan?

Changes ☐ Replaces ☐

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes ☐ No ☐

If yes, please provide the details of the official plan or the official plan amendment that deals with this matter.

18. Does this application propose to remove land from an area of employment?

Yes ☐ No ☐

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

19. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes ☐ No ☐

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure _____

Setbacks:

front lot line _____

rear lot line _____

side lot line _____

Building/structure:

height _____ dimensions / floor area _____

20. The date the existing building(s) or structure(s) on the subject land were constructed: _____

21. The length of time that the existing uses of the subject land have continued: _____

22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): _____

23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached: _____

24. Has the subject land ever been the subject of a Zoning By-law Amendment?

Yes ☐ No ☐ Unknown ☐

If yes, and if known, specify the file number and status of the application: _____

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
----------------	----------	----------

_____ provincial highway	_____	_____
--------------------------	-------	-------

<input checked="" type="checkbox"/> municipal road, maintained year round	<input checked="" type="checkbox"/>	_____
---	-------------------------------------	-------

_____ municipal road, seasonally maintained	_____	_____
---	-------	-------

_____ other public road	_____	_____
-------------------------	-------	-------

please specify _____

_____ right of way available	_____	_____
------------------------------	-------	-------

please specify _____

_____ water access available	_____	_____
------------------------------	-------	-------

Describe the parking and docking facilities and the approximate distance of these

facilities EXISTING PARKING AREA LOCATED AT SHOP
120 M FROM SOUTHWAY RD 14.

type of water supply	existing	proposed
----------------------	----------	----------

_____ municipally operated piped water system	_____	_____
---	-------	-------

<input checked="" type="checkbox"/> privately owned/operated individual well	<input checked="" type="checkbox"/>	_____
--	-------------------------------------	-------

_____ privately owned/operated communal well	_____	_____
--	-------	-------

_____ lake or other water body	_____	_____
--------------------------------	-------	-------

please specify _____

_____ other means	_____	_____
-------------------	-------	-------

please specify _____

type of storm water management	existing	proposed
--------------------------------	----------	----------

_____ storm drainage sewer pipe	_____	_____
---------------------------------	-------	-------

_____ ditch	<input checked="" type="checkbox"/>	_____
-------------	-------------------------------------	-------

<input checked="" type="checkbox"/> swale	_____	_____
---	-------	-------

_____ other means	_____	_____
-------------------	-------	-------

please specify _____

type of sewage disposal

existing proposed

_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> privately owned/operated individual septic	<input checked="" type="checkbox"/>	_____
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____
please specify _____		

26. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands?

Yes ☐ No ☒

If yes, has an amendment to the Site Plan and/or Agreement been applied for?

Yes ☐ No ☐

27. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)

Yes ☐ No ☒

Part C
The proposal

28. Describe the **nature** and extent of the relief applied for and the proposed use of the subject lands.

THE PROPOSED USE WOULD ALLOW FOR AN
MTO LICENSED SHOP FOR LICENSING AND ANNUAL
SAFETY INSPECTIONS OF OUR FLEET OWNED TRUCKS
AND TRAILERS.

29. Describe the reasons for the proposed amendment(s).

WE CURRENTLY HAVE TO TRAVEL A GREAT DISTANCE
TO HAVE INSPECTIONS CARRIED OUT.
OUR SHOP IS EQUIPPED AND CAPABLE OF DOING
ANNUAL INSPECTIONS WITH APPROPRIATE ZONING AND LICENCES.

30. Describe the timing of the proposed development, including phasing.

31. Additional Supporting Documents

List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report)

Part D
Statement of compliance

32. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes ☐ No ☐

33. Is the subject land within an area of land designated under any provincial plan or plans?

Yes ☐ No ☒

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

34. Supplementary and support material to accompany application, where applicable

a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.

OR

b) a sketch *drawn to scale* showing the following:

- 1) Boundaries and dimensions of the subject land.
- 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- 4) Current use(s) on land that is adjacent to the subject land.
- 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- 6) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- 7) Location and nature of any easement affecting the subject land.
- 8) North Arrow

Other information

35. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

Part E
Authorization and affidavit

36. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documents I (we),

JERRY JACK and VELDA JACK
Name of Owner(s)

hereby acknowledge the above-noted and provide my (our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

 JAN 18/22
Signature of Owner date
 JAN 18/22
Signature of Owner date

37. Owner's Authorization for Agent

I (we), JERRY JACK and VELDA JACK
Name of Owner(s)

hereby authorize _____ to act as
our agent(s) for the purpose of this application.



Signature of Owner date

Signature of Owner date

38. Owner's Authorization for Access

I/we, JERRY JACK and VELDA JACK
Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

 JAN 18/22
Signature of Owner date
 JAN 18/22
Signature of Owner date

Signature of Witness date

Solemn declaration

39. Affidavit

To be completed by owner(s), agent(s), or applicant(s) having completed the application form

Note: This Affidavit must be signed in the presence of a Commissioner for Taking Oaths.

I/ (We) Jerry Jack
Name(s)

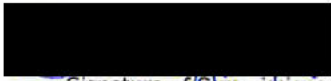
of the Township of Southgate in the County of Grey
city/town/municipality county/region

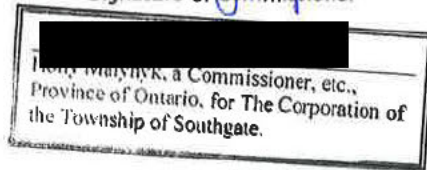
Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the:

Township of Southgate in County of Grey
city/town/municipality county/region

This 24 day of January, 2022


Signature of Commissioner




Signature of Applicant

JERRY JACK
print name

Signature of Applicant

print name

Google Maps





**The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application
Concerning a Proposed Zoning By-law Amendment**

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for approval of a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

March 23, 2022 at 1 PM via Electronic Meeting

Electronic Access Information:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone.

Canada: [+1 \(647\) 497-9373](tel:+16474979373)

Access Code: 442-563-645 #

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

Location of the Subject Land

Applicant: Jerome and Velda Jack

Legal Description: Con 10 Lot 19 to 20, Geographic Township of Proton

Civic Address: 145724 Southgate Road 14

A key map is attached to this notice for additional information.

The Purpose of the proposed zoning bylaw amendment application is to add to the list of permitted uses a commercial vehicle repair shop to allow for the maintenance and annual safety inspection of trucks and trailers.

The Effect of the proposed zoning by-law amendment would be to rezone a portion of the subject lands from Agricultural A1 to agricultural exception (A1-XXX) to allow for the proposed use.

When will a decision be made?

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

Making an Oral or Written Submission

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below.

Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.

Your rights to appeal a decision

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed,

the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, 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 do so.

Additional Information and Comments

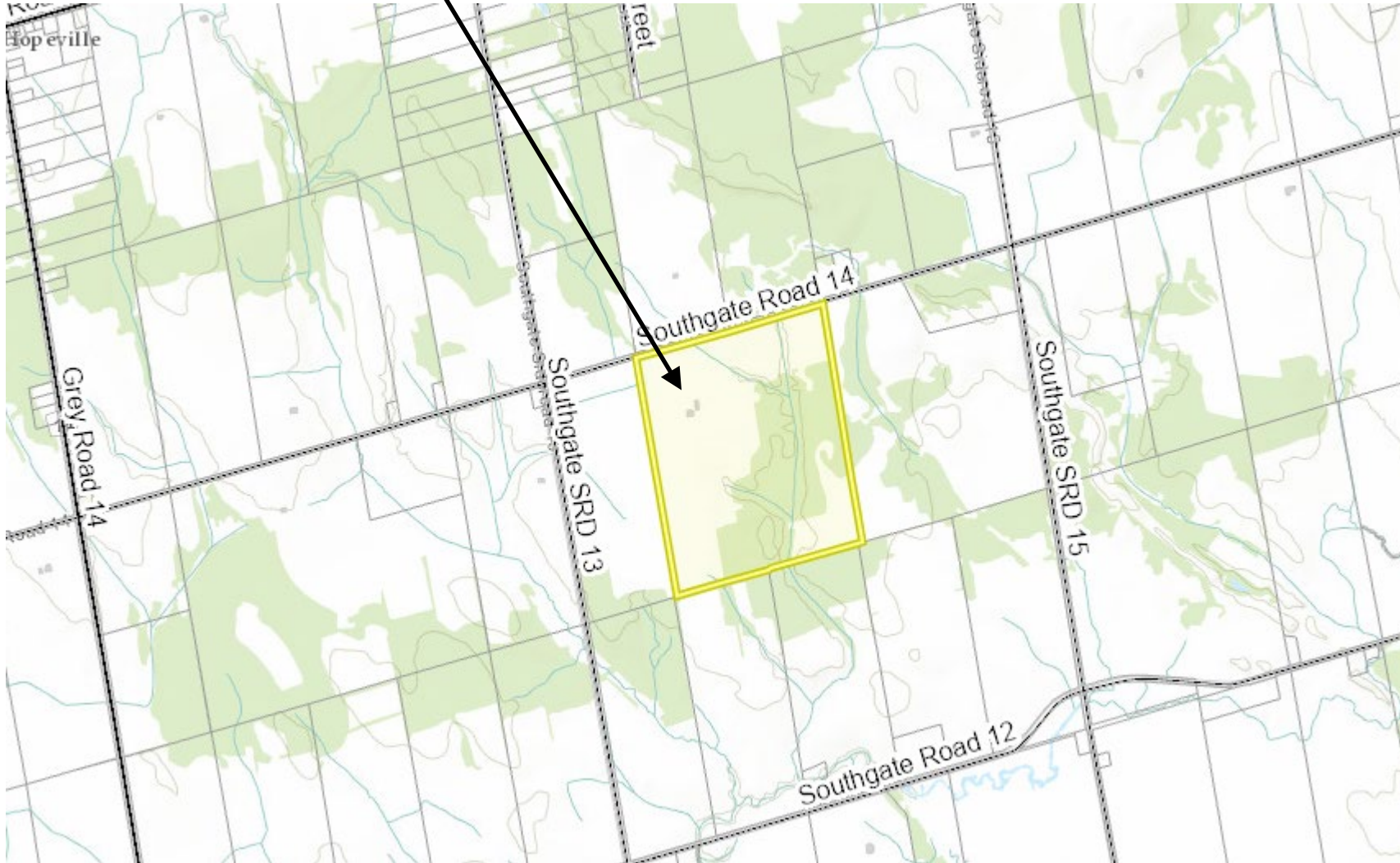
Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C3-22.

Dated at the Township of Southgate,
this 1st day of March, 2022.

Lindsey Green, Clerk
lgreen@southgate.ca
Township of Southgate
185667 Grey Rd 9,
Dundalk, ON N0C 1B0
Phone: (519) 923-2110 ext. 230

Key Map (*not to scale*)

SUBJECT LAND



File Number C3-22

Township of Southgate

185667 Grey County Road 9,
Dundalk, ON N0C 1B0

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: March 3, 2022

File No.: C3-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Commercial paved apron required

Load Restricted Road: Yes ☒ No ☐

Comments: _____

Risk Management Office

Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☐ WHPA "D"
- ☒ Not Applicable

Comments: _____

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official

SENT ELECTRONICALLY ONLY: hmalynyk@southgate.ca

March 16, 2022

Township of Southgate
185667 Grey Road 9
RR 1
Dundalk, Ontario N0C 1B0

ATTENTION: Holly Malynyk, Administrative and Legislative Assistant

Dear Ms. Malynyk,

RE: Proposed Zoning By-law Amendment C3-22 (Jerry and Velda Jack)
145724 Southgate Road 14
Lot 19 to 20 Concession 10
Roll No.: 420709000205900
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards, and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose and Effect

The purpose of the proposed zoning bylaw amendment application is to add to the list of permitted uses a commercial vehicle repair shop to allow for the maintenance and annual safety inspection of trucks and trailers. The effect of the proposed zoning by-law amendment would be to rezone a portion of the subject lands from Agricultural A1 to agricultural exception (A1-XXX) to allow for the proposed use. It is the understanding of SVCA staff that existing buildings will be used as part of the proposed development.

Recommendation

The proposed zoning by-law amendment application is acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

In the opinion of SVCA staff, areas of the property are designated Hazard Lands in the Grey County Official Plan (OP) and the Township of Southgate OP. In general, these same areas are also zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law No. 19-2002, as amended. SVCA staff is of the opinion that the Hazard Lands designation and the EP zone generally coincides with the Hazardous Lands mapping as plotted by SVCA staff for the property. In general, no new buildings or structures are permitted within the Hazard Lands designation or the EP zone. It is the understanding of SVCA staff that existing buildings will be used as part of the proposed development, and it is the opinion of SVCA staff that the existing buildings will not be located in, or adjacent to the EP zone, therefore the development proposal is acceptable to SVCA staff.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. It is the opinion of SVCA staff that development as proposed is consistent with Section 3.1.1 of the PPS, 2020.

Township of Southgate Official Plan and Grey County Official Plan

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. It is the opinion of SVCA staff that development as proposed is consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

Based on SVCA desktop review, it is the opinion of SVCA staff that the significant natural heritage features affecting the property include fish habitat and its adjacent lands, woodlands, and habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in fish habitat and its adjacent lands, significant woodlands, and habitat of endangered species and threatened species, and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Fish Habitat

Unnamed tributaries of the South Saugeen River are located in the central portion of the property and on lands adjacent to the western property line. These watercourses are considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2020) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. It is the understanding of SVCA staff that existing buildings will be used as part of the proposed development, and the existing buildings are not located within the adjacent lands to fish habitat, and therefore the preparation of an Environmental Impact Study (EIS) is not warranted for this proposal at this time.

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown to include the woodlands on the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an EIS that there will be no impact on the feature or its ecological functions. It is the understanding of SVCA staff that existing buildings will be used as part of the proposed development, and the existing buildings are not located within the woodlands or their adjacent lands, and therefore the preparation of an EIS is not warranted for this proposal at this time.

Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and/or threatened species may be located on and/or on lands adjacent to the property. The SVCA's role is to identify habitat through a screening process in consideration of the PPS, 2020 and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local OPs have been appropriately addressed. We note that no new buildings or structures are proposed as part of the application. However, please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Large areas of the property are within the Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O., 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

“Development” as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly. For the property, the SVCA Approximate Screening Area includes the larger of: any unevaluated wetlands/swamps located on the property as well as a 30 metre offset distance outwards from the unevaluated wetland/swamp edge; and the watercourses located on and/or adjacent to the property, and the related floodplain of the watercourses and 15 metres outwards from the floodplain of a watercourse.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

It is the understanding of SVCA staff that existing buildings will be used as part of the proposed development, and the existing buildings are located beyond/outside of the SVCA Approximate Screening Area. Therefore permission (SVCA permit) will not be required for development as proposed for the property.

Summary

SVCA staff has reviewed the application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated, with the exception of Section 2.1.7 habitat of endangered species and threatened species, which the applicant/owner must address.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the exception of habitat of endangered species and threatened species, must be addressed by the applicant/owner.

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C3-22 (Jerry and Velda Jack)
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Please inform this office of any decision made by the Township of Southgate with regard to the application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Barbara Dobreen, SVCA Member representing the Township of Southgate (via email)

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C3-22 Jack
Date: March 16, 2022 2:38:58 PM

County comments for C3-22 Jack

Hello Southgate,

Please note that County Staff have reviewed Zoning application C3-22 - Jerry & Velda Jack.

The subject lands are designated Agricultural and Hazard Lands in the County's OP. On-farm diversified uses, subject to the size provisions of Table 8, are permitted on Agricultural properties. The subject property is approximately 80 ha in size, which would support an OFDU up to 8000 m² in size, of which 1600m² could be utilised for building floor area. The proposed servicing/repair use would be accommodated within an existing agricultural shed and would make use of an existing laneway - both of which are well within the sizing provisions of Table 8.

It is understood that the owner of the property owns the active pit operation immediately east of the subject lands, and is proposing to service the aggregate vehicles through the subject application. The County would recommend that zoning restrictions be put in place to ensure that only aggregate vehicles from the neighbouring pit operation are permitted to be serviced on this property, in order to avoid an influx of large trucks to the area, without further study or review. It is further recommended that provisions be established that would limit aggregate trucks from being regularly stored on the subject property.

Per Appendix B, there are significant woodlands and several water courses across the subject lands. It is recommended that SVCA provide further comments regarding these features, as well as any conditions that should be established to limit the proposed use from negatively influencing these mapped features.

From a general planning perspective, the County would recommend that a tree buffer be established along the western boundary of the shed/parking area to provide a noise/visual buffer from the neighbouring property.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

