



**Township of Southgate
Public Planning Meeting Agenda**

July 27, 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. C11-22 and OPA1-22 - H Bye Construction Ltd, Concession 3
Lot 31 , Geographic Township of Proton**

3.1.1. Background

The applicant is proposing to establish a licensed aggregate extraction operation (gravel pit) on the subject property. The Hog's Back Pit would be a Class 'A' pit with a proposed annual tonnage of 100,000 tonnes. The applicant proposes to license 13.38 hectares of which 5.77 hectares is slated for extraction.

To permit this use, three (3) applications under the Planning Act are required, including an amendment to the County's Official Plan (OPA 42-07-090-OPA-16), an amendment to the Township of Southgate's Official Plan (OPA 1-22) and an amendment to the Township's Zoning By-Law (C11-22). The County would make a decision regarding the County Official Plan Amendment (OPA), while the Township would make a decision regarding the Township OPA and Zoning By-Law Amendment. The proposed gravel pit also requires a license under the Aggregate Resources Act from the Ministry of Northern Development, Mines, Natural Resources and Forestry. The license application is not being considered as part of this public meeting.

The lands are designated Rural, Hazard Lands, and Provincially Significant Wetlands in the County's Official Plan, and similarly designated in the Southgate Official Plan. The lands are zoned Agriculture (A1), Wetland Protection (W), and Environmental Protection (EP) in the Southgate Zoning By-Law. A County OPA is required because the applicant seeks to establish a Mineral Resource Extraction Area partially outside of the Aggregate Resource Area mapping shown on Schedule B of the County's Official Plan, and within a mapped Core area, shown on Schedule C. Both OPA applications seek to establish a Mineral Resource Extraction Area of approximately 13.38 ha, while the zoning application would re-zone a portion of the lands to Extractive Industrial (M4). The boundaries of the Environmental Protection (EP) and Wetlands (W) may be refined based on additional mapping as a result of the required studies.

3.1.2.	Application and Notice of Public Meeting	5 - 21
	Supporting information to the application can be located on our website here .	
3.1.3.	Comments Received from Agencies and the Public	22 - 39
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.	C9-22 - Vernon Knorr, Concession 4 Pt Lot 2 to 4 16R11589 Part 1, Geographic Township of Proton	
3.2.1.	Background	
	The Purpose of the proposed zoning bylaw amendment application is to allow for an on farm diversified use being a sewing and quilting machine sales and service shop and including fabric sales. The owners wish to add the sewing and quilting shop to the list of permitted uses within an Agricultural exception zone (A1-XXX). The shop including office and power room may be up to 750m2 with outside storage of approximately 500m2. There is no outside storage currently proposed.	
	The Effect of the proposed zoning by-law amendment would be to change the zone on a portion of the subject lands to permit the sewing and quilting Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.	
3.2.2.	Application and Notice of Public Meeting	40 - 57
3.2.3.	Comments Received from Agencies and the Public	58 - 65
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: C11-22 + OPA 1-22
Pre-Consult Date: _____
Date received: May 20, 2022
Date accepted: _____
Accepted by: _____
Roll # 42 07 090 007 02900
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 checked="" type="checkbox"/> Amendment to the Official Plan	Minor \$1,625.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,708.00 application fee <i>plus</i> \$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	\$1,300.00 application fee 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 <i>plus</i> \$111.00 agreement fee <i>plus</i> \$2,500.00 contingency fee

Other Required Fees:

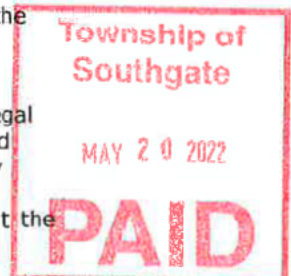
<input checked="" type="checkbox"/> Public Notice Sign Fee	\$111.00
<input checked="" type="checkbox"/> Conservation Authority Fees	SVCA \$260.00 + \$130 for joint OPA + ZBA GRCA Call directly for details

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: H. Bye Construction Limited.

Mailing address: 395 Church Street North, Mount Forest ON N0G 2L0

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

Email Address: [REDACTED]@n

2. Name of applicant: As noted above.

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) Cuesta Planning Consultants Inc.

Mailing address: 978 First Avenue West, Owen Sound ON N0G 2L0

Phone#: [REDACTED] Email: [REDACTED]@n

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:

N/A

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: 046365 Southgate Road 04

Tax Roll#: 420709000702900

Lot 31 Concession 3

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: September 2019

9. Dimensions of subject property:

frontage 400 m depth 1000 m area 41.17 ha sq m/ha

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

property Esker formation in central portion of parcel to be removed as part of

a gravel pit use.

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 _____

East _____

South _____

West _____

(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 checked="" type="checkbox"/>	Specialty Crop Lands <input type="checkbox"/>
Floodplains <input type="checkbox"/>	ANSI's (areas of natural or scientific interest) <input checked="" type="checkbox"/>
Streams, Ravines and Lakes <input type="checkbox"/>	Aggregate Resources <input checked="" 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 checked="" 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 type="checkbox"/>
Downtown Commercial <input type="checkbox"/>	Rural <input checked="" 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 checked="" 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, EP and W.

Requested zoning A1, EP, W and M4.

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)

Amendment will permit a mineral resource extraction use on the subject parcel.

Please see associated application materials for additional information.

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 ☒ *Replaces Hazard Lands designation on an interim basis.*

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.

Upper and lower tier amendments are required to permit the new mineral resource extraction use as the Site is not fully designated by the upper tier plan as within an Aggregate Resource Area and falls within a Core Area of the County's natural heritage system.

Type of building/structure Not applicable.

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: Not applicable.
21. The length of time that the existing uses of the subject land have continued: Over a decade.
22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): Not applicable.
23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:
Please see the associated materials for additional information.
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	_____	_____
Southgate Rd. 4 _____ municipal road, maintained year round	<u>✓</u>	<u>✓</u>
_____ 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	_____	_____
_____ privately owned/operated individual well	_____	_____
_____ 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	_____	_____
<u>✓</u> _____ swale	<u>✓</u>	<u>✓</u>
_____ other means	_____	_____

please specify_____

type of sewage disposal *Not applicable.*

existing **proposed**

_____ municipally operated sanitary sewers

_____ privately owned/operated individual septic

_____ 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 requested policy amendments would permit the establishment of a gravel pit on the
_____ subject lands. The licensed area will be 13.38 ha and the area of extraction is 5.77 ha. The
_____ proposed annual tonnage is 100,000 tonnes/annum. The pit floor will remain 1.5m above
_____ the established high water table.

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

_____ Any new pit or quarry use requires an amendment to the Township Official Plan.

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

_____ Gravel pit will be operational within 1 year of licensing. Please see ARA Site Plans for details of on-site 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)

_____ Summary Statement/Planning Analysis, NETR, TIS, Hydrogeological Assessment, ARA Site Plans

_____ Stages 1 & 2 Archaeological Assessment

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),

Genesieve Scott

and _____

Name of Owner(s) Agent

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.

Signature of Owner Agent

date

May 9, 2022

Signature of Owner _____

date _____

37. Owner's Authorization for Agent

- See enclosed letter of authorization

I (we), _____ and _____

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, _____, and _____
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.

Signature of Owner _____

date _____

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) Genevieve Scott
Name(s)


of the Municipality of Meaford 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:

City of Owen Sound in County of Grey
city/town/municipality county/region

This 9 day of May, 2022


Signature of Commissioner


Signature of Applicant
Genevieve Scott
print name

Jessica MacInnes
Paralegal, P05093
for John A. Tamming
Professional Corporation, Barrister and Solicitor

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: _____

(i) How long have you owned the farm? _____

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

☐ Yes – For how long? _____

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: _____

(iv) Number of tillable 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: _____ Concession: _____

Former Township: _____

Total Hectares: _____

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

Please indicate the condition of the barn: _____

How big is the barn? _____

What is the present use of the barn? _____

What is the capacity of the barn, in terms of livestock? _____

(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 (1,476.38 ft) of the subject lands? ☐ Yes ☐ No

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

Zoning amendment process

Purpose: a zoning by-law amendment is required to change a zone symbol on a property to permit expanded or different land uses on a specific property. A zoning by-law amendment may also be requested to change a zone provision (setback or similar regulation) or general provision.

Process: Discuss your proposal with the municipal planning department prior to submitting your application. Make your application to the planning department along with the required fee. A planning staff report will be prepared and a public meeting will be set. The applicant will be advised of the time and date of this meeting and invited to make representation at this time in order to explain why the zoning amendment request is being made.

You can expect a decision on your application within 150 days. This time is used to review the application, set up a public meeting, post the required public notice, draft a zoning by-law amendment and ensure that all other required documentation is in order.

At least 20 days prior to the public meeting, notice of the public meeting is either sent to every assessed property within 120 metres (400 feet) of the subject property or a notice is placed in the appropriate local newspaper. The applicant or a representative must attend the public meeting to explain why the zoning amendment is required to members of the Council and the public, as well as answer any questions that may arise.

A site plan and agreement may be required to be negotiated prior to any further proceedings of the rezoning process. Following the public meeting and if Council is satisfied with the application, an amending by-law will be considered by Council. Should the by-law be passed, a notice of passing is prepared and sent to everyone on the first mailing list or published in the newspaper. A 20 day appeal period is required to be included in this notice to allow anyone to appeal the by-law to the Ontario Municipal Board.

Should your application not be approved by Council, you also have the right to appeal to the Local Planning Appeals Tribunal within the same 20 day appeal period. More information is available by contacting the municipal planning department or on the Web at: <http://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

Zoning by-law amendment process summary

1. Pre-consultation (required by By-law 66-2012)
2. Submit application
3. Clerk sets a public meeting
Notice sent to neighbours within 120 metres (400 feet) and various agencies, 20 days prior to public meeting.
4. Public meeting
Applicant and/or agent should attend to resolve any potential concerns.
Council will consider the proposal and may pass a by-law that meeting.
5. Appeal period
After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.
6. Decision final
If not appeal is filed with the Township within the appeal period, the process is complete and the zoning by-law amendment is in full force and effect.

please do not return this page

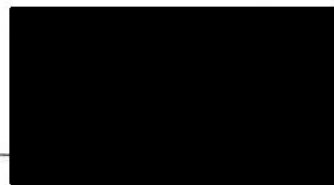
Agent Authorization

To: Cuesta Planning Consultants Inc.
978 First Avenue West,
Owen Sound, Ontario
N4K 4K5

H Bye Construction Ltd. hereby retains Cuesta Planning Consultants Inc. (CPC) to act on its behalf with respect to the signing and preparation of the necessary documents and application materials required under the Planning Act to facilitate required approvals to establish a mineral resource extraction use on lands legally described as Part Lot 31, Concession 3, former Township of Proton, Township of Southgate, County of Grey.

H Bye Construction Ltd. further authorizes CPC to facilitate the processing of above noted application which may include the attendance of any consultation and public meetings on its behalf that may be required to facilitate the requested approvals. This shall be your sufficient authority for so doing.

Dated this 21 day of April, 2022.



Signature

(I have the authority to bind the Corporation)

HARRY BYE

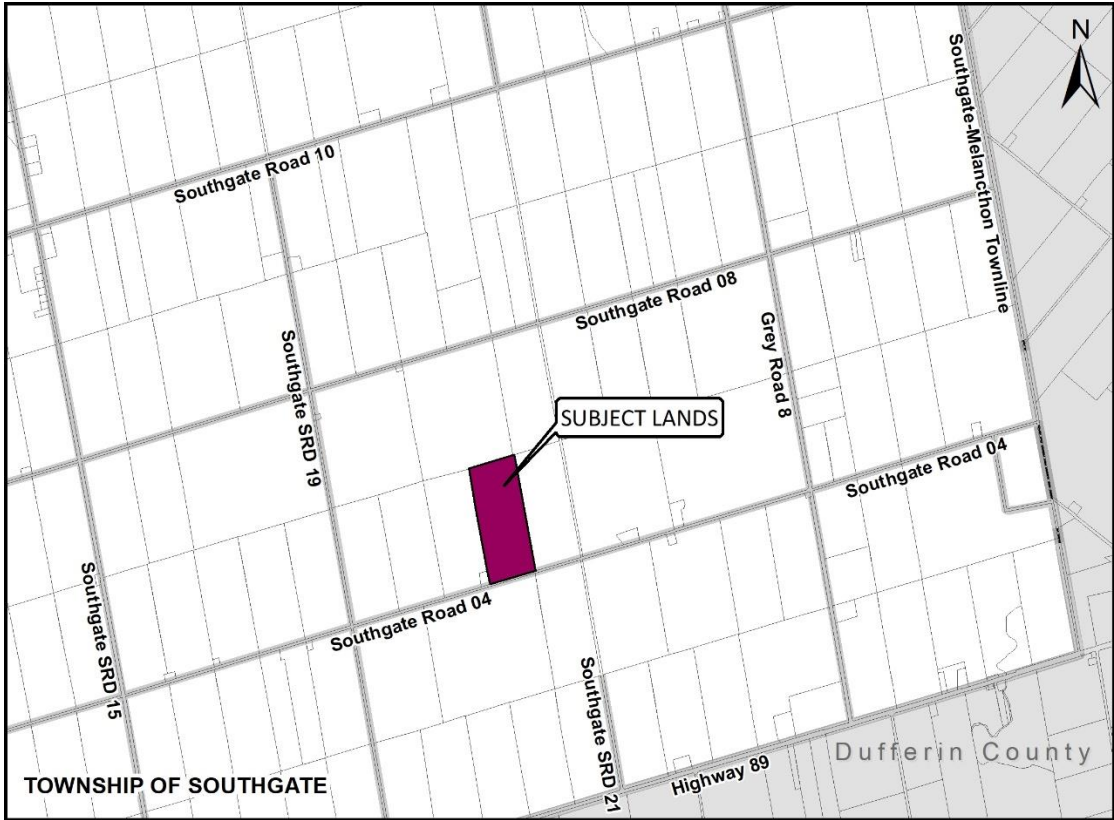
Name (Printed)



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

What: The County and Township are seeking input on development applications within 120 metres of your property. The applications to the County and Township would consider permitting a licensed aggregate extraction operation (gravel pit) to locate and operate on the subject lands.

Site: Part Lot 31, Concession 3, in the Township of Southgate, County of Grey (“The Subject Lands”)



Public Meeting Date: July 27, 2022, at 1pm

Location of the Public Meeting: Virtual, via GoToMeeting

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 Access Code: 442-563-645



How can I participate in the Public Meeting?

Public participation is encouraged. To participate in the planned meeting, please contact Lindsey Green, Clerk, by email at: lgreen@southgate.ca or by telephone at: 519-923-2110 ext.230





What if I can’t attend the Public Meeting?

You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:

www.grey.ca/planning-development/planning-applications
<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#2021>

County of Grey Contact Information	Township of Southgate Contact Information:
Becky Hillyer, Intermediate Planner  County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3	Clinton Stredwick, Municipal Planner  Township of Southgate 185667 Grey County Rd 9 Dundalk ON N0C 1B0



County of Grey Contact Information	Township of Southgate Contact Information:
 Phone: 519-372-0219 ext. 1231  Email: becky.hillyer@grey.ca	 Phone: 519-923-2110 ext. 235  Email: cstredwick@southgate.ca

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

The applicant is proposing to establish a licensed aggregate extraction operation (gravel pit) on the subject property. The Hog’s Back Pit would be a Class ‘A’ pit with a proposed annual tonnage of 100,000 tonnes. The applicant proposes to license 13.38 hectares of which 5.77 hectares is slated for extraction.

To permit this use, three (3) applications under the Planning Act are required, including an amendment to the County’s Official Plan (OPA 42-07-090-OPA-16), an amendment to the Township of Southgate’s Official Plan (OPA 1-22) and an amendment to the Township’s Zoning By-Law (C11-22). The County would make a decision regarding the County Official Plan Amendment (OPA), while the Township would make a decision regarding the Township OPA and Zoning By-Law Amendment. The proposed gravel pit also requires a license under the *Aggregate Resources Act* from the Ministry of Northern Development, Mines, Natural Resources and Forestry. The license application is not being considered as part of this public meeting.

The lands are designated Rural, Hazard Lands, and Provincially Significant Wetlands in the County’s Official Plan, and similarly designated in the Southgate Official Plan. The lands are zoned Agriculture (A1), Wetland Protection (W), and Environmental Protection (EP) in the Southgate Zoning By-Law. A County OPA is required because the applicant seeks to establish a Mineral Resource Extraction Area partially outside of the Aggregate Resource Area mapping shown on Schedule B of the County’s Official Plan, and within a mapped Core area, shown on Schedule C. Both OPA applications seek to establish a Mineral Resource Extraction Area of approximately 13.38 ha, while the zoning application would re-zone a portion of the lands to Extractive Industrial (M4). The boundaries of the Environmental Protection (EP) and Wetlands (W) may be refined based on additional mapping as a result of the required studies.

A variety of studies and reports have been prepared to support the subject applications, including an Archaeological Assessment, Hydrogeological Assessment, Natural Environment Technical Report, a Planning Analysis Report, a Transportation Impact Study, and a variety of site plans – including an Operational Plan, Existing Features Plan, and a Rehabilitation Plan. These studies are available for review on the Township and County Websites noted in the links above.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law, a municipality must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is Sections 22 and 34 of the *Planning Act*, you have the following rights:

- 1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendments and Zoning By-law Amendment.
- 2. If a person or public body would otherwise have an ability to appeal the decision of the County of Grey or the Township of Southgate to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Southgate before the Township Official Plan Amendment or zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decision.



3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Southgate before the Township Official Plan Amendment or zoning by-law amendment is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
4. If you wish to be notified of the decision of the County of Grey in respect to the passing of the Official Plan Amendment, you must make a written request to the County, at the address noted on the previous page. Please note County Official Plan Amendment file number OPA 42-07-090-OPA-16 or refer to the Hog's Back Pit application in your correspondence.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Official Plan Amendment or zoning by-law amendment, you must make a written request to the Township of Southgate using the contact information noted above, and quote File C11-22.

If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on these applications, or the planning process.

Notice dated this 28th day of June, 2022 the County of Grey.

A note about information you may submit to the Municipality or the County:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township or County websites, and/or made available to the public upon request.

Please be aware that the public meeting may be broadcast online and may be recorded.

Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	July 14, 2022
Subject / Report No:	Hog's Back Pit County Official Plan Amendment 16 Merit / Report PDR-CW-27-22
Title:	Hog's Back Gravel Pit - Official Plan Amendment 16 Merit Report
Prepared by:	Becky Hillyer
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Township of Southgate
Status:	

Recommendation

1. That Report PDR-CW-27-22 regarding a proposed County Official Plan Amendment be received; and
2. That the proposal proceeds to a Public Meeting to consider an amendment to Schedule B of the County of Grey Official Plan to re-designate a portion of the subject property to Mineral Resource Extraction, in order to permit the establishment of a new aggregate resource extraction operation (gravel pit) on lands legally described as Lot 31, Concession 3, geographic Township of Proton, now in the Township of Southgate, provided the Township is prepared to hold a joint public meeting in consideration of the necessary local amendment requirements.

Executive Summary

A proposed County official plan amendment application (42-07-090-OPA-16) has been submitted to re-designate a portion of the subject lands to allow for the establishment of an aggregate resource extraction operation (gravel pit). The subject property is approximately 41.2 hectares (101.7 acres) in size and designated 'Rural,' 'Hazard Lands,' and 'Provincially Significant Wetlands' on Schedule A of the County Official Plan; 'Aggregate Resource Area' on Schedule B, and 'Core Area' on Schedule C. The purpose and effect of the proposed official plan amendment would be to amend Schedule B of the Official Plan, in order to add a 'Mineral Resource Extraction' designation on approximately 13.38 ha of the subject lands. The Official Plan Amendment is required as the pit area is proposed to be located within a 'Core Area' on

Schedule C, and would be located outside of the mapped Aggregate Resource Area, shown on Schedule B.

A concurrent application for a pit license under the *Aggregate Resources Act* has been submitted by the applicant to the Ministry of Northern Development, Mines, Natural Resources and Forestry. Concurrent applications have also been submitted to the Township of Southgate for an amendment to the Township's Official Plan, as well as a zoning by-law amendment.

Background and Discussion

The County has received an application from H. Bye Construction Limited, represented by Cuesta Planning Consultants, to amend the Grey County Official Plan as it applies to the subject lands. The application would amend Schedule B of the Official Plan, in order to add a 'Mineral Resource Extraction' designation on approximately 13.38 ha of the subject lands. The amendment would also recognize a pit within the Core Area on Schedule C to the County Plan. The subject lands are approximately 41.2 hectares (101.7 acres) in size.

The proposed development also requires an amendment to the Township of Southgate's Official Plan and Zoning By-Law, both of which have been submitted by the applicant concurrently with the subject County Official Plan Amendment (OPA). A concurrent application has been submitted to the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRF) in order to attain a license for the pit operation, under the *Aggregate Resources Act*. The County would make the decision on the County and Township OPAs, should Southgate adopt the Township OPA, the Township would decide on the zoning by-law amendment (ZBLA), while the MNDMNRF would decide on the pit license application.

The subject property is legally described as Lot 31, Concession 3, in the Township of Southgate, geographic Township of Proton, which is locally known as 046365 Southgate Road 04. The lands are located along the north side of Southgate Road 04, approximately 2.5 kilometers west of Grey Road 8. The property is currently vacant, with the south-west portion (approximately 7 ha) being used for agricultural purposes. Aerial images show that between 2010 and 2020 significant tree removal (approximately 6.4 ha) occurred within the proposed pit area, by a previous owner of the property. Approximately 16 hectares are designated Provincially Significant Wetlands.

Surrounding land uses include another pit operation to the south-east (with an approximate licensed area of 8.4 ha), and large vacant properties including Conservation Authority-owned lands to the east, a managed forest to the west, and vacant farm lands to the north. There is a small (0.88 ha) vacant lot immediately abutting the subject lands to the west.

As part of the rehabilitation process, the applicant intends to convert the property into a passive recreational use (campground).

Map 1 below shows an aerial photo of the subject lands. Map 2 shows the existing designation of the lands, with 'Rural' shown in white, 'Hazard Lands' in green, and 'Provincially Significant Wetlands' in blue. Map 3 shows mapping from Schedule B of the Official Plan, including existing Aggregate Resource Area mapping in orange, the neighbouring Mineral Resource Extraction area in purple, as well as the proposed licensed area outlined in red.

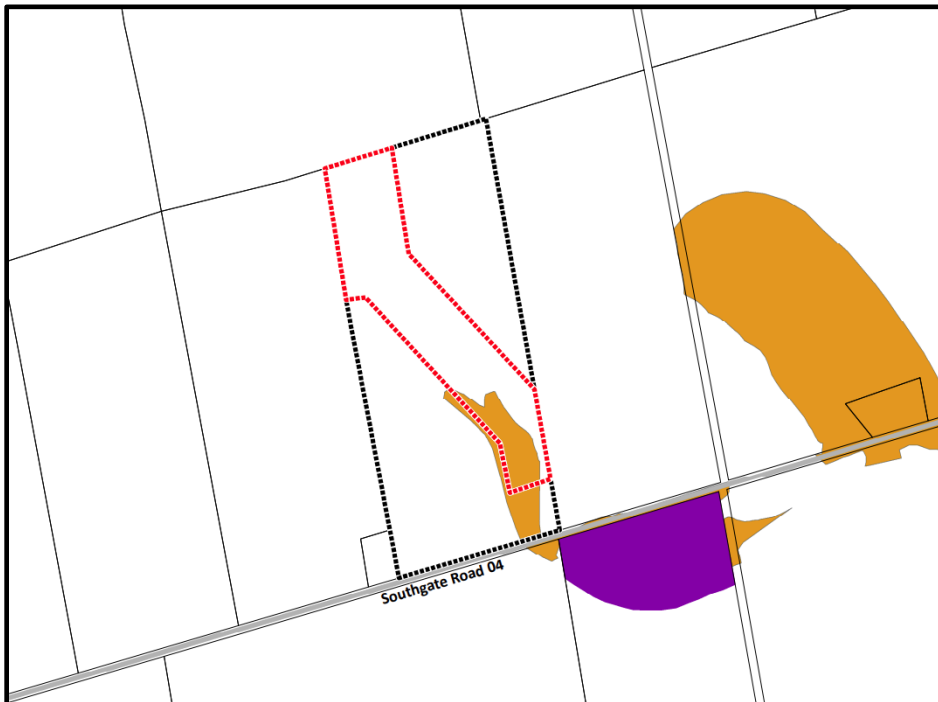
Map 1: Aerial photo of the Subject Lands



Map 2: Current Official Plan Schedule A Land Use Designation



Map 3: Schedule B & Proposed Licensed Area



A number of reports and studies have been submitted to support the application, including a Planning Justification Report, Site Plans, Archaeological Assessment, Hydrogeological Assessment, Natural Environment Technical Report, and Transportation Impact Study.

[Link to Background Materials](#)

A joint public meeting has been scheduled with the Township of Southgate for July 27th, 2022.

Analysis of Planning Issues

In rendering decisions, planning authorities must have regard to matters of Provincial interest under the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). Decisions within the County must also conform to the County of Grey Official Plan and any Provincial plans in force and effect.

A detailed planning analysis has not been undertaken at this stage. Following the public process, and agency comments, a thorough analysis and staff recommendation will be provided. Key Provincial and County policies have been flagged below for consideration.

Provincial Legislation – The Planning Act

Most notable to this proposed official plan amendment are the following clauses from the *Planning Act*, which will need to be considered.

- (a) the protection of ecological systems, including natural areas, features and functions,
- (b) the protection of agricultural resources of the Province,
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (m) the co-ordination of planning activities of public bodies,
- (o) the protection of public health and safety, and
- (p) the appropriate location of growth and development.

The above matters have been reviewed in the background reports accompanying this development. Following public and agency review, County staff will offer a thorough analysis of these matters.

Provincial Policy Statement (PPS 2020)

Section 1.1.5.2 of the 2020 Provincial Policy Statement notes that “the management or use of resources” is a permitted use on Rural Lands within municipalities.

Section 2.5(1) notes that “Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified,” and 2.5.2.4 further notes that mineral aggregate operations shall be “protected” from activities and other forms of development that may hinder their potential for expansion or continued use. Section 2.5.3 also sets out requirements for “progressive and final rehabilitation” of such operations, following their lifespan.

Noting the important natural heritage features on the property (including Provincially Significant Wetlands, Woodlands), section 2.1 also speaks to protecting these natural features for the long-term. Section 2.1 also indicates that any development or site alterations within Provincially Significant Wetlands would not be permitted, nor in the habitat of fish or endangered or threatened species.

Section 2.2 speaks to the importance of preserving local water supplies, while Section 2.3 provides policy direction to protect prime-agricultural lands for long-term use.

County of Grey Official Plan

As noted, the subject lands are designated Rural, Provincially Significant Wetlands, and Hazard Lands on Schedule A of the County's Official Plan, a portion of the lands are in the Aggregate Resource Area on Schedule B, and portions of the lands are in the Core Area on Schedule C.

Section 5.2.1 notes that "sand and/or gravel operations proposed within *Aggregate Resource Areas* on Schedule B to this Plan" are permitted within the Rural designation. Generally, new development is directed away from Hazard Lands. In this case, the majority (or all) of the proposed extraction area would fall within the mapped Hazard Lands. Section 7.2(9) provides key policy direction in deciding whether new development could be considered within the Hazard Lands, which will be thoroughly considered at a detailed review phase.

Similar to the direction of the PPS, any development or alteration of the Provincially Significant Wetlands would not be permitted through this application. While the proposed pit is outside the Wetlands, the proposal would be located within the adjacent lands (120 m) of the Wetlands.

While the aggregate resource area mapped in Schedule B is implied to move northward across the property, the mapped area 'ends' as the lands transition into a Core Area (shown on Schedule C). As the subject application proposes to extend the licensed pit operation into the mapped Core Area (and outside of the aggregate resource area shown on Schedule B), a County Official Plan Amendment is required to meet the provisions of Section 5.6.4(1)(b).

The protection of the County's Core Area (in conjunction with the noted wetlands, wooded areas, etc.) is a key feature of this application, given the ecological significance of these areas, and their role in supporting diverse wildlife, plants, etc. To ensure that these natural features would not be harmed through potential approval of the proposed pit operation, a Natural Environment Technical Report has been completed, as well as a Hydrogeological Report.

As per Appendix B, the subject lands are largely covered in 'Significant Woodlands,' with a small area of 'other wetlands.' There is a water course towards the north of the property, as well as a mapped Area of Natural and Scientific Interest (ANSI) – Earth Science feature. It is noted that the ANSI feature is largely the site of the proposed extraction operation, as it is indicative of a unique rock formation that moves through the site. This area also overlaps with the Hazard lands designation.

To comply with the requirements noted in Section 5.6.4 (4) for a complete Planning Act application in relation to a new pit operation, the following reports and studies have been prepared and submitted with the subject application: Planning Justification Report, Archaeological Assessment, Hydrogeological Report, Traffic Impact Study, and a variety of Site Plans including a plan of Existing Features, future Operational Plan, and proposed Rehabilitation Plan.

As noted above, following the public and agency processes, a thorough planning analysis and staff recommendation will be provided.

Legal and Legislated Requirements

The application will be processed in accordance with the Planning Act.

Financial and Resource Implications

There are no anticipated financial, staffing, or legal considerations associated with the proposed official plan amendment, beyond those normally encountered in processing an amendment. The County has collected the requisite application fee and peer review deposit for this application.

Relevant Consultation

- ☒ Internal: Planning, and Transportation Services
- ☒ External: The public, Township of Southgate, and required agencies under the *Planning Act*

Appendices and Attachments

[Draft By-Law](#)
[Schedule A](#)

From: [Clinton Stredwick](#)
To: [Holly Malynyk](#)
Subject: FW: Enbridge Comments - County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit
Date: July 21, 2022 9:49:57 AM

From: Becky Hillyer <Becky.Hillyer@grey.ca>
Sent: July 21, 2022 9:48 AM
To: Clinton Stredwick <cstredwick@southgate.ca>
Cc: Cuesta Cuesta Planning <cuesta@cuestaplanning.com>
Subject: Enbridge Comments - County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

FYI – No objections from Enbridge to Hog's Back application.

Becky Hillyer
Intermediate Planner
Phone: +1 519-372-0219 ext. 1233

Grey County



From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: July 11, 2022 11:33 AM
To: Group: Planning Dept Emails <planning@grey.ca>; Becky Hillyer <Becky.Hillyer@grey.ca>
Subject: RE: [External] Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

[EXTERNAL EMAIL]

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: planning@grey.ca <planning@grey.ca>

Sent: Tuesday, June 28, 2022 4:44 PM

To: Municipal Planning <MunicipalPlanning@enbridge.com>; Ontario Lands
<ONTLands@enbridge.com>

Subject: [External] Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

CAUTION! EXTERNAL SENDER

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DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

Hello Enbridge Gas,

The County is requesting comments in relation to County Official Plan Amendment application 42-07-090-OPA-16, and the Township of Southgate is seeking comments in relation to the related Southgate Official Plan Amendment OPA 1-22 and Zoning By-Law Amendment C11-22. The submitted applications would permit the establishment of an aggregate resource operation (gravel pit) on the subject lands.

- [Draft OPA By-Law_Hog's Back.docx](#)
- [Notice of Complete Application and Public Meeting_Hog's Back Gravel pit.docx](#)
- [Memo to Agencies_Hog's Back OPA, LOPA and ZBA.docx](#)
- [Schedule A_OPA 16.pdf](#)

All other documents associated with the above planning applications (including a Planning Justification Report, relevant technical studies, etc.) can be found on the County's website at: <https://www.grey.ca/planning-development/planning-applications>

We kindly asked that any comments be received by **4:30pm on July 22nd**, in advance of the public meeting scheduled for July 27th, 2022. If you are unable to submit comments before that time, please do let us know.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

Planning & Development, Grey County, Owen Sound ON

From: [Clinton Stredwick](#)
To: [Holly Malynyk](#)
Subject: FW: MPAC Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit
Date: July 21, 2022 9:49:45 AM

From: Becky Hillyer <Becky.Hillyer@grey.ca>
Sent: July 21, 2022 9:47 AM
To: Clinton Stredwick <cstredwick@southgate.ca>
Cc: Cuesta Cuesta Planning <cuesta@cuestaplanning.com>
Subject: MPAC Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

FYI – No comments from MPAC, re: the Hog's Back applications.

Becky Hillyer
Intermediate Planner
Phone: +1 519-372-0219 ext. 1233



From: Fleming, Anthony <Anthony.Fleming@mpac.ca>
Sent: July 8, 2022 3:58 PM
To: Group: Planning Dept Emails <planning@grey.ca>
Subject: RE: Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

[EXTERNAL EMAIL]

Good afternoon Becky,

Hope your day is going well?

MPAC has not comments regarding the proposed gravel pit in Southgate.

Have a wonderful weekend.

Take care,
Anthony

Anthony Fleming

Account Manager – Grey and Bruce Counties
Municipal & Stakeholder Relations
Mobile: 519-701-5777



From: Fleming, Anthony

Sent: June 29, 2022 9:13 AM

To: planning@grey.ca

Subject: RE: Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

Good morning Becky,

Thank you for your email.

We will review and provide comments shortly.

Have a wonderful day!

Take care,
Anthony

Anthony Fleming

Account Manager – Grey and Bruce Counties
Municipal & Stakeholder Relations
Mobile: 519-701-5777



From: planning@grey.ca <planning@grey.ca>

Sent: June 28, 2022 4:44 PM

To: Fleming, Anthony <Anthony.Fleming@mpac.ca>

Subject: Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

Caution: This email originated from outside of MPAC. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1- 22 and ZBA C11-22 Hog's Back Pit

Hello MPAC,

The County is requesting comments in relation to County Official Plan Amendment application 42-07-090-OPA-16, and the Township of Southgate is seeking comments in relation to the related Southgate Official Plan Amendment OPA 1-22 and Zoning By-Law Amendment C11-22. The submitted applications would permit the establishment of an aggregate resource operation (gravel pit) on the subject lands.

- [Draft OPA By-Law_Hog's Back.docx](#)
- [Notice of Complete Application and Public Meeting_Hog's Back Gravel pit.docx](#)
- [Memo to Agencies_Hog's Back OPA, LOPA and ZBA.docx](#)
- [Schedule A_OPA 16.pdf](#)

All other documents associated with the above planning applications (including a Planning Justification Report, relevant technical studies, etc.) can be found on the County's website at: <https://www.grey.ca/planning-development/planning-applications>

We kindly asked that any comments be received by **4:30pm on July 22nd**, in advance of the public meeting scheduled for July 27th, 2022. If you are unable to submit comments before that time, please do let us know.

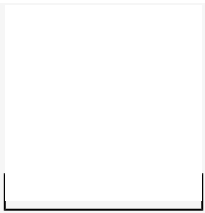
Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

Planning & Development, Grey County, Owen Sound ON



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From: [Clinton Stredwick](#)
To: [Holly Malynyk](#)
Subject: FW: FW: Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit
Date: July 21, 2022 9:50:17 AM

From: Becky Hillyer <Becky.Hillyer@grey.ca>
Sent: July 21, 2022 9:49 AM
To: Clinton Stredwick <cstredwick@southgate.ca>
Subject: FW: FW: Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

Just forwarding again, re: the exchange with SON and Cuesta regarding Hog's Back

Becky Hillyer
Intermediate Planner
Phone: +1 519-372-0219 ext. 1233

Grey County



From: Cuesta Cuesta Planning <cuesta@cuestaplanning.com>
Sent: July 4, 2022 10:59 AM
To: Becky Hillyer <Becky.Hillyer@grey.ca>
Cc: Genevieve Cuesta Planning <genevieve@cuestaplanning.com>; Clint Stredwick <cstredwick@southgate.ca>
Subject: Re: FW: Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

[EXTERNAL EMAIL]

Thanks, Becky:

I will be following up with SON directly this week.

Genevieve

Cuesta Planning Consultants Inc.

978 First Avenue West

Owen Sound, ON N4K 4K5

Phone: [519-372-9790](tel:519-372-9790)

Fax: [519-372-9953](tel:519-372-9953)

www.cuestaplanning.com

On Mon, Jul 4, 2022 at 10:44 AM Becky Hillyer <Becky.Hillyer@grey.ca> wrote:

Good Morning Genevieve,

I hope you had a nice long weekend.

We did the formal circulation for the Hog's Back gravel pit last week, and received the message from Saugeen Ojibway Nation staff, below. I've just re-sent the circulation email in the format they have requested.

As noted in their email below, please do follow-up directly with SON staff for further consultation on this development. As we noted during the pre-consultation meeting, it is generally preferable to engage with our First Nations communities as early as possible for new aggregate developments.

Thanks very much,

Becky Hillyer

Intermediate Planner

Phone: +1 519-372-0219 ext. 1233

Grey County



From: Riel Warrilow <associate.ri@saugeenojibwaynation.ca>

Sent: June 29, 2022 11:45 AM

To: Group: Planning Dept Emails <planning@grey.ca>

Subject: Re: Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

[EXTERNAL EMAIL]

Aanii and thank you for initiating consultation about this project.

Please have the proponent reach out to initiate consultation, as close consultation with SON is

required for any aggregate operations in the territory.

Due to the extremely high volume of proposed development in the Territory of the Saugeen Ojibway Nation, we have a few strict protocols to keep the process moving.

- Please resend this email with the following subject line:

Industry/work Category.Project Name

e.g. for a proposed subdivision: Subdivision.Bluewater Heights

e.g. for a pit or quarry: Aggregates.Terry Pit

- The email must contain the following information. Please go to our website (<https://www.saugeenojibwaynation.ca/resources>) and see the document called "Sufficient Information for Consultation with SON Checklist" and using the same email thread follow up with the required information. From there we will use this initial information to gauge the level of consultation required from the Saugeen Ojibway Nation (SON).

- Please keep as much communication with SON about the proposed project in that thread as possible.

- In addition, please see the other [various materials designed to help you navigate consultation](#) with SON including a process flow chart, map of Territory and more.

Please note: We will respond to consultation requests in the order in which they are received.

No response does not mean that SON does not require consultation on your proposal.

We look forward to hearing from you,

Riel Warrilow

Resources & Infrastructure Associate

T: (519)534-5507 ex 111

10129 Hwy 6 Georgian Bluffs, ON
N0H 2T0
[saugeenojibwaynation.ca](https://www.saugeenojibwaynation.ca)

On Tue, Jun 28, 2022 at 4:44 PM <planning@grey.ca> wrote:

Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit

Request for Comments: County OPA 42-07-090-OPA-16, Southgate OPA 1-22 and ZBA C11-22 Hog's Back Pit



Hello Saugeen Ojibway Nation - Environmental Office (SON),

The County is requesting comments in relation to County Official Plan Amendment application 42-07-090-OPA-16, and the Township of Southgate is seeking comments in relation to the related Southgate Official Plan Amendment OPA 1-22 and Zoning By-Law Amendment C11-22. The submitted applications would permit the establishment of an aggregate resource operation (gravel pit) on the subject lands.

- [Draft OPA By-Law_Hog's Back.docx](#)
- [Notice of Complete Application and Public Meeting_Hog's Back Gravel pit.docx](#)
- [Memo to Agencies_Hog's Back OPA, LOPA and ZBA.docx](#)
- [Schedule A_OPA 16.pdf](#)

All other documents associated with the above planning applications (including a Planning Justification Report, relevant technical studies, etc.) can be found on the County's website at:

<https://www.grey.ca/planning-development/planning-applications>

We kindly asked that any comments be received by **4:30pm on July 22nd**, in advance of the public meeting scheduled for July 27th, 2022. If you are unable to submit comments before that time, please do let us know.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

Planning & Development, Grey County, Owen Sound ON



**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: C9-22

Pre-Consult Date: _____

Date received: MAY 4 2022

Date accepted: _____

Accepted by: _____

Roll # 42 07

Conservation authority fee
required: _____

Other information: _____

42-07-090-001-0
4300

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 checked="" type="checkbox"/> Amendment to the Official Plan	Minor \$1,625.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,708.00 application fee <i>plus</i> \$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	\$1,300.00 application fee 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 <i>plus</i> \$111.00 agreement fee <i>plus</i> \$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.

Township of
Southgate

MAY 6 2022

PAID

Part A

Owner/Agent/Application Information

*to be completed by the applicant

1. Name of registered owner: Vernon Knorr & Minerva Knorr
Mailing address: 084696 Southgate Rd 08 Mt. Forest ON
Phone# : (H) [redacted] (B) [redacted] NOG 260
Email Address: [redacted]

2. Name of applicant: Vernon Knorr & Minerva Knorr
Mailing address: 084696 Southgate Rd 08 Mt. Forest ON
Phone#: [redacted] Email: [redacted] NOG 260

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: Grey Rd 14

Tax Roll#: [redacted] 42-07-090-001-04300

Lot 2, 3, 4 Concession 4

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: 2016

9. Dimensions of subject property:

frontage _____ m depth 853.836 m area 40 ha. sq m/ha

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

property proposed zone change is around
shop, see site plan.

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 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 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:

<input checked="" type="checkbox"/> 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 A1
Requested zoning A1 with exception.

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)

Proposed use of subject property is for sewing + quilting machine sales + service, Fabric sales.

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 Wood Frame Structure

Setbacks:
front lot line 39.6m rear lot line 796m

side lot line 241.5m south lot line see site plan

Building/structure:

height 5.5 m inside dimensions / floor area 750 m²

20. The date the existing building(s) or structure(s) on the subject land were constructed: no existing buildings.
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:

reason for amendment is to construct and operate a retail store for sewing & quilting machines and related

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

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

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

please specify _____

type of sewage disposal

existing proposed

_____ municipally operated sanitary sewers

☒ privately owned/operated individual septic

_____ 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.

provide sewing machine repairs
sales: sewing machine + sewing accessories,
- fabric,

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

current zoning does not support nature
of the business.

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

sewing machine shop 2022 - 2023 House 2026

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),

Vernon Knorr and _____
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.

Signature of Owner may 4 2020
date

Signature of Owner date

37. Owner's Authorization for Agent

I (we), _____ and _____
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, Vernon Knorr and _____
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 _____

Signature of Owner may 4 2020
date

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) Vernon Knorr
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.

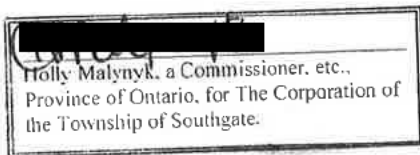
Declared before me at the:

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

This 4 day of May, 2002

[Redacted Signature]

Signature of Commissioner



[Redacted Signature]

Signature of Applicant

Vernon Knorr

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: _____

(i) How long have you owned the farm? purchased 2016

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

☒ Yes - For how long?

5 yrs.

☐ 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: 40 hectares

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

If yes, indicate locations: Lot: 27; pt 26 Concession: 7

Former Township: Egremont

Total Hectares: 77

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

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

Former Township: _____

Total Hectares: _____

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

Please indicate the condition of the barn: _____

How big is the barn? _____

What is the present use of the barn? _____

What is the capacity of the barn, in terms of livestock? _____

(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 (1,476.38 ft) of the subject lands? ☒ Yes ☐ No

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?

Goat Dairy, Broilers,

(xi) Indicate the number of tillable hectares on other property: 40

(xii) Indicate the size of the barn(s): Goat Dairy 78' X 166' Broilers 18' X 98'

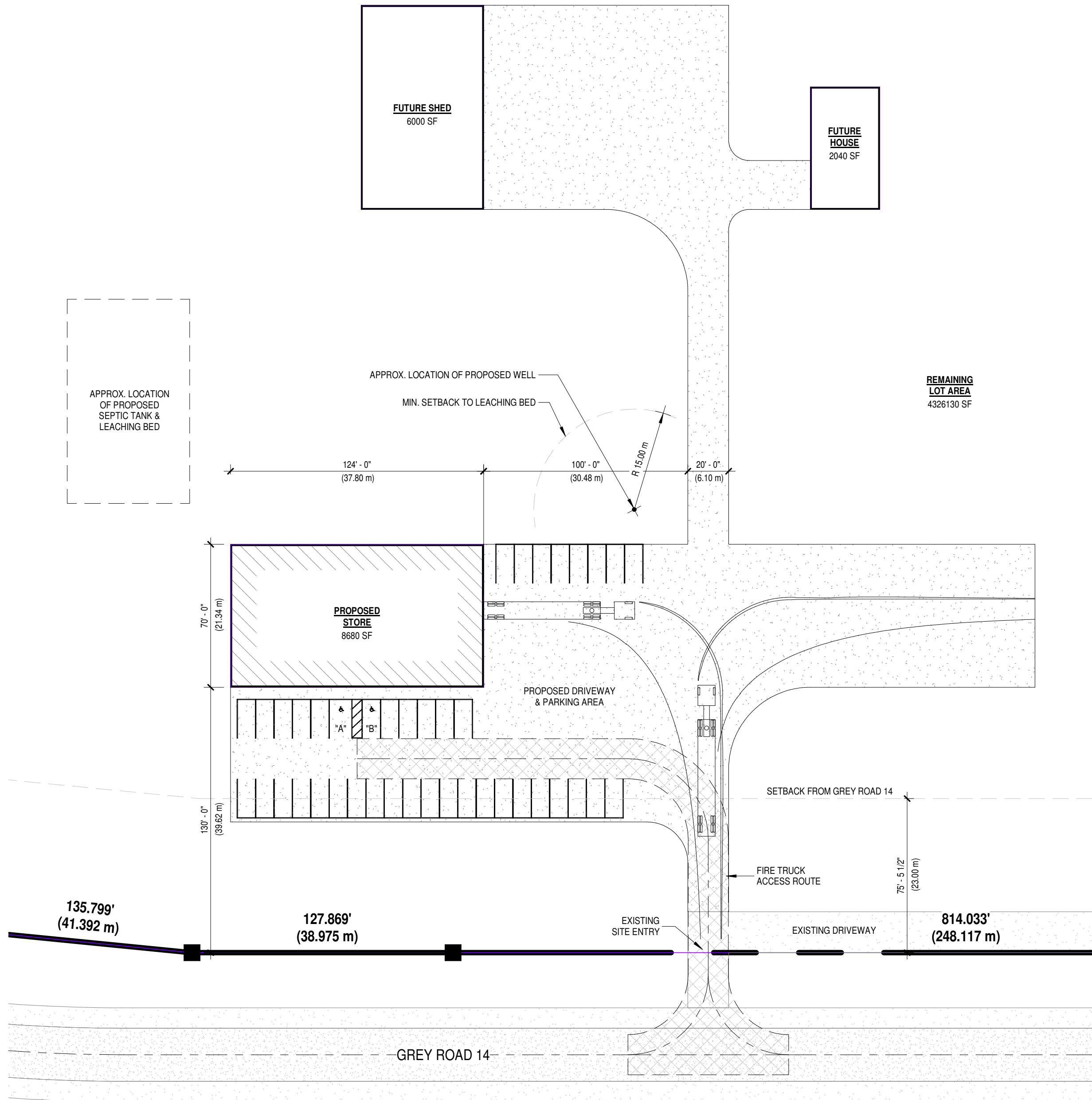
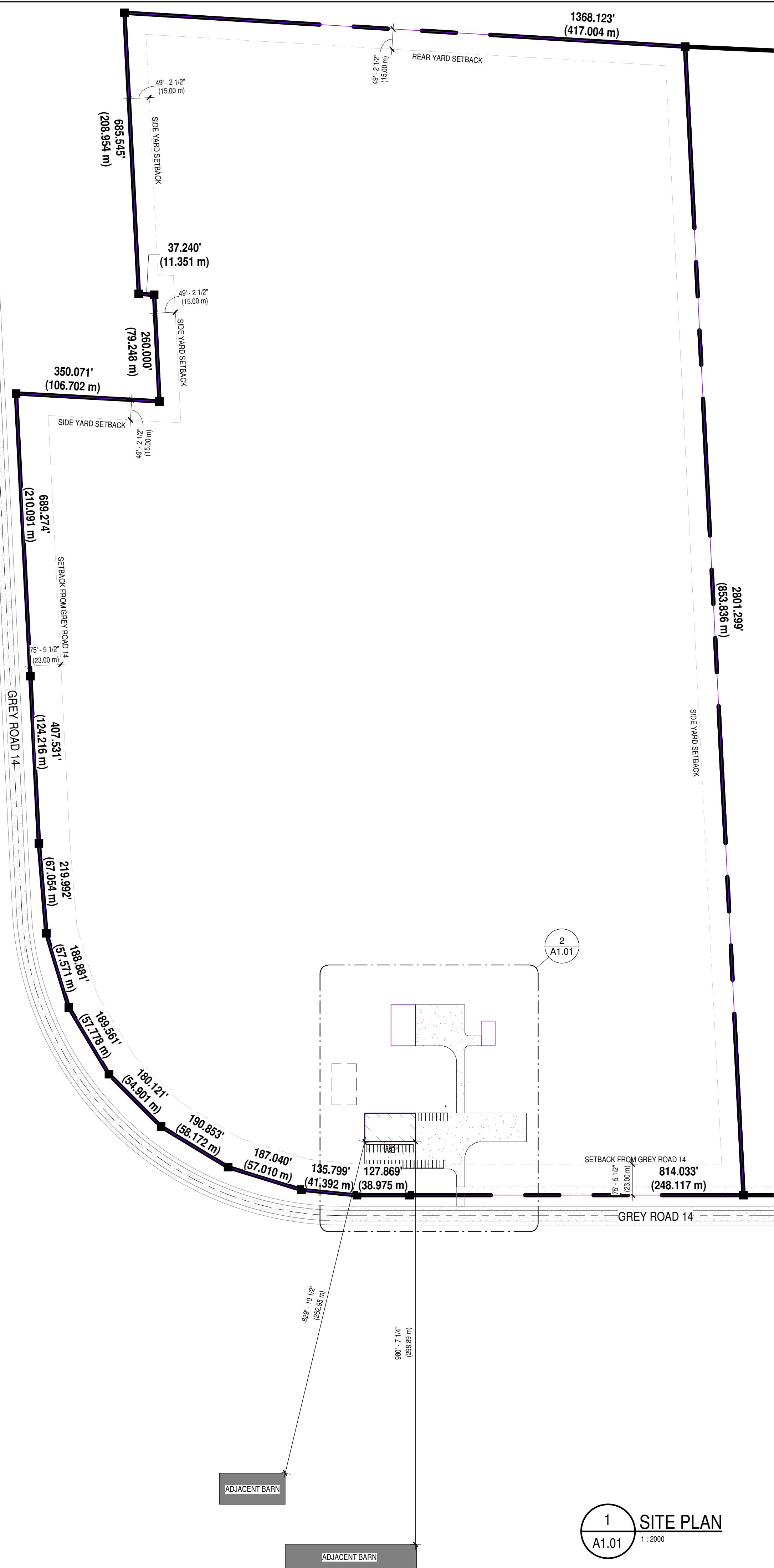
(xiii) Capacity of barn in terms of livestock: 300 28,000.

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

outside, no cover $\geq 30\%$ DM

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

SITE DATA			
TOWNSHIP		ZONE	
SOUTHGATE		A2 - SCHEDULE 45	
PERMITTED USES			
PROPOSED SEWING MACHINE STORE			
REGULATIONS		REQUIRED	ACTUAL
LOT AREA, MINIMUM		40 ha	40 ha
LOT FRONTAGE, MINIMUM		200 m	SEE PLAN
LOT COVERAGE, MAXIMUM		7 %	0.39 %
FRONT YARD, MINIMUM		20 m	SEE PLAN
INTERIOR SIDE YARD, MINIMUM (EXCEPT THAT A SIDE YARD ABUTTING AN IMPROVED PUBLIC STREET SHALL BE 20 m)		15 m	SEE PLAN
REAR YARD, MINIMUM		15 m	SEE PLAN
GENERAL PROVISIONS		REQUIRED	PROVIDED
LOADING REGULATIONS:			
REQUIRED LOADING SPACES (1 SPACE / 800 m²) ⁽¹⁾		2	2
PARKING REGULATIONS:			
REQUIRED PARKING SPACES (1 SPACE / 20 m²) ⁽²⁾		41	41
REQUIRED BARRIER FREE PARKING SPACES ⁽³⁾		2	2
STREET SETBACK STANDARDS:			
PROVINCIAL HIGHWAYS NO.'S 6, 10 & 89 GREY COUNTY ROADS NO.'S 8, 9, 14, 23, 34, 106 & 109 EXCEPT LANDS WITHIN SCHEDULES 1, 11, 13, 20, 21, 22, 23, 25, 26, 27, 28, 32, 44 & 46.		32 m 23 m	N/A SEE PLAN
NOTES:			
1. A LOADING SPACE SHALL BE 9 m LONG, 4 m WIDE AND HAVE A MINIMUM VERTICAL CLEARANCE OF 5 m.			
2. SIZE OF PARKING SPACES: TYPICAL 2.75 m WIDE x 5.75 m LONG			
3. EACH BARRIER FREE PARKING SPACE SHALL HAVE A MIN. 1.5 m WIDE ACCESS AISLE WHICH MAY BE SHARED BY TWO SPACES AND BE EITHER TYPE A OR B AS DESCRIBED BELOW:			
- TYPE A: MIN. WIDTH OF 3.4 m AND MIN. LENGTH OF 5.5 m AND SIGNAGE THAT IDENTIFIES THE SPACE AS "VAN ACCESSIBLE"			
- TYPE B: MIN. WIDTH OF 2.4 m AND MIN. LENGTH OF 5.5 m.			
SITE DATA CALCULATIONS			
PARKING CALCULATION: RETAIL STORE AREA / 20 m² = # OF REQUIRED PARKING SPACES 806.4 m² / 20 m² = 40.32 (ROUND UP TO 41 PARKING SPACES)			
SITE LEGEND			
SYMBOL	DESCRIPTION		
	EXISTING GRAVEL		
	EXISTING ASPHALT		
	EXISTING CONCRETE		
	EXISTING PLANTING BED		
	PROPOSED GRAVEL		
	PROPOSED ASPHALT		
	PROPOSED CONCRETE		
	PROPOSED PLANTING BED		
	EXISTING PEDESTRIAN DOOR		
	EXISTING EQUIPMENT DOOR		
	PROPOSED PEDESTRIAN DOOR		
	PROPOSED EQUIPMENT DOOR		
	PROPOSED PRINCIPAL ENTRANCE		
	BOLLARD		
	BARRIER FREE PARKING SPACE (IDENTIFY ON PAVEMENT & PROVIDE SIGNAGE)		
SITE NOTES			
#	NOTE		
1	ALL DIMENSIONS ARE APPROXIMATE, THIS IS NOT A SURVEY.		
2	ALL DIMENSIONS SHOWN ARE IN METERS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.		
3	PROVIDE BARRIER FREE CURBING FOR ACCESSIBILITY TO BUILDING.		
4	ALL LANDSCAPING SHOWN IS EXISTING U.N.O.		
5	ALL SURFACE TREATMENTS ARE NATIVE GRASS U.N.O.		
6	FIRE TRUCK ACCESS ROUTE (TO CONFORM w/ THE REQUIREMENTS OF OBC 3.2.5.6.)		
7	ENSURE THAT ALL LIGHTING IS DIRECTED DOWNWARD OR SHIELDED SO AS NOT TO PROJECT BEYOND THE OWNER'S LAND NOR TO CAUSE A GLARE THAT WOULD IMPACT ADJACENT PROPERTIES OR PASSING TRAFFIC.		
SEPTIC TANK CLEARANCES			
#	NOTE		
ALL SEPTIC TANKS SHALL HAVE A MINIMUM CLEARANCE OF:			
1	4' - 11" (1.5 m) TO ALL STRUCTURES		
2	49' - 2 1/2" (15 m) TO ALL WELLS, LAKES, PONDS, RESERVOIRS, RIVERS, SPRINGS & STREAMS		
3	9' - 10" (3 m) TO ALL PROPERTY LINES		
LEACHING BED CLEARANCES			
#	NOTE		
ALL LEACHING BEDS SHALL HAVE A MINIMUM CLEARANCE OF:			
1	16' - 5" (5 m) TO ALL STRUCTURES		
2	49' - 2 1/2" (15 m) TO ALL WELLS WITH A WATERTIGHT CASING TO A DEPTH OF AT LEAST 20' - 0" (6 m)		
3	98' - 5" (30 m) TO ANY OTHER WELL		
4	49' - 2 1/2" (15 m) TO LAKES, PONDS, RESERVOIRS, RIVERS, SPRINGS (NOT USED AS A SOURCE FOR POTABLE WATER) AND STREAMS		
5	9' - 10" (3 m) TO ALL PROPERTY LINES		
AREA SCHEDULE (SITE)			
NAME	AREA (SF)	AREA (sq. m.)	% OF TOTAL
FUTURE HOUSE	2040 SF	190 m²	0.05%
FUTURE SHED	6000 SF	557 m²	0.14%
PROPOSED STORE	8680 SF	806 m²	0.20%
REMAINING LOT AREA	4326130 SF	401911 m²	99.61%
GRAND TOTAL	4342850 SF	403464 m²	100.00%



THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF IMAGINE YOUR HOME INC. THEY MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IMAGINE YOUR HOME INC.

NORTH

NORTH

Project North

True North

No.	Description	Date

Designed By:

Project:

Creekbank Sewing Centre
Proposed Store

Date:

February 10, 2022

Drawn by:

K. Kuepfer

Scale:

As indicated

Drawing Title:

Site Plan

Sheet No.:

A1.01

February 10 2022 10:04:35 AM



**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:

July 27, 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: Vernon and Minerva Knorr

Legal Description: Con 4 Pt Lot 2 to 4, Geographic Township of Proton

Civic Address: 31385 Grey Rd 14

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

The Purpose of the proposed zoning bylaw amendment application is to allow for an on farm diversified use being a sewing and quilting machine sales and service shop and including fabric sales. The owners wish to add the sewing and quilting shop to the list of permitted uses within an Agricultural exception zone (A1-XXX). The shop including office and power room may be up to 750m² with outside storage of approximately 500m². There is no outside storage currently proposed.

The Effect of the proposed zoning by-law amendment would be to change the zone on a portion of the subject lands to permit the sewing and quilting Use shop within a new agricultural exception zone (A1-XXX). 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

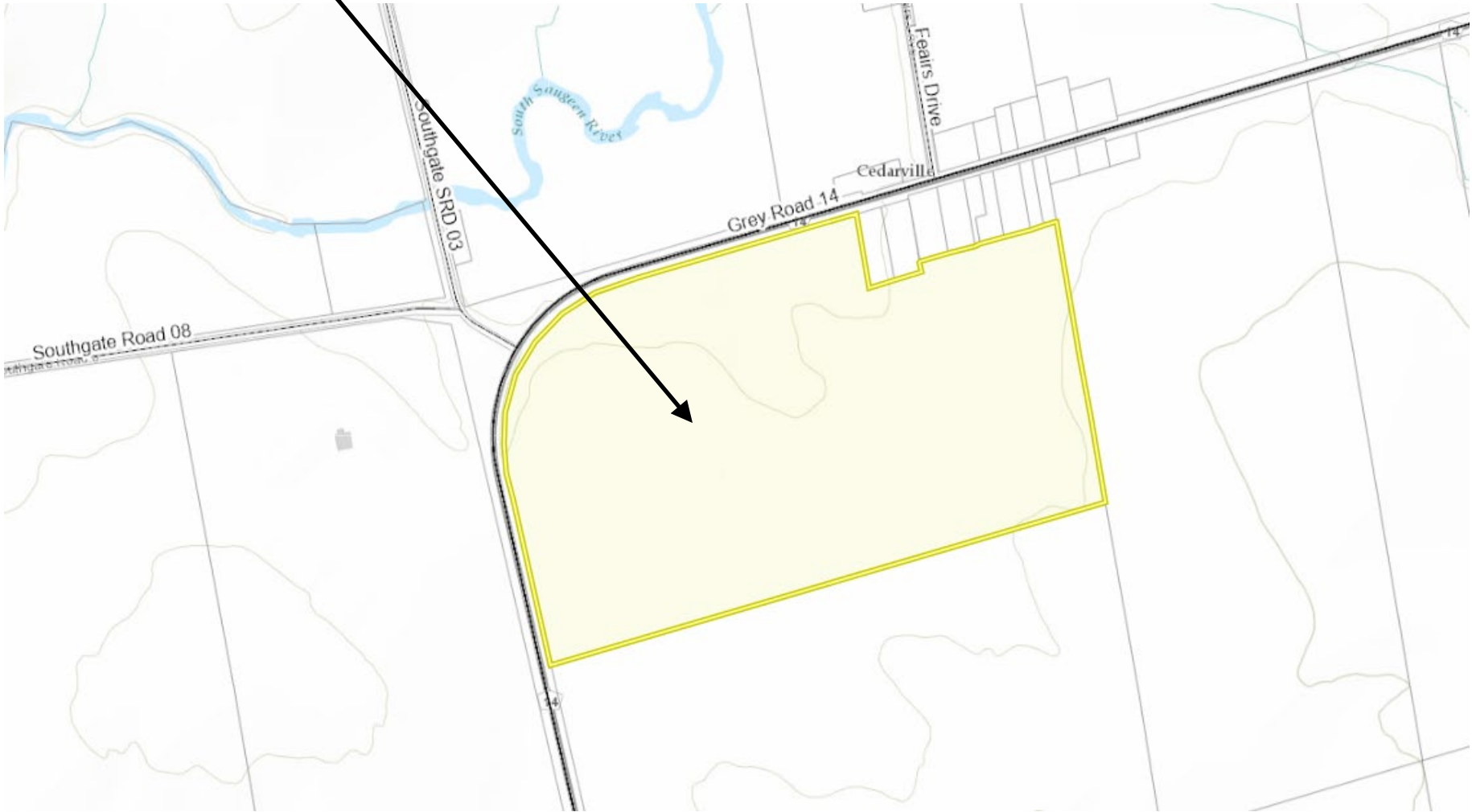
Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C9-22.

Dated at the Township of Southgate,
this 7th day of July, 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 C9-22

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C9-22 Knorr
Date: July 20, 2022 3:17:51 PM

County comments for C9-22 Knorr

Hello Southgate,

Please note that County Staff have reviewed Zoning application C9-22 - Vernon & Minerva Knorr, which proposes to establish an on-farm diversified use (sewing machine repair/sales and fabric sales) on the subject property.

The subject lands are designated Agricultural and Hazard Lands. On-farm diversified uses are permitted on Agricultural properties, subject to the sizing criteria of Table 8, in the County's Official Plan. In this case, the maximum size permitted for a an OFDU on a 40 ha property (including all servicing, parking, buildings, turning lanes, etc) would be 8000 m², while buildings would be limited to 1600 m². The submitted site plan proposes a retail/repair store of approximately 806 m², which is well within the maximum permitted gross floor area for any OFDU buildings. The overall size of the use has not been indicated on the proposed site plan, and it is recommended that Southgate staff work with the applicant to ensure that the proposed OFDU would not exceed 8000 m² in total area, in order to conform with County policies.

The proposed development would appear to be located outside of the mapped Hazard Lands, but it is recommended that further comments be received from Saugeen Valley Conservation Authority.

Grey County Transportation Staff have reviewed the subject application and have noted that a Commercial Entrance Permit is required to accommodate the proposed commercial use. The applicant should email roads@grey.ca for further details (including relevant specifications and application forms).

It is recommended that D-6 Guidelines be achieved for the proposed OFDU and that MDS be considered, if indicated within Southgate's zoning by-law.

Given the extent of the proposed parking/turning area (which is currently permeable grasslands), municipal staff may wish to consider requesting a drainage plan, to ensure that the increased impermeability of the lands will not result in excess drainage onto the County Road or surrounding properties. The planting of trees and other landscaping elements should also be considered at a site plan stage, to increase the aesthetic of the parking area from the road and surrounding properties.

Provided that the overall use is limited to 8000 m², the County has no further concerns with the subject application.

We kindly request notice of any decision taken in regard to this application.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON

From: [Coordinator LRC HSM](#)
To: [Holly Malynyk](#)
Subject: Request for Comments - Southgate (Knorr) - proposed Zoning By-law Amendment
Date: July 13, 2022 11:10:16 AM

Southgate Municipality

RE: C9-2022

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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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: July 8, 2022

File No.: C9-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Grey County jurisdiction

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Grey County jurisdiction

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

July 21, 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 C9-22 (Vernon and Minerva Knorr)
031385 Grey Road 414
Part Lots 2-4 Concession 4
Roll No.: 420709000104300
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 applications have 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

According to the C9-22 Notice of Public Meeting and Complete Application, the purpose of the proposed zoning bylaw amendment application is to allow for an on farm diversified use being a sewing and quilting machine sales and service shop and including fabric sales. The owners wish to add the sewing and quilting shop to the list of permitted uses within an Agricultural exception zone (A1-XXX). The shop including office and power room may be up to 750m² with outside storage of approximately 500m². There is no outside storage currently proposed.

Recommendation

The 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:

SVCA Hazardous Lands mapping depicts an area of low elevation found in the eastern portion of the property, stretching from the north property boundary to the south property boundary. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincide with the Hazardous Lands as plotted by SVCA staff for the property. It is the opinion of SVCA staff that sufficient area for a building envelope beyond/outside of the EP zone, and that based on the site plan submitted with the application, the proposed development will not be in the EP zone.

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 the application is consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

It is the opinion of SVCA staff that the natural heritage features affecting the property potentially include 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 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

Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. It is the role of the SVCA to identify habitat through a screening process in consideration of PPS 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 has been appropriately addressed. 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.

A small areas of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area may require the permission from SVCA, prior to carrying out the work.

"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 where the SVCA Approximate Screening Area is located associated with our Regulation 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.

SVCA Permission for Development or Alteration

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

Based on the site plan submitted with the application, proposed development will not be in the SVCA Approximate Screening Area, and so a permit/permission from the SVCA will not be required as part of this application.

Summary

SVCA staff has reviewed this 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 habitat of endangered species and threatened species, which the applicant 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, which the applicant must address.

Please inform this office of any decision made by the Township of Southgate with regard to this 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 Authority Member representing the Township of Southgate (via email)