



**Township of Southgate
Public Planning Meeting Agenda**

September 28, 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. C10-22 - Jesse and Elizabeth Martin, Con 3 SWTSR Pt Lot 199 and Pt Lot 200, Geographic Township of Proton

3.1.1. Background

The Purpose of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m².

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

3.1.2. Application and Notice of Public Meeting

5 - 22

3.1.3. Comments Received from Agencies and the Public

23 - 32

| | | |
|--------|---|---------|
| 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. | C13-22 and OPA2-22 - Hopeville Precast Inc, Con 13 Pt Lot 25, Geographic Township of Proton | |
| 3.2.1. | Background | |
| | <p>The Purpose of the proposed Official Plan Amendment is to permit the proposed precast concrete and welding shop use expansion to 650m² and outside storage area of 4000m². The zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop (precast concrete and welding shop) including office and power room to expand to 650m². The Outside storage area is to be expanded to 4000m². The owners wish to expand the existing use and outside storage as the business is growing. The area zoned Agricultural A1-433 exception will be enlarged to include the expanded area. The shop including office and power room is proposed to be up to 650m² with outside storage of approximately 4000m².</p> <p>The Effect of the proposed Official Plan amendment will be to designate the lands as a special policy area to permit the increased size of shop and outside storage. The zoning by-law amendment would be to change the zone on a portion of the subject lands from agricultural to agricultural exception A1-433 to permit the Industrial Use shop (precast concrete and welding shop). The number of employees clause will also be deleted from the bylaw. Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.</p> | |
| 3.2.2. | Application and Notice of Public Meeting | 33 - 83 |
| 3.2.3. | Comments Received from Agencies and the Public | 84 - 89 |
| 3.2.4. | Questions from Council | |

| | | |
|--------|--|-----------|
| 3.2.5. | Applicant or Agent | 90 - 101 |
| 3.2.6. | Members of the Public to Speak | |
| 3.2.7. | Further Questions from Council | |
| 3.3. | C16-22 - Lynda and Roger Falladown, Con 1 Pt Div 2 to 3, Lot 21, Geographic Township of Egremont | |
| 3.3.1. | Background | |
| | <p>The Purpose of the proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.</p> <p>The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the retained lands from A1 to A1 exception (A1-XXX) to recognize a new lot standard for lot area. The severed parcel would be rezoned from A1 to R6-XXX to recognize a new lot area and frontage standard for the rural residential zone. Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.</p> | |
| 3.3.2. | Application and Notice of Public Meeting | 102 - 167 |
| 3.3.3. | Comments Received from Agencies and the Public | 168 - 182 |
| 3.3.4. | Questions from Council | |
| 3.3.5. | Applicant or Agent | |
| 3.3.6. | Members or the Public to Speak | |
| 3.3.7. | Further Questions from Council | |
| 3.4. | C17-22 - Clark Construction Management Inc, Con 10 Lot 23, Geographic Township of Proton | |

3.4.1. Background

The Purpose of the proposed zoning bylaw amendment application is to rezone the subject lands from Aggregate Extraction (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X) to allow for the construction of a residence and garage/shop. The shop will be located in the front yard require some relief from the exterior side yard setback provisions. The setback will be reduced to 10m.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the subject land from Extractive Industrial (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments and will be reflected in the bylaw.

| | | |
|---------------|---|-----------|
| 3.4.2. | Application and Notice of Public Meeting | 183 - 197 |
| 3.4.3. | Comments Received from Agencies and the Public | 198 - 204 |
| 3.4.4. | Questions from Council | |
| 3.4.5. | Applicant or Agent | |
| 3.4.6. | Members of the Public to Speak | |
| 3.4.7. | 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: C10-22
Pre-Consult Date: _____
Date received: May 19 2022
Date accepted: _____
Accepted by: _____
Roll # 42 07 090 008 05200
Conservation authority fee required: _____
Other information: _____

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

| | |
|--|--|
| <input type="checkbox"/> Amendment to the Official Plan | Minor \$1,625.00 application fee <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 <u>260.00</u> GRCA Call directly for details |

Note on fees:

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

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

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

Owner/Agent/Application information

1. Name of registered owner: Jesse B Martin and Elizabeth Martin

Phone#: (H) _____ (B) _____

2. Name of applicant: same as owner

Phone#: _____ Email: _____

☒ Registered Property Owner

☐ Holder of Option to Purchase Subject Lands

☐ Signing Officer of Corporation

☐ Other [Specify] _____

Mailing address: Allen S M Martin 3060 Moser Young Road St. Clements ,Ont

Phone#: [REDACTED] Email: [REDACTED]

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

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

Mailing Address:_____

Phone#: _____

The subject lands

7. Location of subject property (former municipality):

☐ Township of Egremont

☒ Township of Proton

☐ Village of Dundalk

Road/street and number: 260069 Southgate Road 26

Tax Roll#: 420709000805200

Lot 199-2000

Concession 3 SWTSR

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: 2018

9. Dimensions of subject property:

frontage 1032 m depth 376 m area 38 sq m/ha

10. Description of the area affected by this application if only a portion of the entire property shown on sketch

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 ag

East ag

South ag

West ag

(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 checked="" type="checkbox"/> | Aggregate Resources | <input checked="" type="checkbox"/> |
| Water Resources | <input type="checkbox"/> | Thin Overburden | <input type="checkbox"/> |
| Wooded Areas & Forest Management | <input type="checkbox"/> | Solid Waste Management | <input type="checkbox"/> |
| Fisheries, Wildlife & Environment | <input type="checkbox"/> | Sewage Treatment Plant | <input type="checkbox"/> |
| Heritage Resources | <input type="checkbox"/> | | |

13. Official Plan

Indicate the current Official Plan Designation:

| | | | |
|---------------------|--------------------------|---------------------------------------|-------------------------------------|
| Neighbourhood Area | <input type="checkbox"/> | Agriculture | <input 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 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 rural and A1-61

Requested zoning no more zoning required, just move existing zoning to make new shop

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)

There would be no change in what gets done on this property, just a new bigger shop for a growing business

For Official Plan Amendment Applications Only:

14.

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

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

Changes ☐ Replaces ☐

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

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

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

Type of building/structure _____

Setbacks:
front lot line _____ rear lot line _____

side lot line _____

Building/structure:

height_____ dimensions / floor area_____

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

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

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

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

24. Has the subject land ever been the subject of a Zoning By-law Amendment?
Yes ☐ No ☐ Unknown ☐
If yes, and if known, specify the file number and status of the application: _____

Servicing for subject land

25. Facilities existing or proposed for subject lands:

| type of access | existing | proposed |
|--|-------------------------------------|----------|
| _____provincial highway | _____ | _____ |
| _____municipal road, maintained year round | <input checked="" type="checkbox"/> | _____ |
| _____municipal road, seasonally maintained | _____ | _____ |
| _____other public road | _____ | _____ |
| please specify _____ | | |
| _____right of way available | _____ | |
| please specify _____ | | |
| _____water access available | _____ | |

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

| type of water supply | existing | proposed |
|---|-------------------------------------|----------|
| _____municipally operated piped water system | _____ | |
| _____privately owned/operated individual well | <input checked="" type="checkbox"/> | |
| _____privately owned/operated communal well | _____ | |
| _____lake or other water body | _____ | |
| please specify _____ | | |
| _____other means | _____ | |
| please specify _____ | | |

| type of storm water management | existing | proposed |
|---|----------|----------|
| _____storm drainage sewer pipe | _____ | |
| _____ditch | _____ | |
| _____swale | _____ | |
| <input checked="" type="checkbox"/> other means | | |

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 _____ sheet flow | | |

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.

We are applying for a bigger shop for a growing business. There is no different kind of work proposed,just dry manufacturing and a metal work shop

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

The existing shop is too small

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

ASAP

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:

There is no change expected from the current A-1 zoning, same hours of operation, maybe a few more trucks but still in the permitted amount. We do not anticipate any changes more than more space as the existing shop is not very big.

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),

Jesse B martin

and Elizabeth Martin

Name of Owner(s)

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

Signature of Owner

date

May 19/2022

Signature of Owner

date

May 19/2022

37. Owner's Authorization for Agent

I (we), Jesse B Martin

and Elizabeth Martin

Name of Owner(s)

hereby authorize Allen S M Martin to act as
our agent(s) for the purpose of this application.

Signature of Owner

date

May 19/2022

Signature of Owner

date

May 19/2022

38. Owner's Authorization for Access

I/we, Jesse B Martin

and Elizabeth Martin

Name of Owner(s)

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

Signature of Owner

date

May 19/2022

Signature of Owner

date

May 19/2022

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) Allen S M Martin
Name(s)



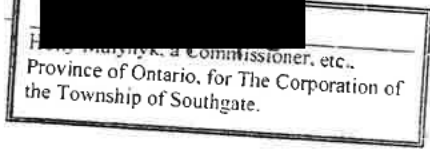
of the Township of Wellesley in the Region of Waterloo
city/town/municipality county/region


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

Declared before me at the:

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

This day of May, 2022


Signature of Commissioner




Signature of Applicant
Allen S M Martin
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? 2018

(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: 38 H

(iv) Number of tillable hectares: 24 H

(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: 201, 202 Concession: 4SSWTSR

Former Township: Southgate

Total Hectares: 14 H

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

Please indicate the condition of the barn: good

How big is the barn? _____

What is the present use of the barn? cattle, horses

What is the capacity of the barn, in terms of livestock? 60 steers 6 horses

(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?

rent land out

(xi) Indicate the number of tillable hectares on other property: 5 H

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

(xiii) Capacity of barn in terms of livestock: 2 horses

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

covered dry manure storage

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/>

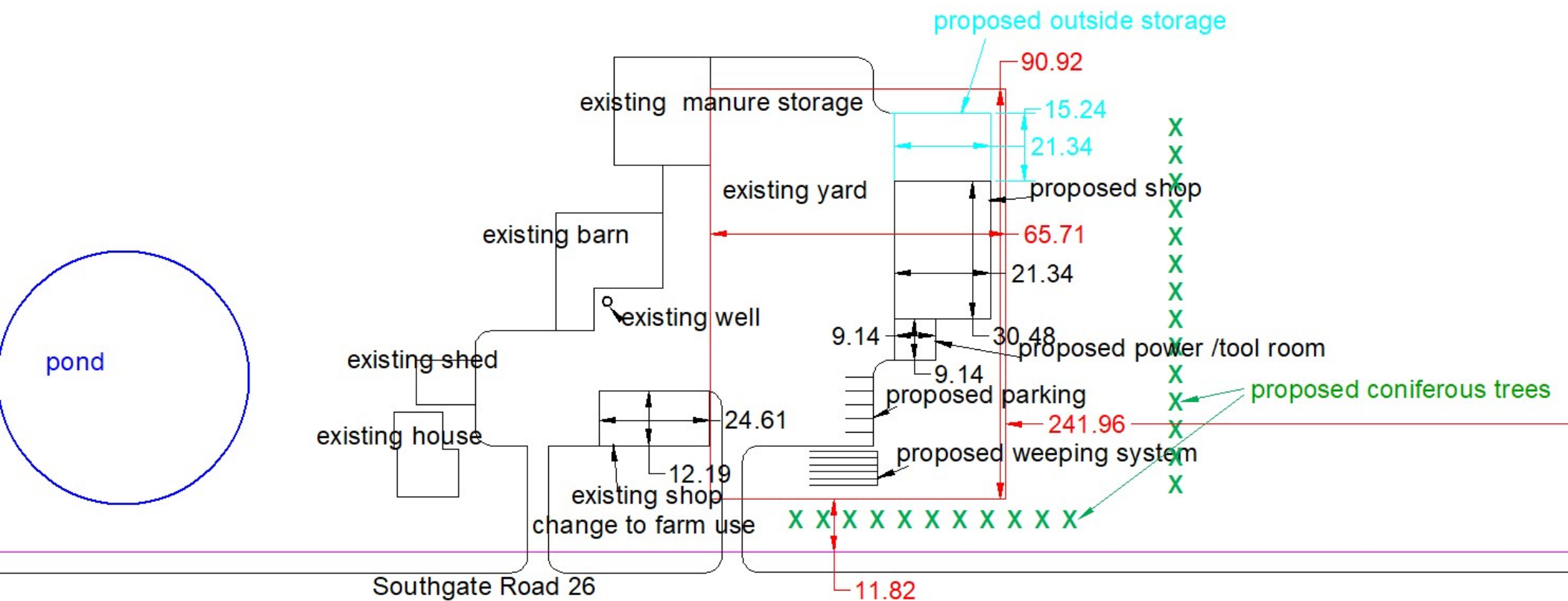
If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

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







**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:

September 28, 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: Jesse and Elizabeth Martin

Legal Description: Con 3 SWTSR Pt Lot 199 and Pt Lot 200

Civic Address: 260069 Southgate Rd 26

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 Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m².

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within the proposed 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

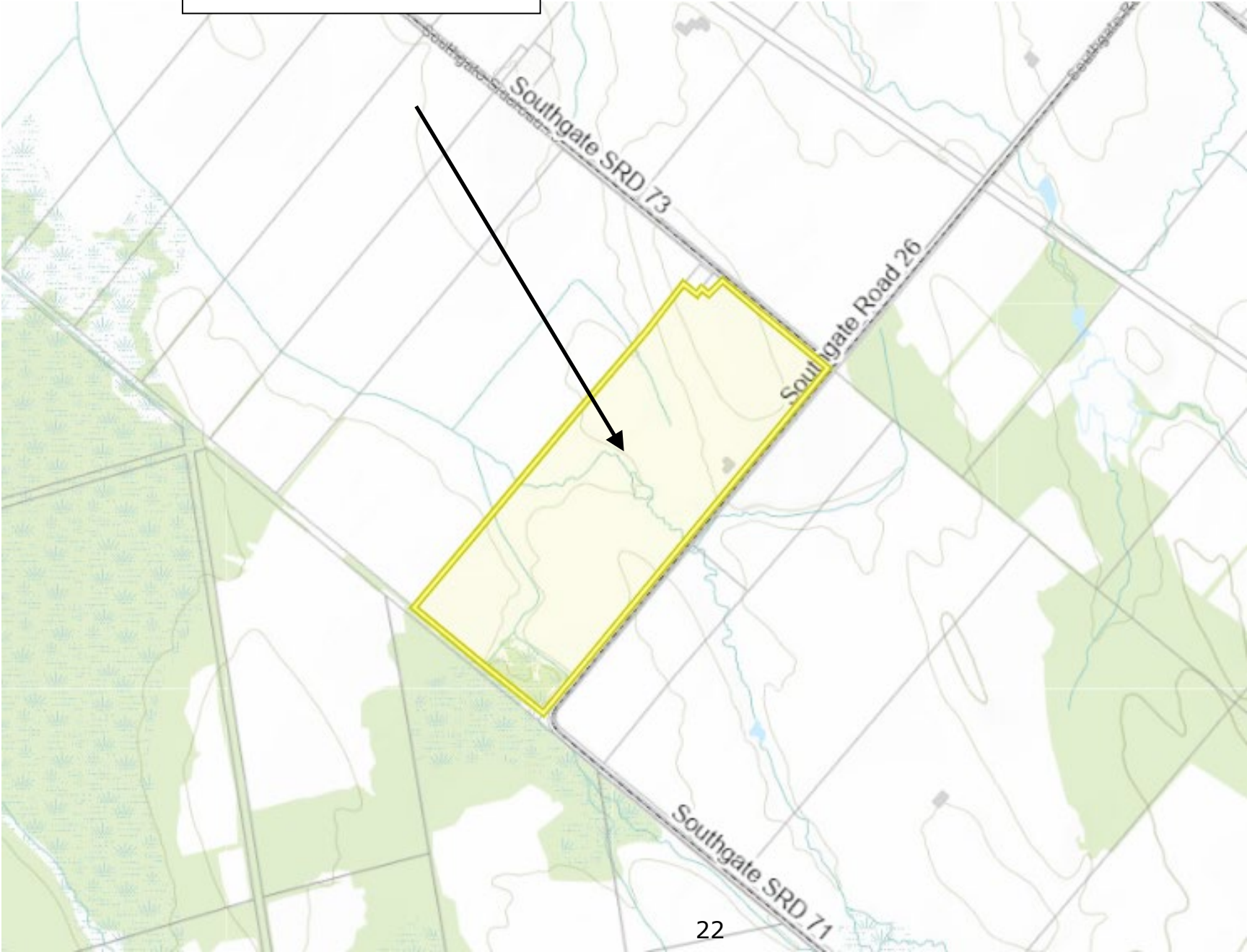
Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C12-22.

Dated at the Township of Southgate,
this 2nd day of September, 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





Planning and Development

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

September 21st, 2022

Clint Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

RE: Zoning By-law Amendment C10-22
Concession 3 SWTSR Part Lot 199 and Part lot 200 (260069 Southgate Road 26)
Township of Southgate
Roll: 420709000805200
Owners/Applicants: Jesse and Elizabeth Martin

Dear Mr. Stredwick,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to permit an Agricultural related use, a small-scale Industrial Use shop, which would be added to the list of permitted uses within the Agricultural A1 zone. The shop is proposed to be up to 750m² with outside storage being 500m². Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority Comments.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(1) of the County OP states,

Permitted uses in the Agricultural land use type include:

b) On-farm diversified uses (See Table 7);

Furthermore, Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

- e) *MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law.*

The proposed use is on-farm diversified; therefore, it is permitted within Rural lands and a MDS calculation is not required unless required by the municipal official plan. County planning staff have no concerns.

Section 5.2.2 Table 8 states that the on-farm diversified use shall be,

The lessor of: 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres.

Further, Section 5.2.2(16) states,

The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified uses) shall not exceed 20% of the total area of the on-farm diversified use.

The subject property is approximately 38.3 hectares in size which would allow for a proposed small scale industrial use shop of 7,660 square metres. The applicant's proposed use will cover an area of 5,974 square metres. This is permitted as 2% of the total property size, 7,660 square metres, is the lessor option. The gross floor area of all buildings associated with the on-farm diversified use is less than 20%. County Planning staff have no concerns.

Section 5.2.2(19) states,

Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses. Uses which are covered as normal farm practices by the Farming and Food Practices Protection Act (FFPPA) shall not be required to meet the D-6 Guidelines, provided they meet all required Provincial noise, air, water, and wastewater standards.

Municipal staff shall review the applicability of the D-6 guidelines to the proposed development. County Planning staff have no further concerns.

Schedule A of the County OP designates areas of the subject lands as 'Hazard Lands'. Section 7.2(3) states,

In the Hazard Lands land use type buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 7. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

The proposed development is outside of the Hazard Lands; therefore, County planning staff have no concerns.

Schedule A of the County OP designates areas of the subject lands as 'Provincially Significant Wetlands'. Section 7.3.1(2) states,

No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Development or site alteration within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type will require a permit from the appropriate conservation authority.

County Planning staff recommend receiving comments from the Conservation Authority regarding the Provincially Significant Wetlands.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands'. Section 7.4(1) states,

No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. Adjacent lands are defined in Section 7 and 9.18 of this Plan.

Further, Appendix B of the County OP indicates the subject lands contain a 'Stream'. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

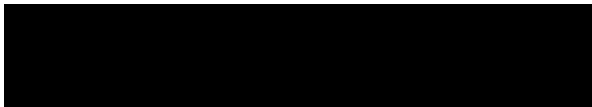
The proposed development is outside of the Significant Woodlands, Stream, and the respective adjacent lands therefore, County Planning staff have no concerns. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided positive comments are received from the Conservation Authority regarding the Provincially Significant Wetlands; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

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: September 7, 2022

File No.: C10-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Commercial entrance requires paved apron

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

September 21, 2022

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

ATTENTION: Holly Malynyk, Legislative and Administrative Assistant

Dear Ms. Malynyk,

RE: Proposed Zoning by-law Amendment C10-22 (Jesse B and Elizabeth Martin)
260069 Southgate Road 26
Roll No.: 420709000805200
Part Lot 199-200 Concession 3 SWTSR
Geographic Township of Proton
Township of Southgate

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

Purpose

The purpose of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m².

Recommendation

The application is generally 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:

The natural hazard features affecting the property are watercourses, floodplain, and wetlands. In the opinion of SVCA staff, large portions of the property are designated Hazard Lands and Wetlands in the Grey County Official Plan (OP) and the Township of Southgate OP. These same areas are also zoned Environmental Protection (EP) and Wetland Protection (W), respectively in the Township of Southgate Zoning By-law No. 19-2002, as amended. In general, no new buildings or structures are permitted within the Hazard Lands or Wetland designation or the EP or W zone. It is the opinion of SVCA staff that development as proposed, including the area to be rezoned will not be located within the Hazard Lands or Wetlands designation or the EP or W 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. Based on the plan submitted with the application, existing buildings and structures and proposed buildings and structures will be located outside/beyond the hazardous lands. Therefore, it is the opinion of SVCA staff that development is be 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. Based on the plan submitted with the application, existing buildings and structures and proposed buildings and structures will be located outside/beyond the Hazard Land/EP zone. Therefore, it is the opinion of SVCA staff that development will be consistent with the Southgate OP and Grey County OP.

Natural Heritage:

It is the opinion of SVCA staff that the natural heritage features affecting the property include significant woodlands, fish habitat and its adjacent lands, significant wetlands, significant wildlife habitat, and potentially 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 significant woodlands, fish habitat, significant wetlands, significant wildlife habitat, and habitat of endangered species and threatened species and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown in the southern portion of the property and on lands adjacent to the north of the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or

its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological functions. However, based on the plans submitted as part of the application, development as proposed will not be located within the significant woodlands or their adjacent lands. Therefore, in the opinion of SVCA staff the preparation of an EIS to address potential impacts to significant woodlands is not warranted at this time.

Fish Habitat

Proton Station Drainage Works Municipal Drain (MD) and unnamed tributaries of Proton Station Drainage Works MD flow through the property and on lands adjacent to the property. These watercourses are considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP states in part that development and site alteration shall not be permitted within fish habitat and the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Furthermore, Section 6.5.6 of the Southgate OP states in part that new development is not permitted within the adjacent lands to cold and warm water streams. However, based on the plan submitted with the application, no existing or new buildings or structures are proposed within the lands adjacent to fish habitat. Therefore, the preparation of an EIS to address impacts to fish habitat or their adjacent lands is not warranted for this proposal at this time.

Wetlands

Provincially Significant Wetlands (PSW) are identified in the Grey County OP Schedule A Land Use Designations as wetlands, while the Southgate OP Schedule A Land Use Designation identifies PSWs as wetlands, and the Township of Southgate Zoning By-law identifies PSWs in the Wetland Protection (W) zone. Part of Proton Station PSW is located in the southern portion of the property. In the opinion of SVCA staff, development as proposed as part of this application will not be within the PSW or their adjacent lands, therefore the preparation of an EIS is not warranted to address potential impacts to the PSW at this time.

Threatened and Endangered 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. The SVCA role is to identify habitat through a screening process in consideration of the 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 and the local policies have 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.

Large areas of the property, associated with the low laying areas, watercourse and its floodplain, and wetlands, are 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.

For this property the SVCA Approximate Screening Area represents the larger of the PSW wetlands, plus an offset distance of 120 metres outwards from the wetland edge and/or the potential flooding hazard, plus an offset distance of 15 metres outwards from the potential floodplain. 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>.

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 and/or wetlands, proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

However, based on the plans submitted as part of the application, development as proposed as part of this application will not be within the SVCA Approximate Screening Area. An SVCA Permit is not required for development as proposed as part of the 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 endangered species and threatened species policy which the applicant must address with the MECP.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the exception of endangered species and threatened species policy which the applicant must address with the MECP.


Township of Southgate
C10-22 (Jesse B and Elizabeth Martin)
September 21, 2022
Page 5 of 5

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 Coordinator
Saugeen Conservation
MO/

cc: Jesse HB Martin, owner (via email: 
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



The corporation of
The Township of Southgate

Application for planning amendment
Official plan and zoning by-law

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

Instructions:

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

For office use only

File no. C13-22/OPA 2-22
Pre-Consult Date: _____
Date received: July 25, 2022
Date accepted: _____
Accepted by: _____
Roll # 42 07 C400122 19600
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 |

**contingency fee required for all Official Plan Amendment applications*

- | | |
|---|----------------------------------|
| <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 |

**contingency fee required only for complex applications*

- | | |
|--|-----------------------------|
| <input type="checkbox"/> Removal of a Holding Provision | \$542.00 application fee |
| with a related Site Plan Application | 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.

PAID

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Amos and Betsy Bauman
Mailing address: _____
Phone# : (H) _____ (B) _____
Email Address: _____

2. Name of applicant: Hopeville Precast Inc. c/o David Bauman
Mailing address: 186105 Grey Road 9, RR1 Dundalk
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) MHBC Planning (Trevor Hawkins/ Aleah Clarke)
Mailing address: 540 Bingemans Centre Drive, Suite 200, Kitchener Ontario, N2B 3X9
Phone#: 226-750-9260 Email: thawkins@mhbcpplan.com / aclarke@mhbcpplan.com

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:

Scotia Bank

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: 186105 Grey Road 9
Tax Roll#: _____
Lot 25 Concession 13
Lot _____ of _____ Plan _____

8. The date the subject land was acquired by the current owner: 2012

9. Dimensions of subject property:

frontage ~400m m depth ~1,000m m area 40ha sq m/ha

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

property Please see the attached Planning Justification Report prepared by MHBC Planning

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 **** Note: There is an existing livestock operation on the adjacent lands; however, the OPA and ZBA pertain to an existing small scale industrial use.**

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

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

13. Official Plan

Indicate the current Official Plan Designation:

| | | | |
|---------------------|--------------------------|---------------------------------------|-------------------------------------|
| Neighbourhood Area | <input type="checkbox"/> | Agriculture | <input 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 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, A1-433 and EP

Requested zoning A1, EP and A1-433 with additional site specific provisions

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)
Please see the attached Planning Justification Report prepared by MHBC Planning

For Official Plan Amendment Applications Only:

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 Please see the attached Planning Justification Report prepared by MHBC Planning

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

Building/structure:

height_____ dimensions / floor area_____

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

21. The length of time that the existing uses of the subject land have continued:
Please see the attached Planning Justification Report prepared by MHBC Planning

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

23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:
Please see the attached Planning Justification Report prepared by MHBC Planning

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:

Exception: 33-433 Exception Zone: A1-433

Servicing for subject land

25. Facilities existing or proposed for subject lands:

| type of access | existing | proposed |
|---|-----------------|-----------------|
| _____ provincial highway | _____ | _____ |
| _____ municipal road, maintained year round | <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 | <u>✓</u> | _____ |
| _____ 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 | _____ | _____ |
| _____ other means | _____ | _____ |

please specify_____

| type of sewage disposal | existing | proposed |
|---|----------|----------|
| _____municipally operated sanitary sewers | _____ | _____ |
| _____privately owned/operated individual septic | <u>✓</u> | _____ |
| _____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.

Please see the attached Planning Justification Report prepared by MHBC Planning

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

Please see the attached Planning Justification Report prepared by MHBC Planning

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

Please see the attached Planning Justification Report prepared by MHBC Planning

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)

Please see the attached Planning Justification Report prepared by MHBC Planning

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),

Amos Bauman

and Betsy Bauman

Name of Owner(s)

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

[Redacted Signature]

Signature of Owner

July 21, 2022
date

Signature of Owner

July 21, 2022
date

37. Owner's Authorization for Agent

I (we), Amos Bauman

and Betsy Bauman

Name of Owner(s)

hereby authorize MHBC Planning (Trevor Hawkins/ Aleah Clarke)

to act as

li etion.

[Redacted Signature]

Signature of Owner

July 21, 2022
date

Signature of Owner

July 21, 2022
date

38. Owner's Authorization for Access

I/we, Amos Bauman

and Betsy Bauman

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

[Redacted Signature]

Signature

July 21, 2022
date

Signature

July 21, 2022
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) Trevor Hawkins

Name(s)

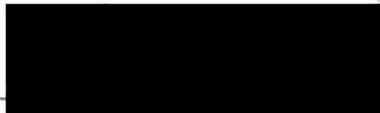
of the City of Waterloo in the Region of Waterloo
city/town/municipality county/region

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

Declared before me at the:

City of Kitchener in Region of Waterloo
city/town/municipality county/region

This 21 day of July, 2022



Signature of Applicant

Trevor Hawkins
print name

Carol Marie Wiebe, a Commissioner, etc.,
Province of Ontario for MacNaughton Hermen
Britton Clarkson Planning Limited.
Expires March 16, 2024.

Signature of Applicant

print name

PLANNING JUSTIFICATION **REPORT**

OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT

186105 Grey Rd 9 RR1
Township of Southgate

Date:

July 2022

Prepared for:

David Bauman

Prepared by:

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

F: 519.576.0121

Our File 22114A

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning) has been retained by David Bauman to assist with the planning applications for the minor expansion of the existing Hopeville Precast Inc. business located at 186105 Grey Road 9 in the Township of Southgate (the “subject lands”).

The subject lands are designated Agricultural and Hazard Land in both the County of Grey Official Plan and the Township of Southgate Official Plan. The subject lands are zoned Agricultural (A1), Agricultural Exception 433 (A1-433) and Environmental Protection (EP) in the Township of Southgate Zoning By-Law 19-2002. Development is not proposed in areas designated Hazard Land or zoned Environmental Protection.

To permit the expansion of the existing building and outdoor storage area, an amendment to the Township of Southgate Official Plan and Zoning By-law is required to:

- Introduce a special policy area through a site specific amendment to the Township Official Plan on lands designated Agriculture to allow the expansion of an existing small scale industrial use that is directly supportive and related to agricultural operations to a maximum structure size of 650m² and a maximum outdoor storage size of 4,000m², which equates to a total area of 4,650 square metres; and
- Amend the existing A1-433 zone to expand the building size and the permissions for outdoor storage and to implement the proposed Special Policy Area.

This Planning Justification Report has been prepared for submission to the Township of Southgate and includes the following:

- An introduction and general description of the subject lands and surrounding uses to provide an understanding of the locational context;
- A description of the overall concept and design highlights of the proposed development;
- A review of the existing Provincial and Municipal policy framework in relation to the existing and proposed development and an assessment of consistency and conformity with Provincial Policy, and the County Official Plan; and,
- A justification for the proposed amendments to the Township Official Plan and Zoning By-law.

The subject lands comprise approximately 40 hectares, and contain a single detached dwelling, a drive shed, a barn (with two silos), a precast shop and power room, an outdoor storage area for the precast concrete business, and two large fields used for agriculture.

The proposed application is intended to allow for an expansion of the existing business through the construction of a small addition onto the existing industrial building and an expansion of the outdoor storage area.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

2.1 Site Description

The subject property is located on the north side of Grey Road 9, between Southgate Sideroad 15 and Southgate Sideroad 19. The location of the subject lands is illustrated on **Figure 1**.

The subject lands are comprised of approximately 40 hectares and contain a single detached dwelling, a barn (with two silos), a drive shed, a precast shop and power room, an outdoor storage area for the precast concrete business, and two large fields used for agriculture. The agricultural uses on the lands include the growing/production of corn, grain and beef cattle.

The lands are located in the northeast portion of the Township, east of the Hopeville secondary settlement area and are surrounded by agricultural uses and natural areas as illustrated on **Figure 2**.

2.2 Surrounding Land Uses

As noted above, the lands are located in the northeast portion of the Township, east of Hopeville. More specifically, the following describes the surrounding land uses:

- North:** To the north of the subject lands are agricultural operations which consist of large fields and small clusters of supporting agricultural or residential buildings including small-scale industrial and commercial agriculture-related and on-farm diversified uses. Environmental features consisting of woodlands are interspersed throughout the surrounding agricultural lands.
- West:** To the west of the subject site are environmental features consisting of forested areas and wetlands beyond which are large agricultural parcels occupied by farm fields with small clusters of supporting agricultural buildings.
- South:** To the south of the subject lands is Grey Road 9, beyond which are agricultural uses consisting of large fields and small clusters of supporting agricultural or residential buildings including small-scale industrial and commercial agriculture-related and on-farm diversified uses. Environmental features consisting of woodlands are interspersed throughout the surrounding agricultural lands.

East:

To the east of the subject lands are agricultural operations, which consist of large fields and small clusters of supporting agricultural or residential buildings including small-scale industrial and commercial agriculture-related and on-farm diversified uses. Environmental features consisting of woodlands are interspersed throughout the surrounding agricultural lands.



Existing precast shop and power room



Driveway entrance to the subject site



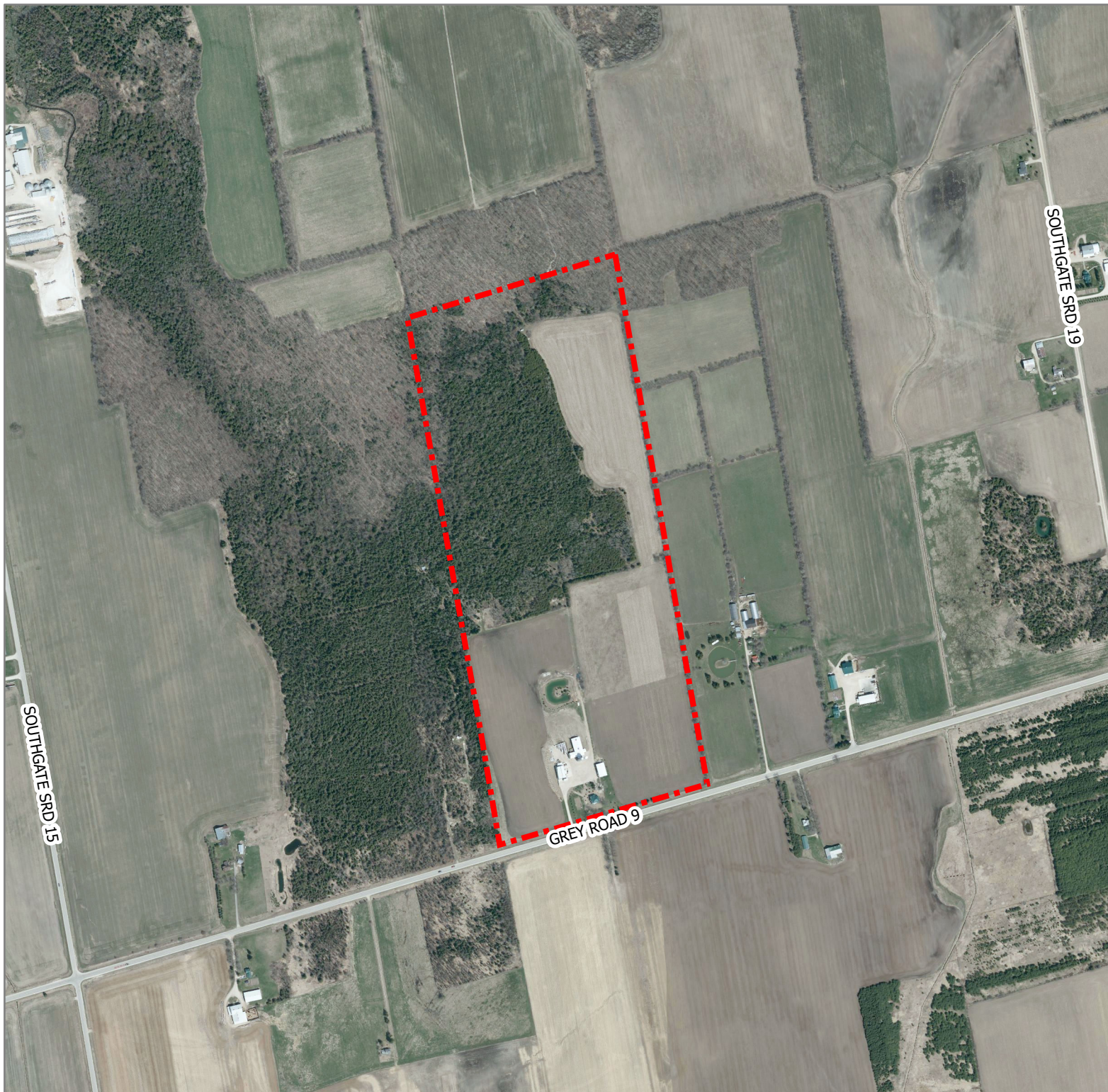
View of existing precast shop, power room and outdoor storage.



View of residential dwelling


2.3 Pre-Consultation

A virtual pre-application consultation meeting was held on June 10, 2022, to discuss the proposed Township Official Plan and Zoning By-law Amendment to permit the expansion of the existing Hopeville Precast business at 186105 Grey Road 9. A list of the technical requirements for the submission of a complete Official Plan and Zoning By-law Amendment application was discussed during the meeting and includes a Planning Justification Report and a Concept Site Plan, showing the existing buildings and the proposed expansion.



**Figure 1
Location Map**

Legend

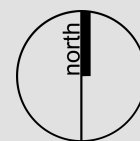
 Subject Lands

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186105 Grey Rd 9
Township of Southgate
Grey County

Image Source:
- Grey County Air Photo 2020



Figure 2 Context Map

186105 Grey Rd 9
Township of Southgate
Grey County

LEGEND

- Subject Lands
- 1km Radius
- Water Streams
- Water Bodies
- Wetlands

Sources:
- Contains information licensed under the Open Government Licence – Grey County.

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**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

north

3.0 DESCRIPTION OF PROPOSAL

The following is a review of the proposed development for 186105 Grey Road 9 in the Township of Southgate, Ontario.

3.1 Proposed Development

The development proposal includes the expansion of the existing agriculture related use, "Hopeville Precast Inc". Hopeville Precast Inc. is currently operated as a small scale industrial use, as permitted by the Township Official Plan. The small scale industrial use operates on the subject lands from an existing workshop and power room with a total area of 362 square metres combined with 750 square metres of outdoor storage of completed products. Consistent with the County Official Plan, as well as the general intent of the Township Official Plan, the scope of products sold at the site are those that are primarily agriculture-related. The business specializes in pre-cast agricultural concrete products such as precast penning for hog farms, hog slats, dairy slats, beef slats, and columns and beams for barns.



View of Hopeville Precast Inc. agricultural concrete products in use (Photos via hopevilleprecast.ca)

The existing site contains a single detached dwelling, a barn (with two silos), a drive shed, a precast shop and power room, an outdoor storage area for the precast concrete business, and two large fields used for agriculture. The existing precast shop and power room is proposed to remain in its current location with a 288m² addition constructed on the north side of the building (for a total building area of 650m²). The existing outdoor storage area for the precast concrete business is proposed to remain in its current location with an addition of 3,250m² on the north side of the storage area (for a total outdoor storage area of 4000m²). After

the expansion, the use would occupy a total area of 4,650m² (1.2% of the lot area). Please see the enclosed Site Plan (**Figure 3**).

The property has one existing driveway from Grey Road 9 that will continue to service the property including the expanded precast business and accompanying storage area. Truck traffic will not be impacted by the proposed development and will continue to be limited to 6 to 8 trucks per week to support the business through shipping and receiving.

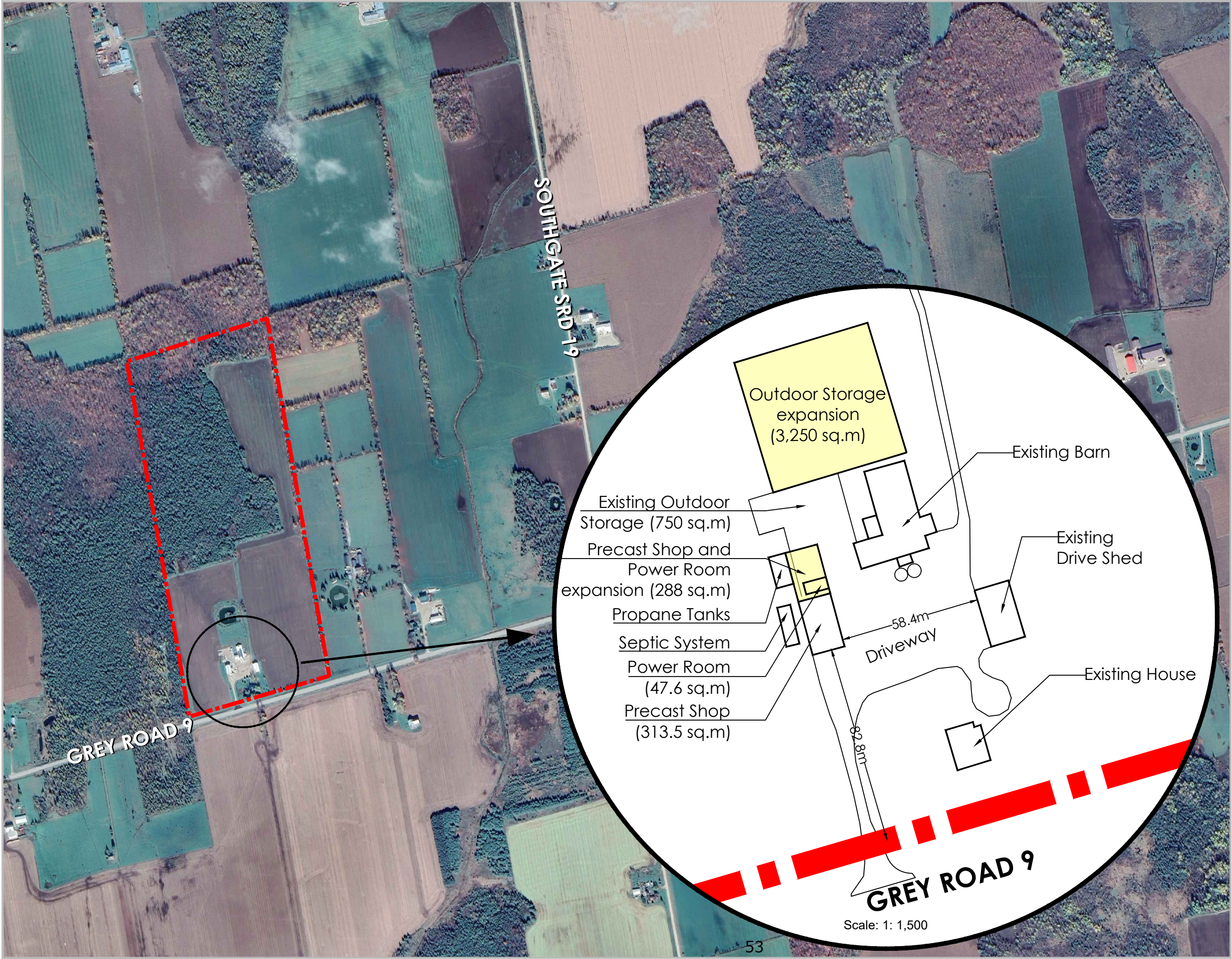



Figure 3
Concept Site Plan
186105 Grey Rd 9
Township of Southgate
Grey County

LEGEND

 Subject Lands

| | Storage | Precast Shop & Power Room |
|-------------------------|------------------------|---|
| Existing Area | 750.0 m ² | 361.1 m ² - Precast Shop: 313.5 m ² - Power Room: 47.6 m ² |
| Proposed Expansion Area | 3,250.0 m ² | 288.0 m ² (include Power Room) |
| Total Area | 4,000.0 m ² | 649.1 m ² |

Note:
- Measurements for building setbacks and street frontage are in metres and only approximate.
- Source: Google Satellite Imagery

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4.0 PLANNING ANALYSIS

This section of the report reviews the applicable land use policy framework as it applies to the subject lands and how the proposal is consistent with and/or conforms to, this framework.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) was issued by the Province of Ontario in accordance with Section 3 of the Planning Act. The 2020 PPS applies to all decisions regarding the exercise of any authority that affects a land use planning matter made on or after May 1st, 2020.

The PPS provides policy direction on matters of provincial interest related to land use planning and development and provides a vision for land use planning in Ontario that encourages the efficient use of land, resources and public investment in infrastructure and public service facilities. One of the key considerations of the PPS is that planning decisions '*shall be consistent*' with the Policy Statement. Below is a summary of applicable policies in the PPS followed by an analysis of the proposed development in the context of those policies.

Rural Areas in Municipalities (PPS Section 1.1.4)

Rural areas are a system of lands made up of rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resources and amenities. This policy also highlights the interdependent relationship between rural areas and urban areas in terms of markets and the foundation of a sustainable economy.

Section 1.1.4.1 states that healthy, integrated and viable rural areas should be supported by:

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) *using rural infrastructure and public service facilities efficiently;*
- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

Rural Lands in Municipalities (PPS Section 1.1.5)

Section 1.1.5.2 lists the permitted uses on *rural lands*, which include:

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*

- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *Other rural land uses.*

Agriculture (PPS Section 2.3)

Section 2.3.1 states that in prime agricultural areas, agricultural lands shall be protected for long-term use with specialty crop areas given the highest priority for protection, followed by classes 1, 2 and 3, and any associated class 4 through 7 lands. Section 2.3.3.1 lists permitted uses as agricultural uses, agriculture-related uses and on-farm diversified uses. Section 2.3.3.1 states: "Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives."

Definitions (PPS Section 6.0)

Section 6.0 of the PPS provides a definition of *Agriculture-related uses* as "those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

Analysis

The existing agriculture-related use supplies pre-cast agricultural concrete products such as precast penning for hog farms, hog slats, dairy slats, beef slats, and columns and beams for barns to the broader agricultural community. The business directly supports farm operations in the area and benefits from being in close proximity to those existing farm operations. The intent of the planning applications is to permit a minor expansion of the existing business and to provide more outdoor storage area to allow for the stockpiling of products during the off-season (agricultural). The products are delivered to agricultural properties, and would continue to be delivered. The additional outdoor storage area provides the necessary space to store the products awaiting delivery.

The proposed expansion of the precast concrete business would not remove any lands from agricultural production and would be located behind the existing industrial building. Since the business supplies agricultural operations, sufficient outdoor storage is required to stockpile materials fabricated outside of the agricultural season to ensure an adequate supply for agricultural operations in their peak season. The expanded outdoor storage area would be located to the north of the existing storage area and would occupy a grassed area of the site to the rear of the existing barn. There remains other sufficient lands for cattle grazing on the site and none of the proposed outdoor storage area would impact the agricultural fields. The precast concrete business does not create any forms of nuisance that harm or hinder the continued operation of the surrounding agricultural properties.

The subject lands are identified as being located outside of the County's designated settlement areas and included in the County's Agricultural Lands as identified through Schedule A of the Grey County Official Plan. The proposed use of the subject lands for a small scale industrial use intended to support the agricultural community is consistent with the permissions for agriculture-related uses within Rural Areas in the PPS. Except for the minor expansion to the existing precast shop and power room, and the expansion to the outdoor storage area, no further changes to the site's uses and structures are proposed.

Based on the above, it is concluded that the proposed Township Official Plan and Zoning By-law Amendment is consistent with the Provincial Policy Statement.

4.2 Grey County Official Plan, 2019

The Grey County Official Plan (OP) provides high level policy direction for the area municipalities within the County, including the Township of Southgate. The following includes an assessment of the County's Official Plan as it relates to the subject lands and the proposed development.

The subject lands are designated Agricultural and Hazard Land on Schedule 'A' (Map 2) of the Grey County Official Plan, as shown on **Figure 4**.

Permitted uses in the Agricultural designation include *Agricultural-related uses*. The County's OP defines Agriculture-related uses as: "those farm-related commercial and farm related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

The proposed precast concrete business directly relates to and supports farm operations in the area as it supplies agricultural products such as precast penning for hog farms, hog slats, dairy slats, beef slats, and columns and beams for barns as a primary activity. The location of the subject lands within the Township, in close proximity to multiple agricultural operations is important for the business as its close proximity to farm operations allows the business to directly supply products to farm operations. The proposed expansion will only occupy 1.2% of the lot area protecting agriculture as the primary and principal use of the property.

Section 5.2.2.14 of the County Official Plan requires that new agricultural-related uses shall be limited to uses that can be sustained by local service levels. Additionally, agricultural-related uses are not required to be limited in size; however, generally new lots in the Agricultural land use designation are required to be 40 hectares in size. The subject property is approximately 40 hectares in size and can be accessed from Grey Road 9. Truck traffic related to the shipping and receiving requirements of the business will not increase and will continue to be limited to 6 to 8 trucks per week. The existing and continued level of truck traffic associated with the pre-cast concrete business is not anticipated to have a significant impact on traffic generation. The agriculture-related use will benefit from being in close proximity to existing farming operations. Furthermore, the lot exists and no changes to the lot size or configuration are proposed as a result of the application.

The County Official Plan requires that when existing lots of record are re-developed, evidence of the site's suitability to provide adequate potable water supply and sanitary sewage treatment and disposal is required. The subject lands already contain existing services. The expansion to the existing industrial building and outdoor storage area will not result in any additional employees or any additional washroom facilities. As such, no expansions or changes to the existing private services are contemplated.

The County Official Plan identifies parts of the west and north-west portion of the subject lands as Hazard Lands as shown on **Figure 4** and the Saugeen Valley Conservation Authority (SVCA) identifies this area as screening area as shown in **Figure 5**. There is no development proposed in areas designated Hazard Land by the County or identified as screening area by the SVCA. The north-west portion of the subject lands are designated significant woodland as identified in Appendix B, Map 2 of the County Official Plan; however,

Section 7 only limits development within 120 metres of significant woodlands and the subject lands are over 120 metres from the woodland edge. Therefore, the location of the proposed development does not include any environmental constraints within the County of Grey's land use framework and SVCA review is not required.

Overall, the proposed development is ideally located to supply agriculture related supplies to local farmers and is consistent with the County's definition of an agricultural-related use. The proposed development will not create any servicing or traffic hazards as it fronts on an existing county road, which will not require any changes or upgrades. Finally, the area proposed for the minor expansion is not constrained by any environmental features identified in the County of Grey Official Plan. In summary, the proposed agriculture-related use conforms to the County Official Plan.



Figure 4
Grey County
Official Plan
Schedule A
 - Land Use Types

Legend

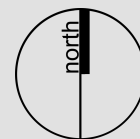
-  Subject Lands
-  Agricultural
-  Hazard Lands
-  Rural
-  Provincially Significant Wetlands

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Figure 5
Saugeen Valley
Conservation Authority Map

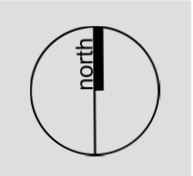
186105 Grey Rd 9
Township of Southgate
Grey County

LEGEND

-  Subject Lands
-  Approximate Screening Area

Sources:
- Contains information licensed under the Open Government Licence – Grey County and Saugeen Valley Conservation. Authority

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4.3 Township of Southgate Official Plan

The Township of Southgate Official Plan represents the Township's vision for growth and change within the community. The Official Plan (OP) sets out principles, objectives and policies designed to direct the form, extent, nature and rate of growth and change within the Township to 2025. The following outlines the applicable Schedules as contained in the Official Plan:

- Schedule 'A' – Land Use
- Schedule 'B' – Transportation
- Schedule 'C' – Environmental Constraints

The Township of Southgate directs the majority of growth to the Township's urban community of Dundalk to protect agriculturally productive lands and the expansion of the agricultural industry.

The subject lands are identified as *Agriculture* and *Hazard Lands* on Schedule 'A' of the Township OP (see **Figure 6**). The subject lands are not identified as containing any Environmental Constraints as per Schedule 'C' of the OP. Grey Road 9 is identified as a County Highway on Schedule 'B' of the OP.

The Agriculture designation identifies lands that meet certain criteria and that are considered to be prime agricultural lands. Permitted uses include "small scale commercial or industrial uses directly supportive and related to the agricultural operation and required in close proximity to the farm operations in the area." Section 5.1.3. of the OP sets out 3 key development policies for Commercial and Industrial development on lands identified as *Agriculture*. More specifically, Section 5.1.3.5) states:

Commercial and industrial development must be supportive and related to the agricultural operation and located in close proximity to the farm operations in the area. In addition, buildings used for small scale commercial and industrial uses shall be located in close proximity (cluster) to the existing farm buildings on the property.

Section 5.1.3.6) of the Official Plan further states:

The maximum structure size for new or expanding small scale commercial and industrial uses shall be 750 square metres, with a maximum outdoor storage size of 500 square meters. Where the maximum structure size is less than 750 square metres, more outdoor storage space will be permitted up to a combined maximum of 1250 square metres. Such uses will only be permitted on farm parcels greater than 20 hectares, all subject to satisfying the Development Policies as outlined in this Section. Council may, in the future, limit the commercial or industrial use through the implementing Zoning Bylaw Amendment.

In accordance with Section 5.1.3.5., the proposed use is permitted. While the subject lands are greater than 20 hectares in area (at approximately 40 hectares in area), the proposed development exceeds the permitted total area of 1250 m² (combined maximum structure size and outdoor storage space) for small scale industrial use within the Agriculture designation under Section 5.1.3.6). An Official Plan Amendment is required to permit an exception to the combined maximum structure size and outdoor storage space for industrial use – to specifically permit up to 4,650 m², including a maximum of 4,000 m² of outdoor storage.

A Special Policy Area is proposed to permit an exception to the maximum area permitted for a small scale industrial use. The remainder of the site's existing uses, including the portion that is actively farmed will not

be impacted. The expansion to the existing building will occur within an area that is not currently farmed. The expansion to the outdoor storage will occupy a grassed area of the site that is not required for cattle grazing and none of the proposed outdoor storage area would impact the agricultural fields.

The proposed expansion of the small scale industrial use on the lot will allow for the expansion of an agricultural related industrial use that provides products specifically to the agricultural community without impacting the farming operations in the area. After the expansion, the agricultural related use will occupy only 1.2% of the lot area, preserving the majority of the lands for agriculture. In our opinion, the Amendment to permit an exception to the maximum area permitted for a small scale industrial use is appropriate and represents good planning.

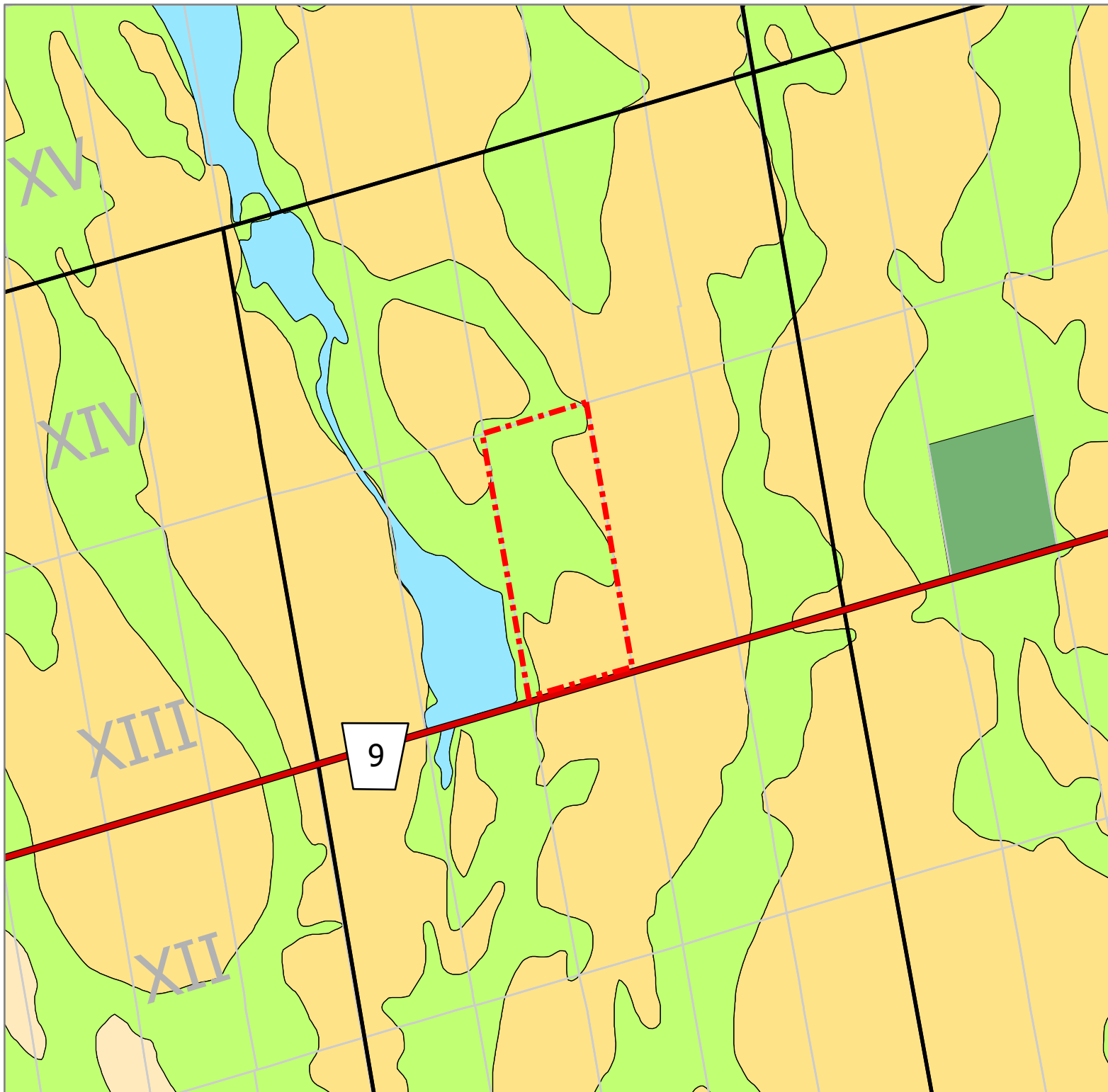






Figure 6
Township of
Southgate Official
Plan Schedule A
- Land Use

186105 Grey Rd 9
 Township of Southgate
 Grey County

Legend

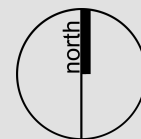
-  Subject Lands
-  Agriculture
-  Rural
-  Hazard Lands
-  Provincially Significant Wetland
-  Major Open Space

Date: July, 2022

Scale: 1:20,000

File: 22114A

Drawn: PL



K:\22114A Grey RD Grey County\RPT\22114A.aprx

4.4 Township of Southgate Zoning By-law

The Township of Southgate Zoning By-law (19-2002) was approved in 1987 and regulates land uses throughout the City, implementing the Official Plan. The following section considers the existing zoning, as well as the most appropriate zone and any specific performance standards to ensure the coordinated development of the subject lands.

4.4.1 Current Zoning

As shown in **Figure 7**, the subject lands are currently zoned Agricultural (A1), Agricultural Exception 433 (A1-433), and Environmental Protection (EP). The Agricultural (A1) zone permits agricultural uses. The site specific regulations through the A1-433 zone permit a small scale industrial use, being a precast concrete forming and welding shop with office and power room. There is no development proposed on the EP zoned lands. The A1-433 zone limits the small scale industrial use to a total area of 1,150m² including the industrial buildings and outdoor storage area. As the expansion would increase the total area such that it is greater than 1,150 m², a Zoning Bylaw Amendment is required to permit the an increase from 1,150m² to 4,650m² (1.2% of the lot area).

The proposed use of the lands is not intended to change significantly from the current operation. The dwelling and accessory farm related buildings will remain and continue to be used, and the existing industrial building and outdoor storage area will also remain, with an expansion proposed as part of this application. As such, the preferred approach for the lands is to retain the existing A1 and EP zoning, and to amend the A1-433 exception zone to permit the expansion of the small scale industrial use. The remainder of the existing uses would continue to be permitted, and/or recognized under the existing zoning.

4.4.2 Proposed Site Specific Zoning

Within the Township of Southgate zoning by-law, the A1-433 zone captures the existing small scale industrial use but does not permit its proposed expansion. The proposed site specific zoning by-law amendment seeks to amend the A1-433 zone to allow the expansion of the industrial use on the lot, a precast concrete forming and welding shop with office and power room, and associated outdoor storage area from the maximum combined size of 1,150m² to 4,650m².

The existing A1-433 zone is proposed to be amended to permit the expansion of the small scale industrial use. The A1-433 agriculture exception zone permits the following:

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a precast concrete forming and welding shop with office and power room.

- a. The use shall remain secondary to the principle use of the property, being an agricultural use.
- b. The maximum combined size of the precast concrete and welding shop, power room and office shall be 400m².
- c. The maximum size of all outdoor storage shall be 750m².
- d. All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e. The shop shall be setback a minimum of 112m from the side lot line.

- f. The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
- g. The maximum number of employees is limited to (5) persons plus the owner.

The site specific zoning would be amended and will continue to provide specific regulations for the development of the small-scale industrial use. The existing regulations in Exception 33-433 related to principle use, screening, side lot line setback, front lot line setback, and maximum number of employees (regulations a. and d.-g.) shall be applied to the proposed site specific zoning (i.e. it would not change). The agricultural use will remain the principle use of the property, the outdoor storage will be screened from view by way of fencing or landscaped buffer, the shop shall be setback a minimum of 112m from the side lot line and 75m from the front lot line along Grey Road 9, and the maximum number of employees will remain limited to (5) persons plus the owner. To permit the proposed expansion to the small-scale industrial use, the proposed amendment to the A1-433 zone will permit an increased maximum combined size of the precast concrete and welding shop, power room and office to a total of 650 m² and the maximum size of all outdoor storage to a total of 4000 m². The proposed amendment would also apply a site specific parking standard of 1 space per employee.

The proposed development, including the existing dwelling, agricultural operation and the expanded agriculture-related industrial use, will maintain the land base for agriculture while supporting a thriving agricultural industry and rural economy. The proposed development does not create high levels of traffic or nuisance for neighbouring agricultural land uses and can be sustained by rural service levels.

The proposed amendment is outlined below:

| | | |
|--------|--------|---|
| 33.433 | A1-433 | <p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a precast concrete forming and welding shop with office and power room.</p> <ul style="list-style-type: none"> a. The use shall remain secondary to the principle use of the property, being an agricultural use. b. The maximum combined size of the precast concrete and welding shop, power room and office shall be 650m². c. The maximum size of all outdoor storage shall be 4,000m². d. All outside storage shall be screened from view by way of fencing or landscaped buffer. e. The shop shall be setback a minimum of 112m from the side lot line. f. The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9. g. The maximum number of employees is limited to (5) persons plus the owner. h. A minimum of one (1) parking space per employee shall be provided for the use. |
|--------|--------|---|

The amended site specific exception will allow the property to continue to function with both an agriculture-related industrial use and the existing residential and agriculture use. The existing and proposed expansion of the small-scale industrial use on the site will allow the property to continue to form part of the Agricultural land base, while allowing an agricultural-related industrial use that supports the agricultural operations in the surrounding area.

4.4.3 Zoning By-law Amendment Summary

The proposed Zoning By-law Amendment implements the overall intent of the Official Plan and the specific policies proposed for the subject lands – by permitting the expansion of an agriculture related small scale industrial use that supplies products to the broader agricultural community. The Zoning By-law Amendment application proposes to rezone the subject lands from A1-433 (Agricultural, exception 33-433) to A1-433, with additional site specific provisions to permit the expansion of the agriculture-related industrial business.

Overall, the proposed amendment and site specific provisions will ensure the development is designed to respect the surrounding Agricultural land uses, while allowing an agriculture related use that supplies products to the broader agricultural community.

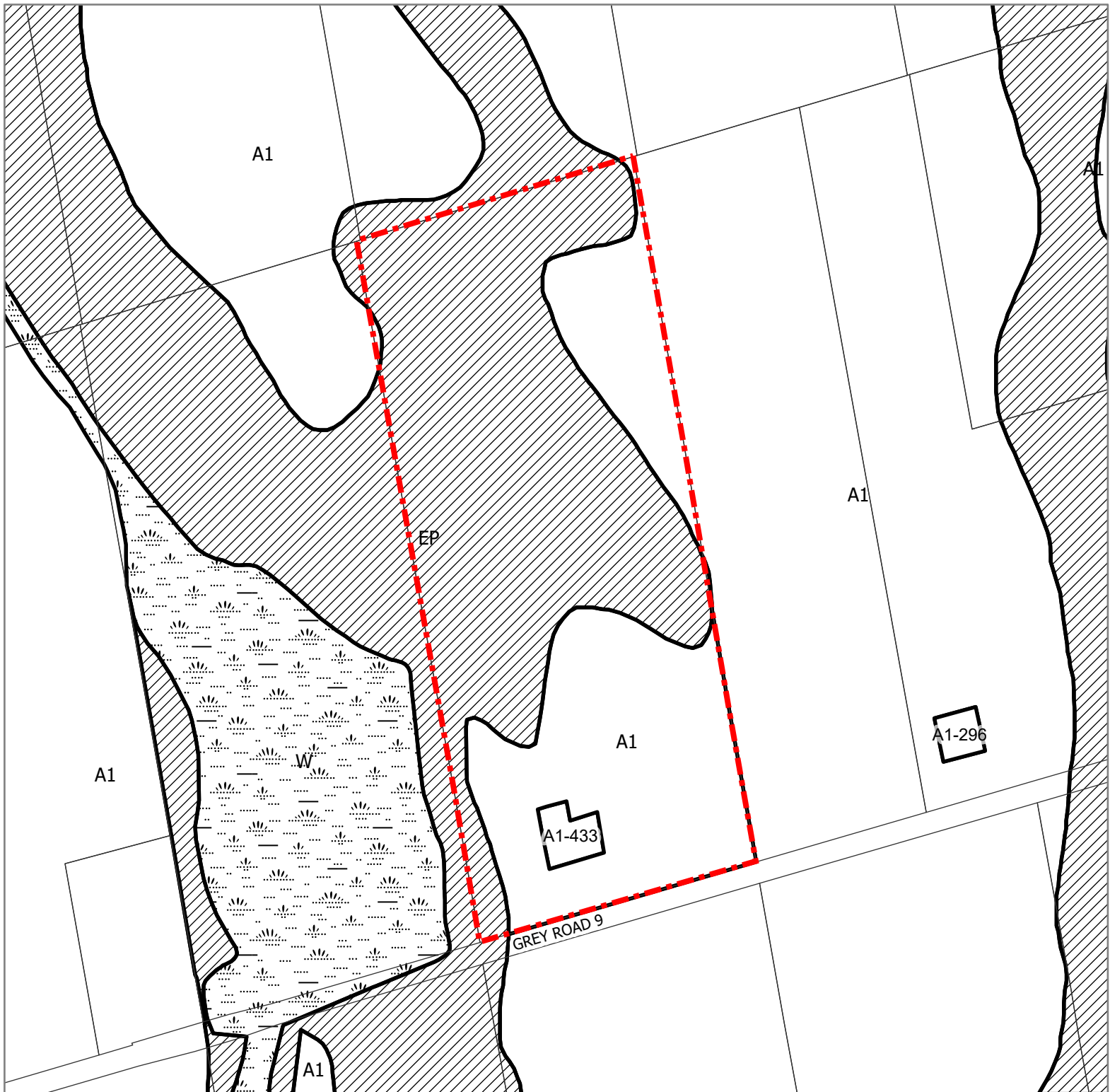


Figure 7
Township of
Southgate Zoning
By-Law

Legend

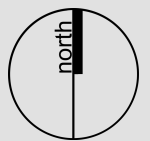
-  Subject Lands
-  A1 Agricultural
-  W Wetland Protection
-  EP Environmental Protection

Date: July, 2022

Scale: 1:7,500

File: 22114A

Drawn: PL



K:\22114A Grey RD Grey County\RPT\22114A.aprx

5.0 PUBLIC CONSULTATION STRATEGY

The Planning Act (specifically O. Reg 545/06) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the Official Plan and Zoning By-law Amendment applications exceed the Planning Act statutory requirements. The following points of public consultation are proposed:

- Public notice on site – sign posted on the property
- Notice of complete application provided to surrounding property owners
- A (statutory) Public Meeting held as part of a Council Meeting, hosted by the Township.
- A written response to comments raised through the public consultation process will be provided to Township Staff for their review and consideration in the preparation of a Township Staff Report.
- Preparation of a Township Staff Report, with the Report to be available to the public in advance of Township Council's decision regarding the application.

The consultation strategy proposed will provide members of the public with opportunities to review, understand, and comment on the proposed Official Plan and Zoning By-law Amendment applications. The consultation strategy will be coordinated with Township Staff.

6.0 CONCLUSION

This Planning Justification Report concludes that the proposed Official Plan and Zoning By-law Amendment application for 186105 Grey Road 9, Dundalk to permit a small scale agriculture-related industrial use represents good planning for the following reasons:

1. The proposal is consistent with the *Provincial Policy Statement, 2020*. The proposed development falls under the definition of an *Agriculture-related use*, supports the surrounding agricultural land uses, and will not create any forms of nuisance that would negatively impact the surrounding rural and agricultural land uses.
2. The proposed development conforms to the *Grey County Official Plan*. The proposed development meets the County's definition of an Agriculture-related use and will help support the farming community in the County. The proposed minor expansion to the existing use will continue to be accessed from Grey Road 9 and is not anticipated to produce any traffic or servicing issues.
3. The proposed Official Plan Amendment (OPA) is consistent with the intent of the Township's Official Plan. The lands are proposed to be designated Agriculture with a Special Policy. The proposed OPA will recognize that the proposed expansion extends the area for agriculture-related small scale industrial use beyond the maximum area permitted and will provide a Special Policy to permit this expansion and ensure an appropriate balance of Agriculture and agriculture-related uses on the site.
4. The proposed Zoning By-law Amendment is intended to implement the OPA, and the applicable policies relating to agriculture-related uses. The Amendment represents an expansion of an existing permitted use. The proposed A1-433 exemption zone will permit the proposed expanded use and apply appropriate regulations. No additional employees are proposed as part of the new development. The proposed site specific provisions are appropriate based on the surrounding context and the existing uses on the subject lands.
5. The expansion does not increase the number of employees or result in new washrooms or other fixtures. In this regard, the existing services are adequate for the development.

Respectfully submitted,

MHBC

Appendix A – Draft Official Plan Amendment

AMENDMENT NO. ____

TO THE TOWNSHIP OF SOUTHGATE

OFFICIAL PLAN

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

BY-LAW NO. 2022-_____

Being a by-law to adopt Amendment No._____ to the Township of Southgate Official Plan affecting the lands described as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate.

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. ____ to the Township of Southgate Official Plan is hereby adopted.
2. This Official Plan Amendment shall come into force and take effect on the day of approval by the County of Grey, subject to the provisions of the Planning Act.

Enacted and passed this _____ day of _____, 2022.

Mayor

Clerk

Amendment No. ____
to the
Township of Southgate Official Plan

Index

Part A – The Preamble

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

Part B – The Amendment

The Amendment describes the changes and/or modifications to the Township of Southgate Official Plan which constitutes Official Plan Amendment Number ____.

Part C – The Appendices

The Appendices attached hereto do not constitute part of this amendment. These Appendices contain background data, planning considerations and public involvement associated with this amendment.

PART A – THE PREAMBLE

1. Purpose of the Amendment:

The purpose of the Amendment is to amend Schedule “A” of the Township of Southgate Official Plan – Land Use, to apply a Special Policy Area to the lands municipally known as 186105 Grey Road 9 and legally described as Lot 25, Concession 13 (in the former Township of Proton) in the Township of Southgate from ‘Agriculture’ to ‘Agriculture with Exceptions’, as shown on Schedule A.

2. Location:

The lands subject to this Amendment are municipally known as 186105 Grey Road 9 and legally as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate. The subject lands have a total area of approximately 40 hectares (99 acres), with approximately 400 metres of frontage on Grey Road 9.

3. Basis:

The purpose of this Official Plan Amendment is to apply a Special Policy Area to the subject lands to permit the development of a small scale industrial use with a maximum combined area of 4,650 square metres.

The development will support the surrounding Agricultural land uses and will promote diversification of the Agricultural land base.

3.1 Provincial Policy Statement, 2020

The Provincial Policy statement was reviewed in relation to the subject application with a focus on the following sections:

Section 1.1.4 Rural Areas in Municipalities

Section 1.1.5 Rural Lands in Municipalities

Section 2.3 Agriculture

The proposed development will encourage economic activity in a rural area through the development of an Agriculture-related use that is compatible with and will not hinder surrounding agricultural operations.

The proposed development is consistent with the Provincial Policy Statement.

3.2 Official Plan of the County of Grey, 2019

The subject lands are designated ‘Agricultural’ and ‘Hazard Land’ within Schedule ‘A’ (Map 2) in the County of Grey Official Plan. The Agricultural section of the Official Plan allows for Agricultural related uses, provided the use directly relates to farm operations in the area and provides products or services directly to farm operations as a primary activity. The proposed development will provide products directly to local farm operations and these products directly relate to farm operations.

The proposed development does not affect the area of the subject lands designated 'Hazard Land'.

The proposed development conforms to the policies of the County Official Plan.

3.3 Township of Southgate Official Plan, 2006 Consolidation

The subject lands are designated 'Agriculture' and 'Hazard Lands' in the Township Official Plan. Through the proposed Official Plan Amendment, a Special Policy Area will apply to the property to permit a small scale industrial use with a maximum combined area of 4,650 square metres.

The maximum combined area for a small scale industrial use is 1,250 square metres in order to ensure that the small scale industrial business remains secondary to the primary use of the lot being a productive farming operation. Additionally, the Plan directs that all buildings on an Agriculture lot are to be located in a cluster with existing farm buildings on the site.

The proposed development will not reduce the farmed area of land on the subject property and all buildings on the property will be located in the existing cluster on the western side of the property. The lands are suitably sized to accommodate the use, and associated outdoor storage and parking without impacting the agricultural area of the lands.

The proposed development meets the intent of the Official Plan, and the Special Policy Area to permit a small scale industrial use with a building footprint of 650 square metres and a maximum outdoor storage area of 4,000 square metres (4,650 square metres combined) is appropriate for the subject lands.

The proposed development does not affect the area of the subject lands designated 'Hazard Lands'.

PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text and schedule map constitutes Amendment No.____ to the Township of Southgate Official Plan.

DETAILS OF THE AMENDMENT

The Township of Southgate Official Plan, as amended, is hereby further amended as follows:

1. **That** Schedule “A” to the Township of Southgate Official Plan, as amended, is hereby further amended by applying Special Policy Area No.____ to the lands municipally known as 186105 Grey Road 9, legally known as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate, as shown on Schedule ‘A’ attached hereto and forming part of this Amendment.
2. Special Policy Area No____ permits the development of a small scale industrial use on the lands, with a maximum building footprint of 650 square metres and a maximum outdoor storage area of 4,000 square metres. The small scale industrial use, and the related performance standards, shall be implemented through the Zoning By-law.

Schedule A

Amendment No

To the Township of Southgate Official Plan

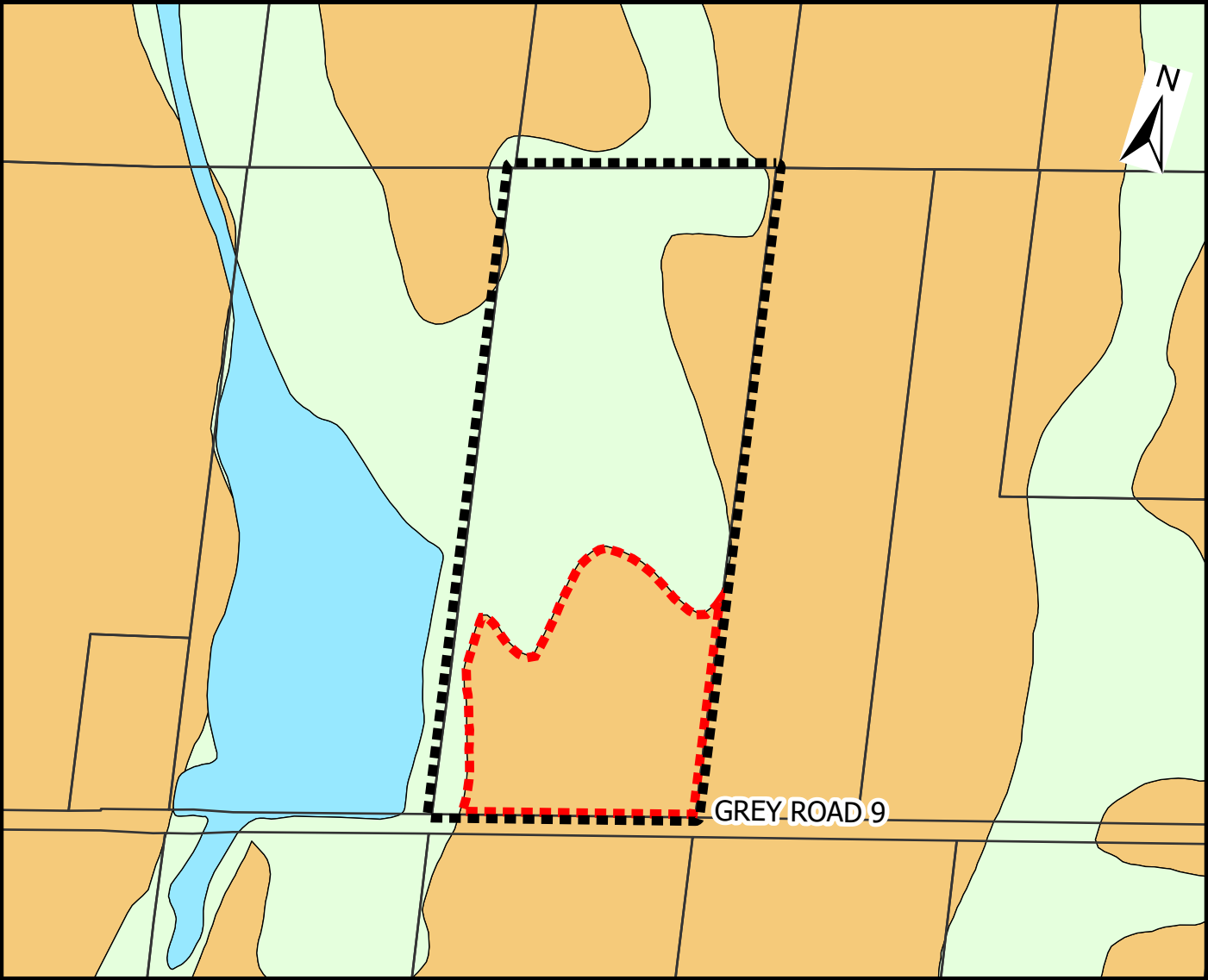
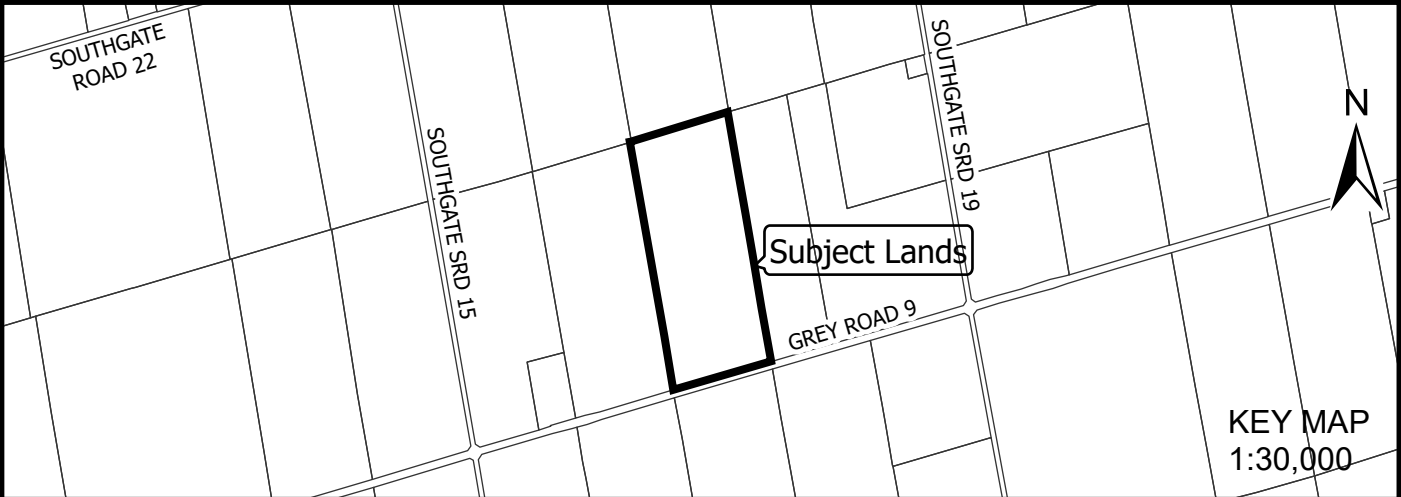
Adopted by the Corporation of the Township of Southgate on

Date: _____

Signed: _____

John Woodbury, Mayor

Lindsay Green, Clerk



LEGEND



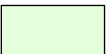
Lands Subject to Amendment



Lands to be redesignated to Site Specific Agricultural



Agriculture



Hazard Lands



Provincially Significant Wetland

Appendix B – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

BY-LAW NUMBER 2022- ____

"A By-law of the Corporation of the Township of Southgate to amend the Zoning By-law No. 19-2002 to add new regulations to the lands described as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate

WHEREAS the Council of the Corporation of the Township of Southgate has received an application to amend the Zoning By-law for Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate; and,

WHEREAS the Council of the Corporation of the Township of Southgate has reviewed a recommendation to amend the Zoning By-law and has approved the recommendation; and

WHEREAS authority is granted pursuant to section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

NOW THEREFORE Zoning By-law No. 19-2002, is hereby amended as follows:

1. Schedule "42" to Zoning By-law No. 19-2002, is hereby further amended by adding new exceptions to the existing Agricultural Exception 433 (A1-433) zone for the lands described as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate as shown on Schedule 'A' attached hereto, and Schedule 'A' attached hereto forms part of this By-law.
2. That section 33.433 is replaced with the following:

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a precast concrete forming and welding shop with office and power room.

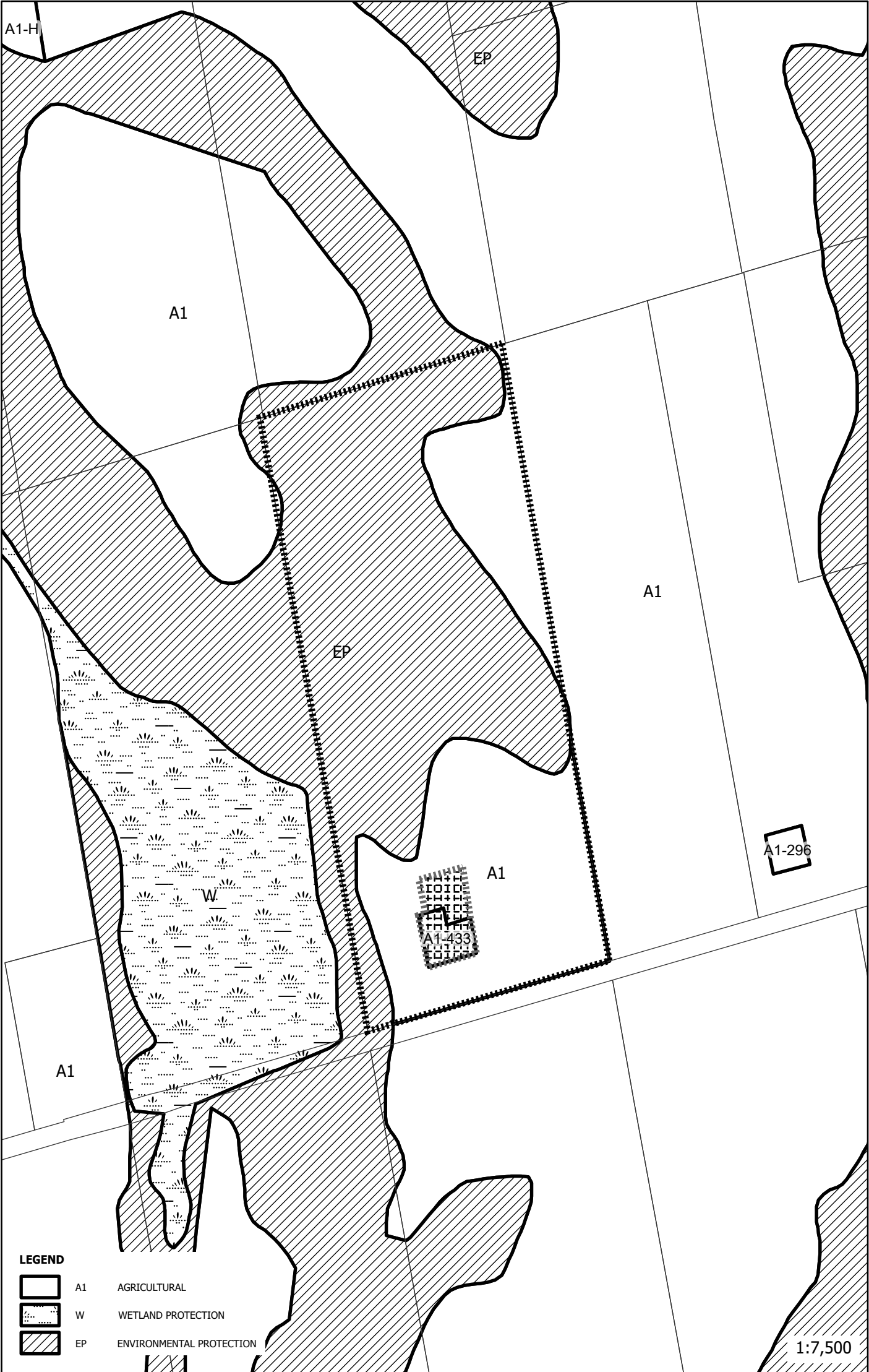
- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
 - b) The maximum combined size of the precast concrete and welding shop, power room and office shall be 650m².
 - c) The maximum size of all outdoor storage shall be 4,000m².
 - d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
 - e) The shop shall be setback a minimum of 112m from the side lot line.
 - f) The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
 - g) The maximum number of employees is limited to (5) persons plus the owner.
 - h) A minimum of one (1) parking space per employee shall be provided for the use.
3. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.


BY-LAW read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this _____ day of _____ 2021.

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE


MAYOR

CLERK







SUBJECT LANDS



LANDS TO BE REZONED FROM



AGRICULTURAL(A1 AND A1-433) TO

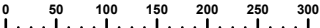


AGRICULTURAL(A1-433)

SCHEDULE "A"

ZONING BY-LAW AMENDMENT


186105 Grey Rd 9
Township of Southgate



0 50 100 150 200 250 300

Source: Township of Southgate Zoning By-law Schedule 15

Note: Information shown is approximate and subject to change.



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

| | |
|---------------------|--------------|
| Date: July, 21 2022 | Drawn By: PL |
| File: | |



**The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application
Concerning a Proposed Official Plan and
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 22 & 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

September 28, 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: Hopeville Precast Inc c/o David Bauman

Legal Description: Con 13 Pt Lot 25, Geographic Township of Proton

Civic Address: 186105 Grey Rd 9

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

The Purpose of the proposed Official Plan Amendment is to permit the proposed precast concrete and welding shop use expansion to 650m² and outside storage area of 4000m². The zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop (precast concrete and welding shop) including office and power room to expand to 650m². The Outside storage area is to be expanded to 4000m². The owners wish to expand the existing use and outside storage as the business is growing. The area zoned Agricultural A1-433 exception will be enlarged to include the expanded area. The shop including office and power room is proposed to be up to 650m² with outside storage of approximately 4000m².

The Effect of the proposed Official Plan amendment will be to designate the lands as a special policy area to permit the increased size of shop and outside storage. The zoning by-law amendment would be to change the zone on a portion of the subject lands from agricultural to agricultural exception A1-433 to permit the Industrial Use shop (precast concrete and welding shop). The number of employees clause will also be deleted from the bylaw. 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 #C13-22 and OPA2-22.

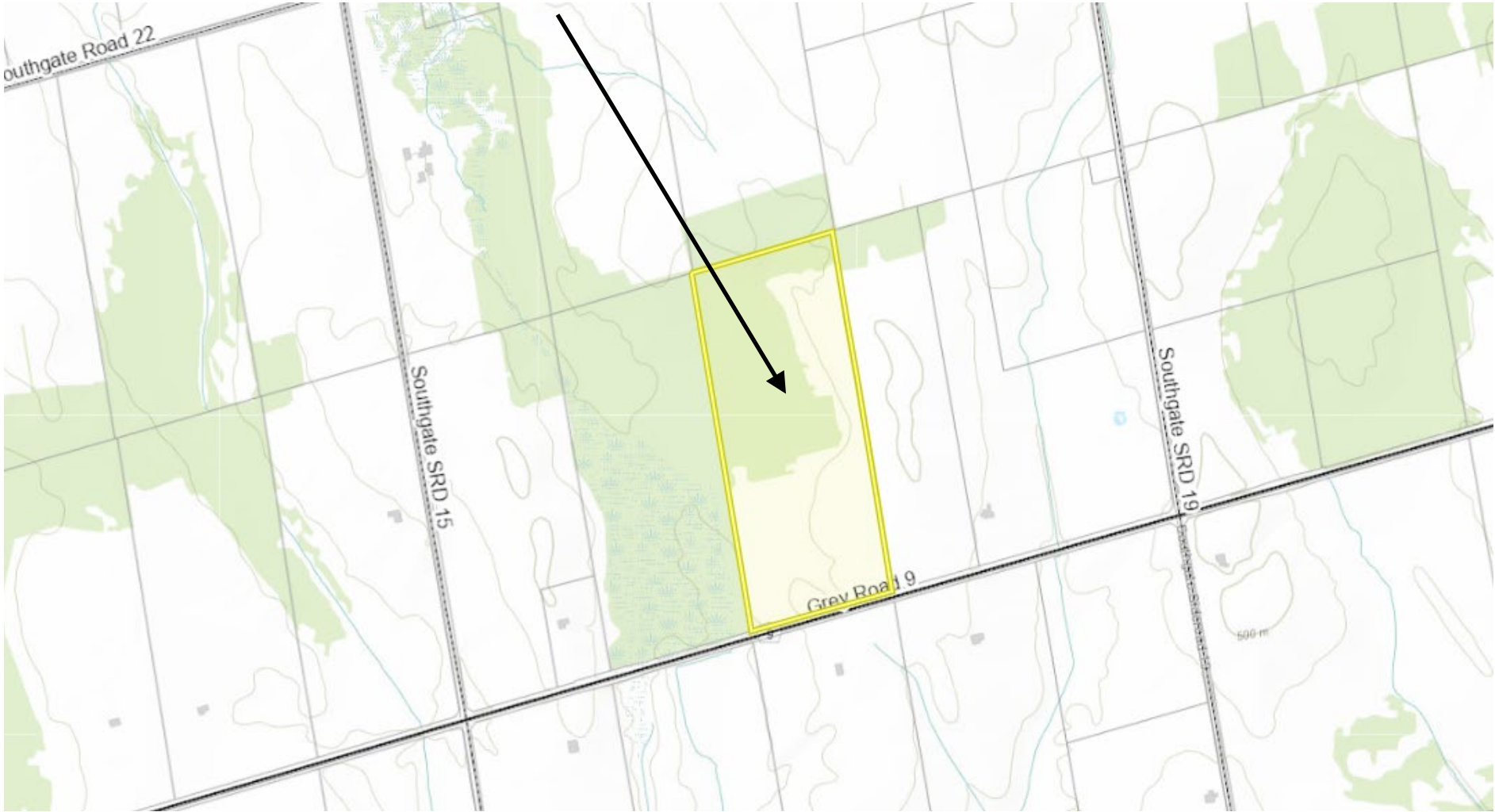
Dated at the Township of Southgate,
this 2nd day of September, 2022.

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



SUBJECT LAND

Key Map (*not to scale*)



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: September 7, 2022

File No.: C13-22

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

September 22, 2022

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

ATTENTION: Holly Malynyk, Legislative and Administrative Assistant

Dear Ms. Malynyk,

RE: C13-22 and OPA2-22 (Hopeville Precast Inc. c/o Bauman)
186105 Grey Road 9
Roll No.: 420709000215600
Part Lot 25 Concession 13
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications 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

The purpose of the proposed Official Plan Amendment is to permit the proposed precast concrete and welding shop use expansion to 650m² and outside storage area of 4000m². The zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop (precast concrete and welding shop) including office and power room to expand to 650m². The Outside storage area is to be expanded to 4000m². The owners wish to expand the existing use and outside storage as the business is growing. The area zoned Agricultural A1-433 exception will be enlarged to include the expanded area. The shop including office and power room is proposed to be up to 650m² with outside storage of approximately 4000m².

Recommendation

The applications are generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications 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 applications 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:

The natural hazard features affecting the property are wetlands and any low laying flood prone lands. In the opinion of SVCA staff, the majority of the property is designated Hazard Lands in the Grey County Official Plan (OP) and the Township of Southgate OP. This same area is also zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law No. 19-2002, as amended. The Hazard Land designation and EP zone generally coincide with SVCA Hazard Lands mapping for the property. In general, no new buildings or structures are permitted within the Hazard Lands or Wetland designation or the EP. It is the opinion of SVCA staff that development as proposed, including the area to be rezoned will not be located within the Hazard Lands designation or 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. Based on the plan submitted with the application, existing buildings and structures and proposed buildings and structures will be located outside/beyond the hazardous lands. Therefore, it is the opinion of SVCA staff that development 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. Based on the plan submitted with the application, existing buildings and structures and proposed buildings and structures will be located outside/beyond the Hazard Land/EP zone. Therefore, it is the opinion of SVCA staff that development will be consistent with the Southgate OP and Grey County OP.

Natural Heritage:

Based on SVCA staff desk-top review, it is the opinion of SVCA staff that the natural heritage features affecting the property include significant woodlands, significant wetlands, significant wildlife habitat, and potentially 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 significant woodlands, significant wetlands, significant wildlife habitat, and habitat of endangered species and threatened species and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown to cover the entire woodlands area of the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological functions. However, based on the plans submitted as part of the applications, development as proposed will not be located within the significant woodlands or their adjacent lands. Therefore, in the opinion of SVCA staff the preparation of an EIS to address potential impacts to significant woodlands is not warranted at this time.

Wetlands

Provincially Significant Wetlands (PSW) are identified in the Grey County OP Schedule A Land Use Designations as wetlands, while the Southgate OP Schedule A Land Use Designation identifies PSWs as wetlands, and the Township of Southgate Zoning By-law identifies PSWs in the Wetland Protection (W) zone. Part of Proton Station PSW is located on lands directly adjacent to the west of the property. However, based on the plans submitted as part of the applications, development as proposed will not be located within the significant wetlands or their adjacent lands. Therefore, in the opinion of SVCA staff the preparation of an EIS to address potential impacts to significant wetlands is not warranted at this time.

Significant Wildlife Habitat

Although not mapped by the Grey County OP or Southgate OP, it has come to the attention of SVCA staff that significant wildlife habitat may be located on and/or on lands adjacent to the property. Section 7.10 of the Grey County OP states in part that development and site alteration shall not be permitted within significant wildlife habitat and its adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the feature or on their ecological functions. However, based on the plans submitted as part of the applications, it is the opinion of SVCA staff that impacts to significant wildlife habitat will be negligible. Therefore, the preparation of an EIS may be waived in accordance with Section 7.11.3 of the Grey County OP.

Threatened and Endangered 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. The SVCA role is to identify habitat through a screening process in consideration of the 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 and the local policies have 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 applications 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.

The majority of the property, associated with wetlands and low laying areas are 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.

For this property the SVCA Approximate Screening Area represents the larger of the PSW wetlands, plus an offset distance of 120 metres outwards from the wetland edge; and any non-PSW wetlands plus an offset distance of 30 metres outwards from the wetlands edge; and any low-laying flood prone areas plus an offset distance of 15 metres outwards from the potential floodplain. 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>.

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 and/or wetlands, proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

However, based on the plans submitted as part of the applications, development as proposed as part of these applications will not be within the SVCA Approximate Screening Area. An SVCA Permit is not required for development as proposed as part of the applications.

Summary

SVCA staff has reviewed the applications 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 endangered species and threatened species policy which the applicant must address with the MECP.

- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the exception of endangered species and threatened species policy which the applicant must address with the MECP.

Please inform this office of any decision made by the Township of Southgate with regard to this applications. 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 Coordinator
Saugeen Conservation
MO/

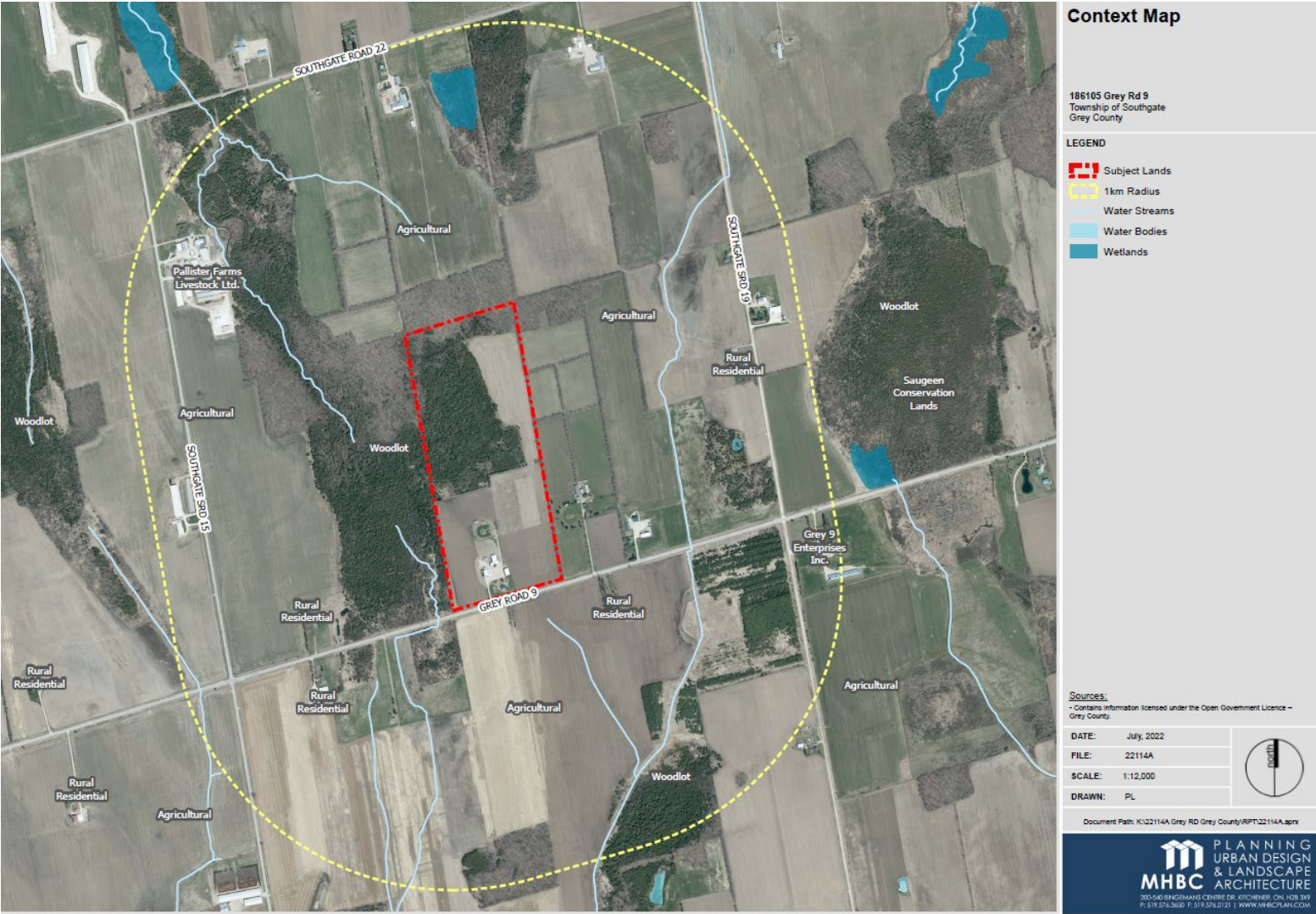
cc: MHBC Planning, agent (via email: thawkins@mhbcplan.com and aclarke@mhbcplan.com)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



186105 Grey Rd 9 RR1
Official Plan and Zoning By-law Amendment

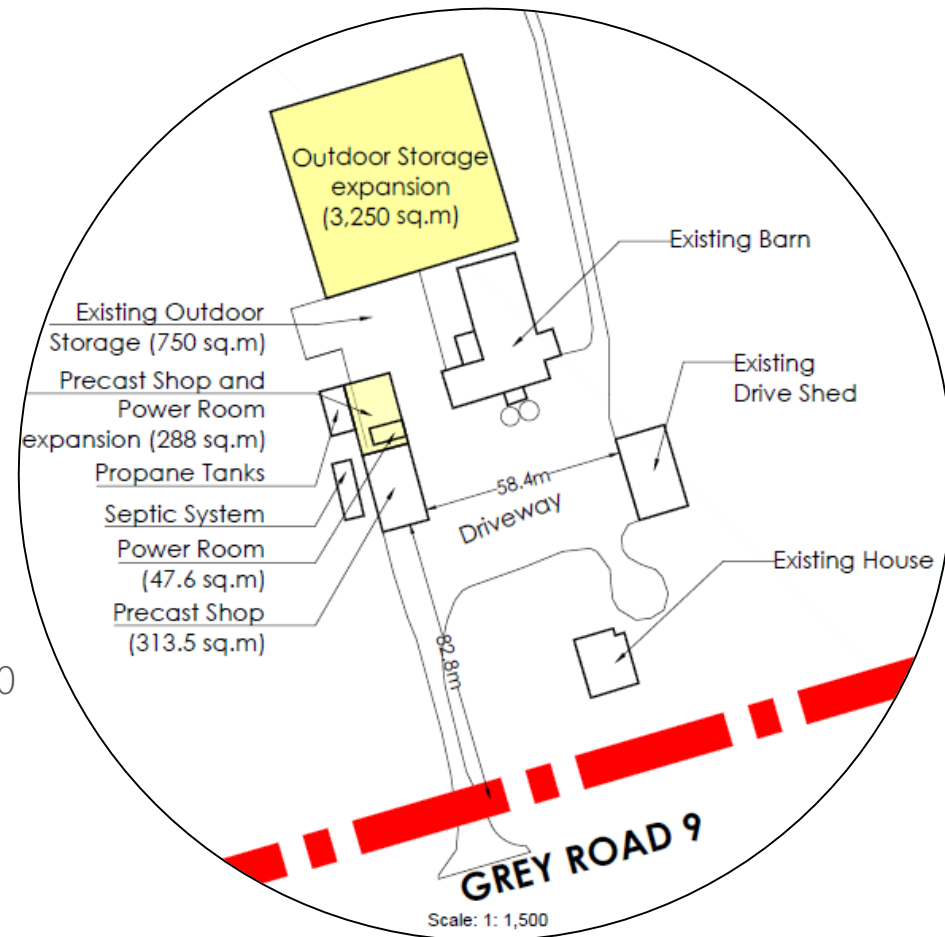
September 28, 2022 –Public Meeting
Township of Southgate

SUBJECT LANDS



SUMMARY OF PROPOSAL

- Permit the minor expansion of the existing Hopeville Precast Inc. business.
- Introduce special policies through the Official Plan Amendment to permit an expansion of the existing small scale industrial use on the property
- Amend the Zoning By-law to add new site specific standards to the existing A1-433 zone to permit:
 - A precast concrete and welding shop, power room and office with a maximum combined size of 650 sq m
 - Outdoor Storage to a maximum size of 4,000 sq m

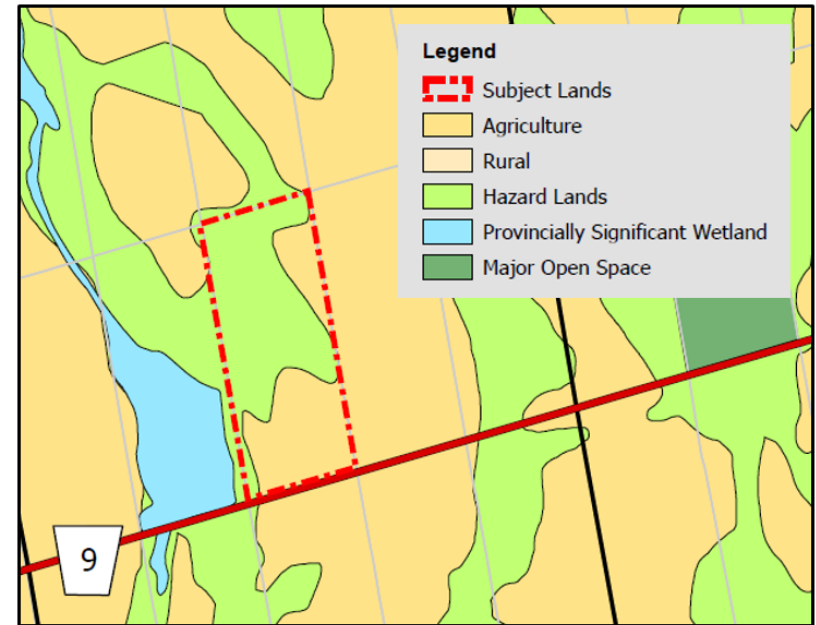


CONCEPTUAL SITE PLAN

POLICY FRAMEWORK

Township Official Plan

- Agriculture & Hazard Lands
- Amendment to establish a Special Policy Area to permit a small scale industrial use with a maximum combined structure size and outdoor storage area of 4,650 sq. m



TOWNSHIP OFFICIAL PLAN POLICY

Agriculture Designation

- Permits small scale commercial or industrial uses directly supportive and related to or required in close proximity to farm operations

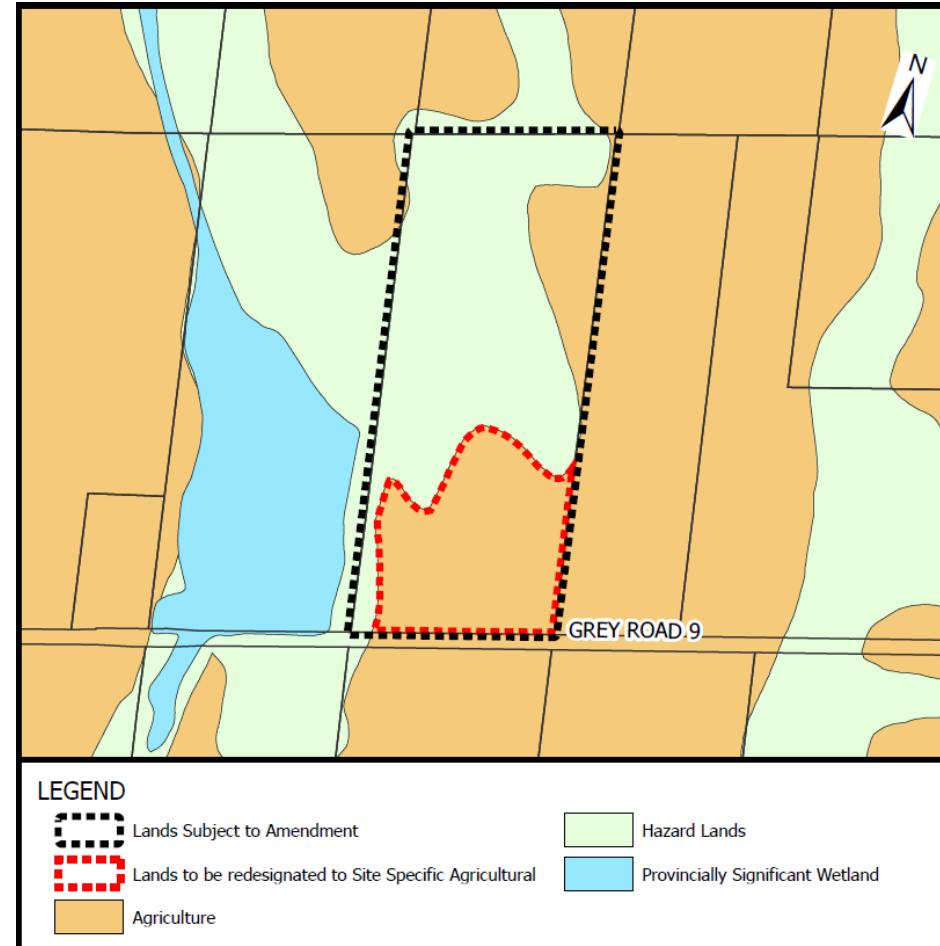
Industrial development on agriculture designated lands must:

- Be supportive and related to the agricultural operation and located in close proximity to other farm operations in the area.
- Be located in close proximity to the existing farm building cluster on the property
- Maximum structure size: 750 sq m
- Maximum outdoor storage: 500 sq m
- If the maximum structure size is reduced, outdoor storage can be increased to a maximum total combined area of 1250 sq m
- Only permitted on farm parcels over 20 hectares



PROPOSED OFFICIAL PLAN AMENDMENT & SCHEDULE

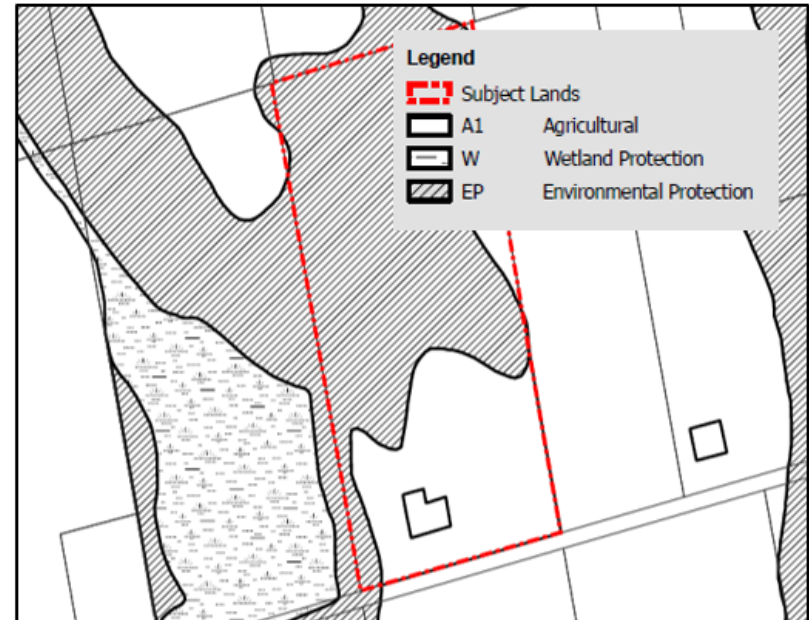
- New Special Policy Area:
 - Permits the development of a small scale industrial use on the subject lands, with a maximum building footprint of 650 sq. m and a maximum outdoor storage area of 4,000 sq. m. The small scale industrial use, and the related performance standards, shall be implemented through the Zoning By-law.
 - The Official Plan permits a larger building footprint, but less outdoor storage



POLICY FRAMEWORK

Zoning By-law

- Zoned Agricultural (A1), Agricultural Exception 433 (A1-433) and Environmental Protection (EP)
- Amendment to permit the expansion of the existing industrial use on the subject lands.



TOWNSHIP ZONING

Agricultural (A) zone permitted uses:

- Agricultural uses including a home industry and home occupation.
- The existing small scale industrial use exceeds the scale of a Home Industry and Exception 433 was previously applied to the A1 zone to permit the use.

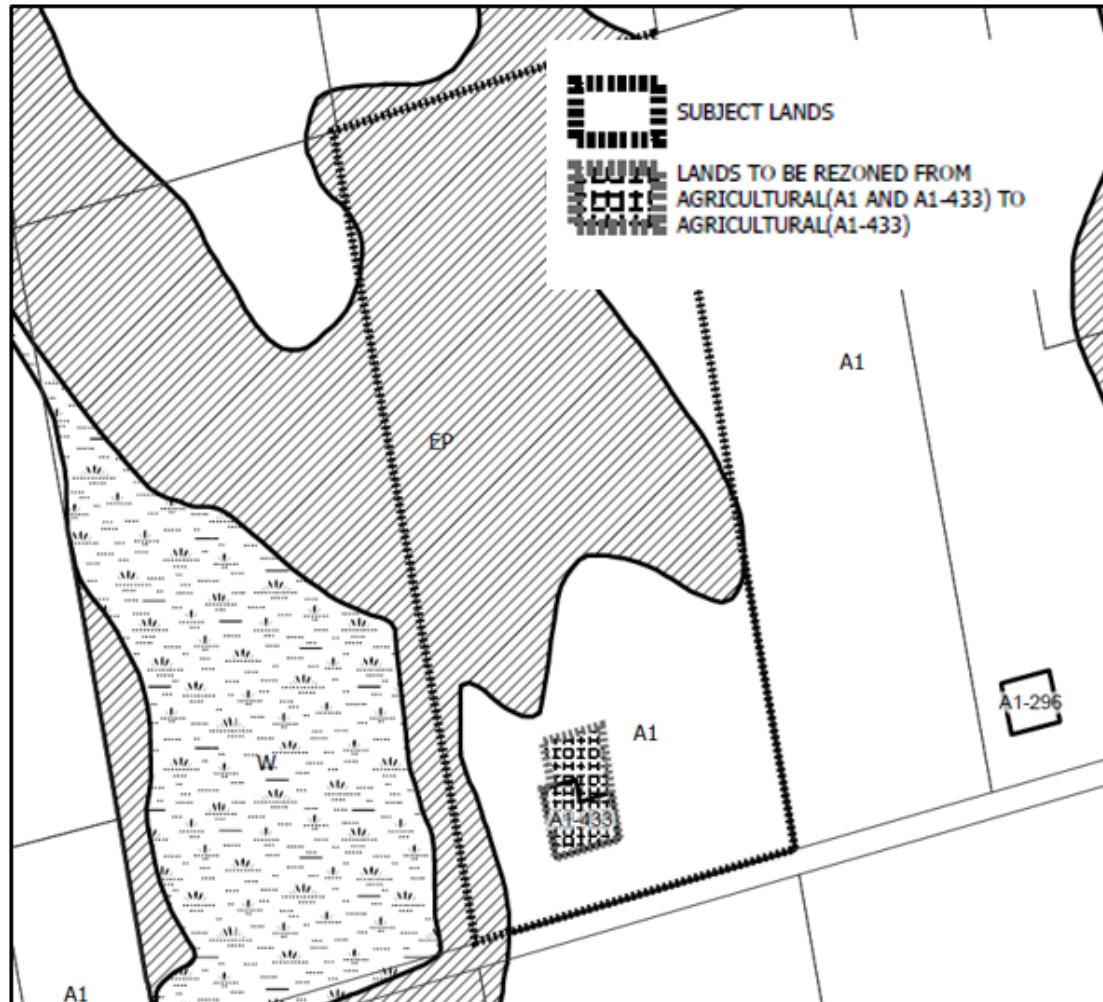
Exception 433 (A1-433) zone regulations:

- Permitted uses of the A1 Zone
- A small scale industrial use being a precast concrete forming and welding shop with office and power room.
- Existing site specific regulations:
 - The use shall remain secondary to the principle use of the property, being an agricultural use.
 - The maximum combined size of the precast concrete and welding shop, power room and office shall be 400 sq. m
 - The maximum size of all outdoor storage shall be 750 sq. m
 - All outside storage shall be screened from view by way of fencing or landscaped buffer.
 - The shop shall be setback a minimum of 112m from the side lot line.
 - The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
 - The maximum number of employees is limited to (5) persons plus the owner.

PROPOSED ZONING

- Agricultural Exception 433 (A1-433) zone with additional site specific provisions to permit an expansion of the existing small scale industrial use, being a precast concrete forming and welding shop with office and power room.
 - New site specific regulations:
 - The maximum combined size of the precast concrete and welding shop, power room and office shall be 650 sq. m
 - The maximum size of all outdoor storage shall be 4,000 sq. m
 - A minimum of one (1) parking space per employee shall be provided for the use.
-
- Existing site specific regulations which will continue to apply:
 - The use shall remain secondary to the principle use of the property, being an agricultural use.
 - All outside storage shall be screened from view by way of fencing or landscaping.
 - The shop shall be setback a minimum of 112m from the side lot line.
 - The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
 - The maximum number of employees is limited to (5) persons plus the owner.

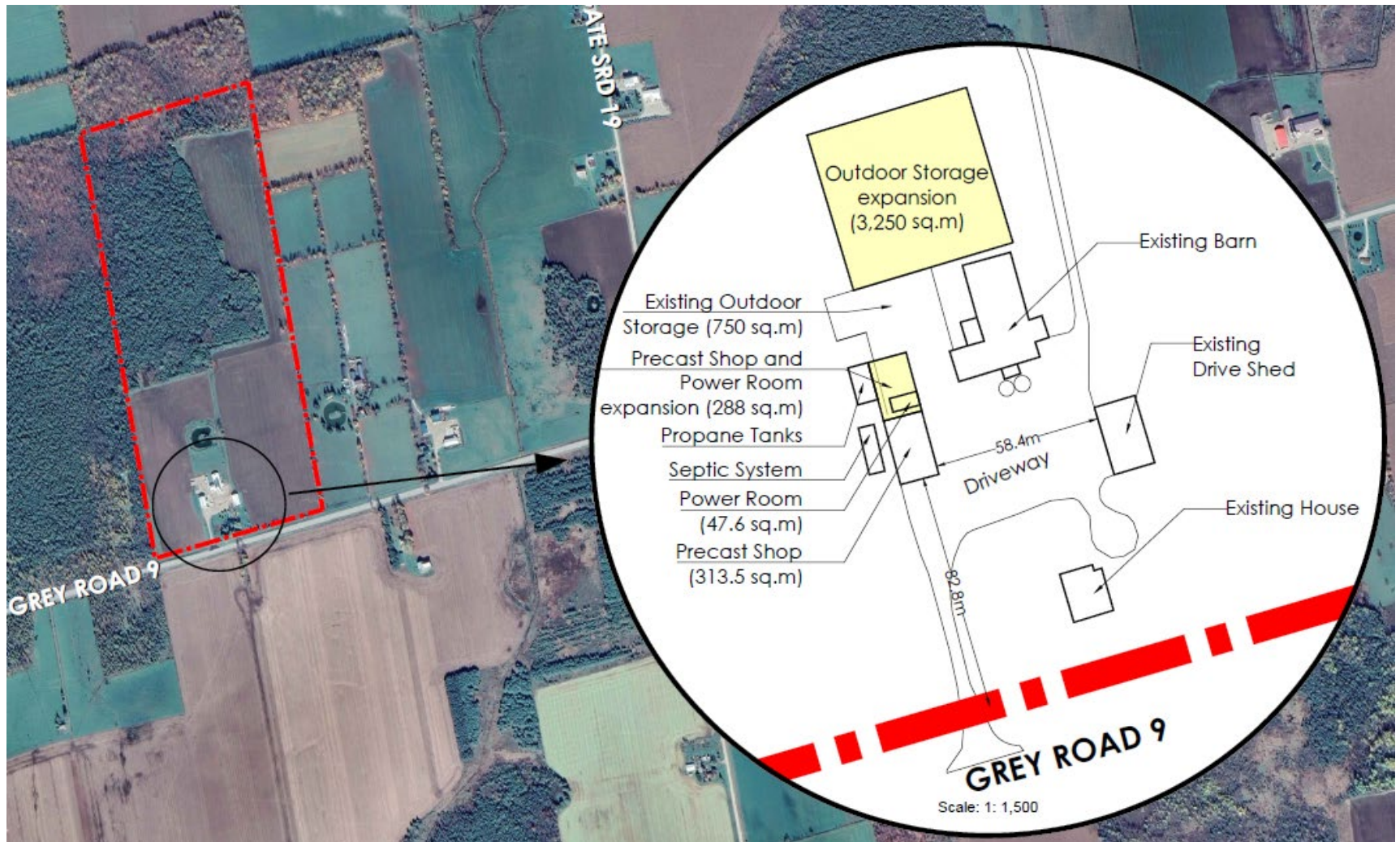
PROPOSED ZONING BY-LAW AMENDMENT SCHEDULE



CONCLUSION

- The proposed expansion of the industrial use on the lands will be contained within and adjacent to the existing farm building cluster, will not impact the continued operation of the farm, and will not reduce the amount of lands or other accessory buildings used for farming.
- The proposed development is accessed from Grey Road 9 RR1, a County Highway and the minor intensification is not expected to result in any negative impacts on the County Road.
- The proposed development meets the definition of an Agriculture-related use in the County of Grey Official Plan and will help support the County's farming community.
- The Proposed Township Official Plan Amendment (OPA) will recognize the proposed expansion of the area for the small scale industrial use and will maintain an appropriate balance of Agriculture and agriculture-related uses on the site.
- The proposed A1-433 exception zone will implement the OPA by permitting the proposed expanded use and will apply appropriate site specific regulations to manage the scale of the industrial use.
- The proposed expansion does not increase the number of employees or result in new washrooms or servicing upgrades.

THANK YOU





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: C16-22
Pre-Consult Date: _____
Date received: August 22, 2022
Date accepted: _____
Accepted by: _____
Roll # 42 07 060 00305800
Conservation authority fee required: _____
Other information: _____

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

| | |
|--|--|
| <input type="checkbox"/> Amendment to the Official Plan | Minor \$1,625.00 application fee plus \$2,000.00 contingency fee Major \$2,708.00 application fee plus \$5,000.00 contingency fee |
| <i>*contingency fee required for all Official Plan Amendment applications</i> | |
| <input checked="" type="checkbox"/> Amendment to the Zoning By-law | <u>\$1,300.00 application fee</u> Major \$2,166.00 application fee Major \$2,500.00 contingency fee |
| <i>*contingency fee required only for complex applications</i> | |
| <input type="checkbox"/> Removal of a Holding Provision with a related Site Plan Application | \$542.00 application fee or \$542.00 application fee |
| <input type="checkbox"/> Temporary Use By-Law Amendment | \$1,625.00 application fee plus \$111.00 agreement fee plus \$2,500.00 contingency fee |

Other Required Fees:

| | |
|--|--|
| <input checked="" type="checkbox"/> Public Notice Sign Fee | <u>\$111.00</u> |
| <input checked="" type="checkbox"/> Conservation Authority Fees | SVCA <u>\$260.00</u> GRCA Call directly for details |

Note on fees:

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

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

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

Part A**Owner/Agent/Application information**

*to be completed by the applicant

1. Name of registered owner: Lynda Falladown & Roger Falladown
 Mailing address: 2004 HIGHWAY 97, RR6, CAMBRIDGE, ON, N1R5S7
 Phone# : (H) [REDACTED] (B) —
 Email Address: —

2. Name of applicant: S/A
 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) BARBARA CRUMMER
 Mailing address: 102746 Rd 49, RR3 MOUNT FOREST, NOG 2 L0
 Phone#: [REDACTED] Email: [REDACTED]

4. Send all correspondence to (choose only one): ☐ Applicant ☒ Agent
 5. Preferred Method of communication: ☒ Phone ☐ email ☐ Postal Mail
 6. Name any mortgages, charges or encumbrances, in respect to the subject lands:
NONE

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: SOUTHGATE ROAD 10
 Tax Roll#: 420706000305800
 Lot 21 Concession 1 PT DIV 2 To 3
 Lot 21 of Plan CON1 PT ON To 3 LOT 21

8. The date the subject land was acquired by the current owner: August 7, 2016

9. Dimensions of subject property:

frontage 806.10 m depth 387.48 m area 33.45 sq m (ha)

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

property Vacant residential/recreational land on water

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 Residential/Agricultural East Agriculture
South Wetlands/Agricultural West Agriculture

(c) Agricultural livestock operations n/a

☐ 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 type="checkbox"/> |
| Streams, Ravines and Lakes <input checked="" type="checkbox"/> | Aggregate Resources <input type="checkbox"/> |
| Water Resources <input type="checkbox"/> | Thin Overburden <input type="checkbox"/> |
| Wooded Areas & Forest Management <input checked="" type="checkbox"/> | Solid Waste Management <input type="checkbox"/> |
| Fisheries, Wildlife & Environment <input type="checkbox"/> | Sewage Treatment Plant <input type="checkbox"/> |
| Heritage Resources <input type="checkbox"/> | |

13. Official Plan

Indicate the current Official Plan Designation:

| | |
|--|--|
| Neighbourhood Area <input type="checkbox"/> | Agriculture <input checked="" type="checkbox"/> |
| Downtown Commercial <input type="checkbox"/> | Rural <input 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 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 plus wetlands
Requested zoning A1 Rural Residential

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)

To allow for severance on southwest of
subject land as indicated on Planning Report submitted

For Official Plan Amendment Applications Only:

14.

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

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

Changes ☐ Replaces ☐

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

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

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

Type of building/structure _____

Setbacks:

front lot line _____

rear lot line _____

side lot line _____

Building/structure:

height _____ dimensions / floor area _____

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

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

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

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

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

Yes ☐ No ☐ Unknown ☐

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

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access

existing proposed

_____ provincial highway

☒ _____ municipal road, maintained year round

☒ _____ 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

_____ swale

_____ 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.

residential

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

to allow for a single family dwelling

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

ASAP

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)

Environmental Impact Study,
Planning Justification 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),

Lynda Falladown and Roger Falladown
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.

X [Redacted Signature] Jan 22/22
Signature of Owner date
X [Redacted Signature] June 22, 2022
Signature of Owner date

37. Owner's Authorization for Agent

I (we), Lynda Falladown and Roger Falladown
Name of Owner(s)

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

X [Redacted Signature] Jan 22/22
Signature of Owner date
X [Redacted Signature] June 22, 2022
Signature of Owner date

38. Owner's Authorization for Access

I/we, Lynda Falladown and Roger Falladown
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.

X [Redacted Signature] Jan 22/22
Signature of Owner date
X [Redacted Signature] June 22, 2022
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 Barbara Crummer

Name(s)

of the town of Mount Joy in the West Grey
city/town/municipality county/region

Municipality West Grey County of Grey

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.

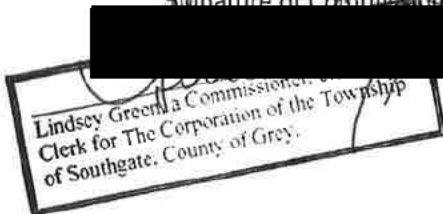
Declared before me at the:

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

This 27th day of August, 2022

[Redacted Signature]

Signature of Commissioner



[Redacted Signature]

Signature of Applicant

Barbara Crummer
print name

Signature of Applicant

print name

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

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



Planning Report

Application for a Zoning By-Law Amendment to Permit Consent to Sever

Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
Grey County

Prepared for:
Ms. Barbara Crummer

Prepared by:
Cuesta Planning Consultants Inc.
978 First Avenue West
Owen Sound, ON N4K 4K5
Tel: 519-372-9790
Fax: 519-372-9953
cuesta@cuestaplanning.com

June 2022

File No. 221172



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PLANNING JUSTIFICATION REPORT

Application for a Zoning By-Law Amendment to Permit Consent to Sever
Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
County of Grey

1.0 BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Ms. Barbara Crummer, the agent representing the applicants and property owners, Linda and Roger Falladown, to prepare and process the required policy amendment application to permit the severance lands legally described as Pt. Lot 21, Concession 1, geographic Township of Egremont, now part of the Township of Southgate. The owners wish to create a lot on the above noted lands in order to construct a residence. The proposed lot will be approximately 0.9 ha in area and will require a re-zoning to establish the location and size of the proposed lot as well as to identify development setbacks from the on-site wetland.

This report will examine the merits of the proposed zoning by-law amendment and subsequent consent by evaluating the proposal against the policies of the Provincial Policy Statement (PPS), the Grey County Official Plan (GCOP) and the Township of Southgate Official Plan (TSOP). The conclusions of this report support the subject policy amendment application.

This report and accompanying applications are intended to satisfy the requirements of Section 34 (10.1 & 10.2) and Section 53 (2 & 3) of the Planning Act, RSO 1990 regarding the submission of a complete application.

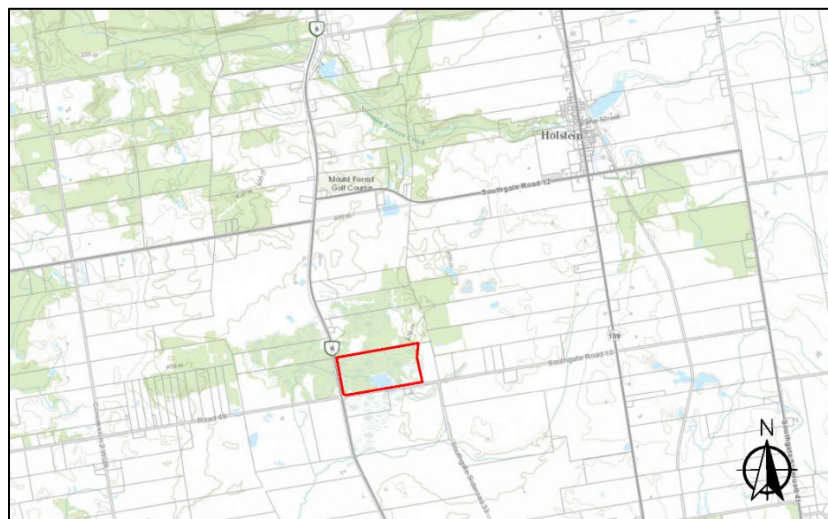


Figure 1: Location of Subject Lands

1.2 Location and Description of Subject Lands

The subject lands are located at the south-west corner of Lot 21, Concession 1 in the Township of Southgate and will front on Highway 6 and Southgate Road 10 and are approximately 7 kilometres north of Mount Forest and 3.5 kilometres southwest of the Holstein Settlement Area. The total holding is approximately 34.5 ha (85.3 ac) in area. The subject property contains a significant amount of wetlands which are part of the Letterbreen Bog, Provincially Significant Wetland (PSW).

1.3 Pre-Submission Consultation and Approvals Required

Prior to Cuesta Planning Consultants' involvement, Ms. Crummer reviewed the requirements for a consent with the Municipality. Mr. Stredwick, the municipal planner, advised that an Environmental Impact Study (EIS) was required to determine an appropriate building location on the proposed lot as well as to identify a building envelope on the retained parcel.

The EIS was intended to establish development setbacks from on-site natural heritage features for any future dwelling and associated servicing. An EIS has been completed by Natural Resources Solutions Inc. (NRSI) and will be submitted as part of the complete application requirements.

As stated previously, a zoning bylaw amendment will be required to provide relief from the provisions of the A1 zone and establish appropriate development standards for the new lot.

The Terms of Reference for the EIS were approved by the Municipality and the Saugeen Valley Conservation Authority (SVCA) and the resulting EIS was found acceptable by the SVCA in October of 2021. The 2021 EIS was an update of a 2007 EIS completed for the same property by NRSI for a previous owner.

As the property falls within a regulated area of the SVCA, any future development will require a permit from the SVCA.

Based on a review of the land use policy and the pre-submission consultation, the required approvals are reflected in Table 1.

Table 1: Approvals Required

| Application | Approval Authority |
|--|---------------------------|
| <u>Zoning By-Law Amendment (ZBA)</u> A Zoning By-law Amendment will be required to establish the setbacks from the PSW as set out in the EIS which are beyond those set out in the Zoning By-Law for the A1 Zone. | Township of Southgate |
| <u>Consent to Sever</u> A Consent to Sever application will be required to create the lot and implement any development limitations. | Township of Southgate |

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis of the applicable land use policies considers how the proposal will meet the goals and intent of relevant policy for the area and remain compatible with surrounding land uses. Taking into account provincial, county and local policies it will be determined how the proposal represents appropriate land use planning.

In addition to the Provincial Policy Statement, the County of Grey Official Plan (GCOP), the Township of Southgate (TSOP) and the Township of Southgate Comprehensive Zoning By-Law 19-2002, will also be evaluated as land use policy applicable to the proposal.

2.1 Provincial Policy Statement (PPS)

Any land use decision must be assessed against the applicable provisions of the PPS. Although the PPS is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposal. The evaluation of the land use policy is shown in italics.

Although the PPS is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposed severance.

Section 1.0 “Building Strong Healthy Communities”

Section 2.0 “Wise Use and Management of Resources”

Table 2: Provincial Policy Statement Evaluation

| Policy Evaluation |
|--|
| <i>1.0 Building Strong Healthy Communities</i> |
| <i>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</i> |

1.1.4 Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets:

There will be virtually no impact on the rural character of the surrounding area as a result of the zoning by-law amendment and subsequent severance. The creation of one new rural residence would be in keeping with the rural nature and uses of the surrounding area as the residence will not be visible from the Sideroad 10 or Highway 6.

h) conserving biodiversity and considering the ecological benefits provided by nature:

As noted, an updated EIS was required as part of the application requirements as a significant natural feature (PSW) occurs on the site. A development setback of 15 metres from the PSW has been recommended by the EIS which has been shown on map 2.

There is sufficient area on both the new and retained lots to implement these required setbacks. When a dwelling is constructed on site, the EIS recommends the following to avoid any direct or indirect impacts to the natural heritage features on site in the adjacent lands:

- To avoid impacts to nesting birds and wildlife, any tree cutting should be scheduled outside of the peak nesting season (late May to early July) and preferably should occur in the fall-winter to protect wildlife,*
- A sediment control fence should be installed at the limit of the work area throughout the construction period, until bare soils have been stabilized, to prevent sediment-laden runoff from entering the wetland during rain events,*
- On the proposed lot, the septic system is to be located as far away as possible from the wetland, (approximately 20m from the wetland boundary) on the west side of the lot. The retained lands have ample room for a septic bed while providing a setback to the wetland.*
- Landscaped areas should be minimized and not encroach into the natural areas. Construction of pools, patios, decks and sheds should be within the development envelope.*
- Use of lawn and garden chemicals should be reduced or eliminated,*
- Any landscape plantings should make use of native species suitable for the site. Care should be taken to avoid aggressive non-native species (such as Norway maple, lily-of-the-valley, periwinkle, goutweed, etc.) which can spread into natural areas and out-compete native flora,*
- Grass clippings, yard waste and rubbish should not be dumped in the natural areas.*

Adhering to the EIS recommendations will implement this PPS goal. As noted earlier in this report, any future development will require permitting by the SVCA. Staff of the SVCA can address the EIS requirements at the permitting stage.

1.1.5 Rural Lands in Municipalities

1.1.5.2 On rural lands located in municipalities, permitted uses are: (in part)

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings);

c) residential development, including lot creation, that is locally appropriate;

Although a limited amount of residential growth is permitted on rural lands, both the County and the Local Official Plans required an EIS in order to be assured that any residential development maintains the integrity of the natural heritage features on the subject lands.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Municipal services such as garbage, public school bussing, etc. are available on Sideroad 10. No additional hard infrastructure would be required from the municipality as both the severed and retained lot would be serviced via private wells and septic systems. The proposal meets the goal of Section 1.1.5.4 of the PPS.

1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

MDS I calculations were completed for the active horse barn southwest of the subject lands. Any future development can be placed outside of the required MDS I setback area from this barn, complying with MDS formulae and therefore meeting provincial requirements (please see Appendix 2).

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

As indicated earlier in this report, an updated EIS was required by the municipal planner as part of the complete application requirements for this submission. As the area proposed for severance is adjacent to the Letterbreen Bog PSW, an EIS was required to demonstrate no negative impact from the proposed lot or future development.

The EIS concluded that the potential for loss of natural heritage features from future development on the proposed lot is limited as development would occur on previously disturbed lands in the southwestern area and on uplands in the southeast of the property.

The EIS recommends that because of the low impact of the proposed residential development, only a 15-metre development setback from the PSW is required.

The future development in the southeast and southwest of the Township lot would also be regulated at the building permit stage by the SVCA.

With the implementation of the mitigation requirements of the EIS and the requirements of the SVCA, the proposal will remain consistent with Section 2.1.8 of the PPS.

Summary:

This proposal is consistent with the Provincial Policy Statement as limited development is permitted in Rural areas and the proposal meets provincial requirements related to the protection of natural heritage resources.

2.2 County of Grey Official Plan (GCOP, Recolour Grey)

Lot 21, Concession 1 is designated as Rural, Wetlands and Hazard Lands in the Grey County Official Plan reflecting primarily the provincially significant wetland. The portion of the Township lot to be severed contains a Rural designation.

The dominant feature on the subject lands is the Letterbreen Bog and a review of the Natural Heritage policy is the most significant policy affecting the subject lands.



Figure 2: Grey County Official Plan (Excerpt)

Table 3: Grey County Official Plan Evaluation (Recolour Grey)

| Policy Evaluation |
|--|
| 7 Natural Grey |
| <p><u>Natural Grey features include land use types including Hazard Lands and Provincially Significant Wetlands and Significant Coastal Wetlands that are identified on Schedule A. These land use types include specific policies and permitted uses that can be considered either within these areas or adjacent to these areas. The other natural features and areas are constraints, which are identified on Appendix A and Appendix B. For constraints, development can be permitted within these areas or adjacent to these areas, subject to addressing the specific policies identified in this Section, or any provincial and federal requirements. Natural Grey land use types and constraints are as follows:</u></p> <p><u>Land Use Types</u></p> <ul style="list-style-type: none"> • <u>Hazard Lands</u> • <u>Provincially Significant Wetlands and Significant Coastal Wetlands</u> |
| <p>Portions of Schedule A and B (and C) have been included in (figure 1 and 2) to indicate the various areas covered by the designation.</p> |
| 7.2 Hazard Lands (in part) |
| <p><u>Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County.</u></p> <p><u>New development shall generally be directed away from Hazard lands.</u></p> |
| <p>The subject lands, Lot 21, Concession 1, contains three designations, Wetlands, Hazard and Rural. The Wetlands designation reflecting the Letterbreen Bog, covers most of the property. Sections of hazard lands border the Bog which is classified as a Provincially Significant Wetland (PSW). There are several pockets of rural lands on the southeast and southwest.</p> <p>The GCOP reflects the provisions of the PPS with respect to the protection of natural heritage features and the creation of residential development outside of settlement areas. As noted above, the most dominant feature on the property is the Letterbreen Bog and the provisions of “Natural Grey” are the most significant County policy to be considered in the review of this proposal.</p> |

9) In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:

b) No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;

Although the mapping from the County Official Plan indicates that there are no Hazard lands in the southwest corner of the lot where the consent is proposed, the municipality and the Conservation Authority required an EIS.

The EIS was also required to define the extent of the PSW and provide mitigation measures. These measures are outlined in the previous assessment of the PPS policy.

7.3 Wetlands

The County generally encourages development be setback from Wetlands by at least 30 metres. In some cases this 30 metres distance can be reduced based on site specific circumstances, or through the completion of an EIS.

7.3.1 Provincially Significant Wetlands and Significant Coastal Wetlands

1) No development or site alteration is permitted within the Provincially Significant Wetlands and Significant Coastal Wetlands land use type (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the Wetland.

2) No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Development or site alteration within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type will require a permit from the appropriate conservation authority.

The proposal will create a lot and building envelope that is within the adjacent lands of the Letterbreen Bog PSW. An EIS was prepared in 2007 which identified a building envelope in the southwest corner of the 35.4 ha Township lot.

At the request of the municipal planner and the SVCA, the proponent retained Natural Resource Solutions Inc. to update the 2007 study to assess environmental changes that may have occurred during the intervening fourteen years.

The 2021 study (Appendix 3) identified two elevated areas of the Township lot that could support limited residential development. The site in the southwest corner had been cleared somewhat to accommodate a building and servicing area as well as a lane based on the 2007 EIS. The southeast section of the site contains a rounded hill area that was previously cleared. The EIS confirmed that this would be an acceptable building site, subject to setbacks, on the retained land.

The 2021 Natural Resources Solutions Inc. EIS was found acceptable to the SVCA. The Conservation Authority will require an “Application to Alter a Regulated Area” prior to any permits being granted for the building, laneway and servicing.

The SVCA identified a number of mitigation measures from the EIS that should form conditions of approval for the consent including the use of a Waterloo Biofilter sewage disposal system.

The EIS, including the mitigation measures, along with the approval of the SVCA have met the Natural Grey requirements of the GCOP.

5 Cultivate Grey

5.4 Rural Land Use Type

The predominant land uses within the Rural land use type will be agriculture, aggregate extraction, recreation, and forestry. While this land use type will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural areas will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.

5.4.1 Uses Permitted Policies

1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

The creation of a small rural non-farm property is a permitted use in the rural designation. The proposal will not alter the rural landscape as it will be surrounded by existing relatively mature treed areas. In order to ensure the creation of the lot will not impact any agrarian operations in the vicinity, an MDS calculation has been prepared and is included in Appendix 2 to this report.

5.4.2 Development Policies

2) Minimum lot size within the Rural land use type for non-agricultural uses shall be determined by the zoning by-law of the local municipality and shall address the requirements of Sections 8 and 9 of this Plan. Unless otherwise specified new non-farm sized lots shall be a minimum of 0.8 hectares in size.

The proposed 0.9 ha lot will meet the above noted minimum lot area provision.

5) The Provincial Minimum Distance Separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the Rural land use type.

As noted previously, an MDS calculation was prepared and determined that the closest livestock structure was 700 m from the proposed lot and would not be impacted by the rezoning and subsequent severance.

6) For any non-agricultural uses to be permitted within the Rural land use type, all of the following shall be satisfied:

a) The development policies of Section 5.2.2, the Agricultural land use type, shall also apply to the Rural land use type, except where it makes reference to farm lot sizes and surplus farmhouse severances.

b) That development on productive agricultural land be discouraged. Where development is proposed on productive agricultural land (i.e. land that is currently or has recently been used for farm purposes) it shall be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.

The proposed rezoning and consent will not impact the potential use of land on the Township lot for agrarian use. The land on the east side of the lot has the potential for non-farm residential development.

5.4.3 Consent Policies

1) All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size or the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

The Township lot is approximately 35 ha which would permit one non-farm residential consent. The rezoning to permit the consent conforms to the above noted policy.

Section 5.4.3 1) also requires a proposed lot to not exceed a frontage to depth ratio of 1:3 as well as conforming to the applicable zone provisions. Exceeding the frontage to depth ratio of 1:3 requires justification. The proposed lot has a frontage to depth ratio of 1:1.6 (+/-76m: +/- 122m), thus conforming to the above noted provision.

Summary:

The proposed consent affects the Natural Grey provisions of the GCOP as well as the Rural consent provisions. The updated EIS demonstrated that the proposed zoning and subsequent consent satisfied the provisions of the Official Plan for safeguarding PSWs and the consent is within the parameters for lot density of the Rural Official Plan requirements.

2.3 Township of Southgate Official Plan (TSOP)

The TSOP contains three designations on Lot 21, Concession 1, the primary designation being a Wetland designation reflecting the Letterbreen Bog PSW. These designations are similar to those in the County Official Plan.

Lot 21, Concession 1 also contains Hazard designations which occur around the periphery of the PSW, primarily near the northern edge of the PSW. A small Rural designation is located near the southwest boundary of Lot 21 Concession 1.

The policies of the TSOP pertaining to the Natural Environment Areas are similar to the Provincial Policy Statement and County of Grey Official Plan.

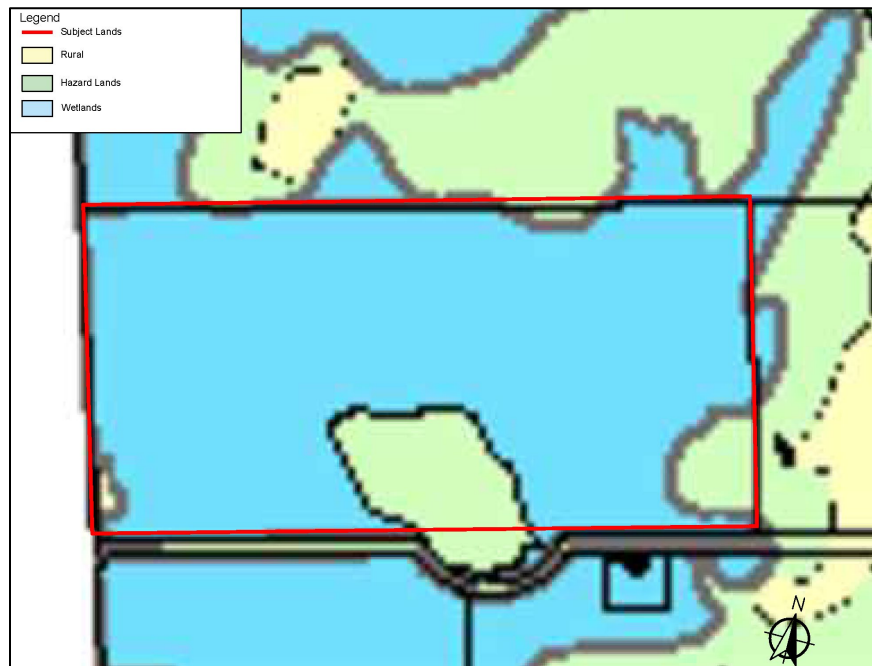


Figure 3: Township of Southgate Official Plan (Excerpt)

Table 4: Township of Southgate Official Plan (TSOP) Evaluation

| Policy Evaluation |
|---|
| 6.0 Natural Environment Area |
| 6.1 Wetlands & 6.1.2 Development Policies |
| <p><u>The purpose of the Wetlands designation is to recognize and protect Provincially Significant Wetlands. The mapping for the Provincially Significant Wetlands (PSW) has been provided by the Ministry of Natural Resources, as shown on the Schedules to this Plan.</u></p> <p><u>(a) No development or site alteration is permitted within the Provincially Significant Wetland designation, except where such activity is associated with forestry (excluding logging) and uses connected with the conservation of water, soil, wildlife and other natural resources, provided the integrity of the Wetland will not be negatively impacted. Buildings and/or structures are not permitted within lands designated Provincially Significant Wetlands.</u></p> <p><u>(b) No development or site alteration shall be permitted on adjacent lands located within 120 metres of an identified Provincially Significant Wetland (PSW), unless the proposed method of avoiding or mitigating the potential impacts, of such development on the adjacent resource is satisfactory to the Township of Southgate and/or other responsible approval authority, as demonstrated through the preparation of an Environmental Impact Study (EIS), prepared in accordance with the terms of reference in Section 6.5.8 below.</u></p> <p><u>c) Minor alteration of wetland mapping may occur without amendment to the Official Plan, provided approval is obtained from the Municipality, the County of Grey and where required, the Ministry of Natural Resources, and may require the successful completion of an Environmental Impact Study.</u></p> <p><u>(d) The implementing zoning by-law will incorporate appropriate standards for buffer planting, setbacks and any other standards.</u></p> |
| <p>The preparation of an EIS in accordance section 6.5.8 was prepared by Natural Resource Solutions Inc. and approved by the Municipality and the SVCA. The EIS clarified the extent of the PSW and prescribed mitigation measures to address any possible impacts to the PSW (Appendix 3, page 5,6).</p> <p>Approval of the updated EIS confirmed the conformity of the proposed rezoning and consent with the applicable Natural Environment Area provisions of the TSOP.</p> <p>The lot is proposed in the southwest corner of Lot 21, Concession 1 where an area of Rurally designated lands are shown on the Schedules to the upper and lower tier Official Plans (figure 2 and figure 3).</p> |

The Rural policy in the TSOP is contained in section 5.2 and permits a variety of uses including low density non-farm residential (5.2.1.i).

5.2 Rural

5.2.2 Consent Policies

A maximum of one severance may be permitted for every 40 hectares of land, and the options for consent are:

3. Lots may be considered for rural residential uses, provided the lot shall be a minimum of 0.8 hectares in area with a frontage to depth ratio of 1:2.

The proposal zoning will permit one consent to be created on the original Township lot which conforms to the above noted provision.

The lot will be 0.9 ha in area and meet the area provisions of subsection 3.

The County restricts the frontage to depth ratio to 1:3, which is satisfied as the proposal reflects a ratio of 1:1.6. The ratio of 1:2 in subsection 3 does not specify a maximum or minimum. The 1:1.6 is in keeping with the direction provided in the TSOP.

7. In addition to Sections 7.4, 8.0 and 9.0, the following conditions must be met:

a. the lot severed for the non-farm use shall be rezoned for the appropriate use;

b. the lots severed for the non-farm use is no larger than necessary but large enough to accommodate the use and on-site servicing; and,

c. the minimum distance separation distance can be met.

With regard to subsection 5.2.2.7, the property will be zoned to permit a non-farm residential consent and will be in keeping with the minimum lot size provisions in subsection 5.2.2. As noted previously, an MDS calculation is provided in Appendix 2 and confirms that there is no conflict with any nearby livestock operations.

The Rural consent policies references the “General Lot Consent Policies” contained in Section 7.4. A review of the relevant provisions of Section 7.4 follows.

7.4 General Lot Creation Policies

Where division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following considerations:

a) The land division is permitted by the land use policies of this Plan.

b) The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area.

c) The proposed use is compatible with existing and permitted future land uses on adjacent lands.

d) The servicing requirements of this Plan shall be met.

e) New lots will not be permitted where the proposed access would create a traffic hazard because of limited sight lines.

g) There shall be evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that an adequate means of sewage disposal can be provided.

k) The creation of new lots must comply with Minimum Distance Separation Formulae, where appropriate.

m) All new entrances will be subject to the approval of the appropriate road authority (ie. Township of Southgate, County of Grey).

n) The creation of new lots with frontage on a public road which is not maintained year round, is not permitted.

o) The creation of new lots will only be permitted upon approval by the Chief Building Official, of a private sewage treatment system.

The proposal is permitted by the Rural lot creation provisions and will not create any traffic hazard as the entrance onto Southgate Road 10 is controlled by the Municipality through the issuance of an entrance permit. The proposal will create the only lot permitted by the lot density provisions and will not impact any surrounding developments or alter the rural and environmental character of the area as any residential development will be screened from public view by the existing vegetation.

The EIS prepared for the proposal identified building envelope and direction on the method of servicing for the site as well as mitigation measures to safeguard the integrity of the wetland.

An MDS calculation is required by the County and TSOP and is included in Appendix 2.

The lot will front on Southgate Road 10, a year round municipal road and the exact location and entrance design will be controlled through the Township entrance permit process.

The Chief Building Official is responsible for the construction of buildings and sewage systems and generally not for the approval of lot creation. However, no concerns have been voiced by Municipal staff to date on the creation of the proposed lot.

Summary:

The preparation of an EIS has confirmed the conformity of the proposed zoning with the key provisions of the TSOP.

2.4 Township of Southgate Comprehensive Zoning By-Law 19-2002

The area proposed for the lot will contain lands zoned A1 as well as Wetlands. The EIS has identified building envelopes on Map 4 which are beyond the setback requirements from the PSW. The amending by-law should reflect the boundary of the PSW as well as the 15m buffer area, thereby restricting building and servicing areas to a redefined A1 area.

A proposed Schedule for the zoning by-law amendment is shown in Appendix 4.



Figure 4: Township of Southgate Zoning (Excerpt)

3.0 SUMMARY AND CONCLUSIONS

The 2007 EIS and the 2021 update, confirmed the potential for building and servicing envelopes in the southwest corner of the Township lot. As well, the EIS confirmed the building area on the southeast section of the retained lot would not be affected by the proposed consent. Based on the preceding policy analysis and the attached EIS, the following is be concluded:

- 1) The proposed rezoning and subsequent consent is compliant with the provisions of the PPS.

- 2) The redefined Wetland and A1 boundaries, based on the EIS do not contravene any Official Plan policy in the County or Township Official Plans.
- 3) The SVCA permit which will incorporate the mitigation provisions of the EIS will ensure a suitable development in harmony with the environmental characteristics of the lot and the surrounding area.
- 4) This proposal represents appropriate rural land use planning principles.

Respectfully prepared by,



Approved by Don Scott, MCIP, RPP
Cuesta Planning Consultants Inc.



Appendix 1

Proposed Site Plan



Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
County of Grey

Legend

- Subject Lands
- Proposed Lot

* measurements are approximate



978 First Avenue West
Owen Sound, Ontario
N4K 4K5

(519) 372-9790
Fax: (519) 372-9953
1-800-653-7692

e-mail: cuesta@cuestaplanning.com

Dwn. By:

V.Muhunthan

Date Printed:

June 10 2022

File:

x221172

Project Name:

Crummer

Appendix 2

MDS Calculations and Mapping

MDS I

General information

| | | |
|--|---|---|
| Application date Jun 10, 2022 | Municipal file number | Proposed application Lot creation for a maximum of three non-agricultural use lots |
| Applicant contact information Barbara Crummer ON | Location of subject lands County of Grey Township of Southgate EGREMONT Concession 1 , Lot 21 Roll number: 420706000305800 | |


Calculations

New farm

| | | |
|--|---|-------------------------|
| Farm contact information Not Specified 102746 Road 49 West Grey, ON | Location of existing livestock facility or anaerobic digester County of Grey Township of West Grey NORMANBY Concession 1 , Lot 22 Roll number: 420501000700110 | Total lot size 41 ha |
|--|---|-------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid | Beef, Cows, including calves to weaning (all breeds), Yard/Barn | 174 | 174.4 NU | 810 m² |



Confirm Livestock/Manure Information (New farm)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

| | | | |
|----------------------------|---|---------------------------------|--------|
| Existing manure storage | V3. Solid, outside, no cover, >= 30% DM | | |
| Design capacity | 174.4 NU | | |
| Potential design capacity | 450 NU | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 534.52 |
| Factor D (manure type) | 0.7 | Factor E (encroaching land use) | 1.1 |

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)

289 m (948 ft)

Actual distance from livestock barn

663 m (2175 ft)

Storage base distance 'S'
(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

NA

Preparer signoff & disclaimer

Preparer contact information
Vaishnan Muhunthan
Cuesta Planning Consultants Inc.

Signature of preparer



06-10-2022

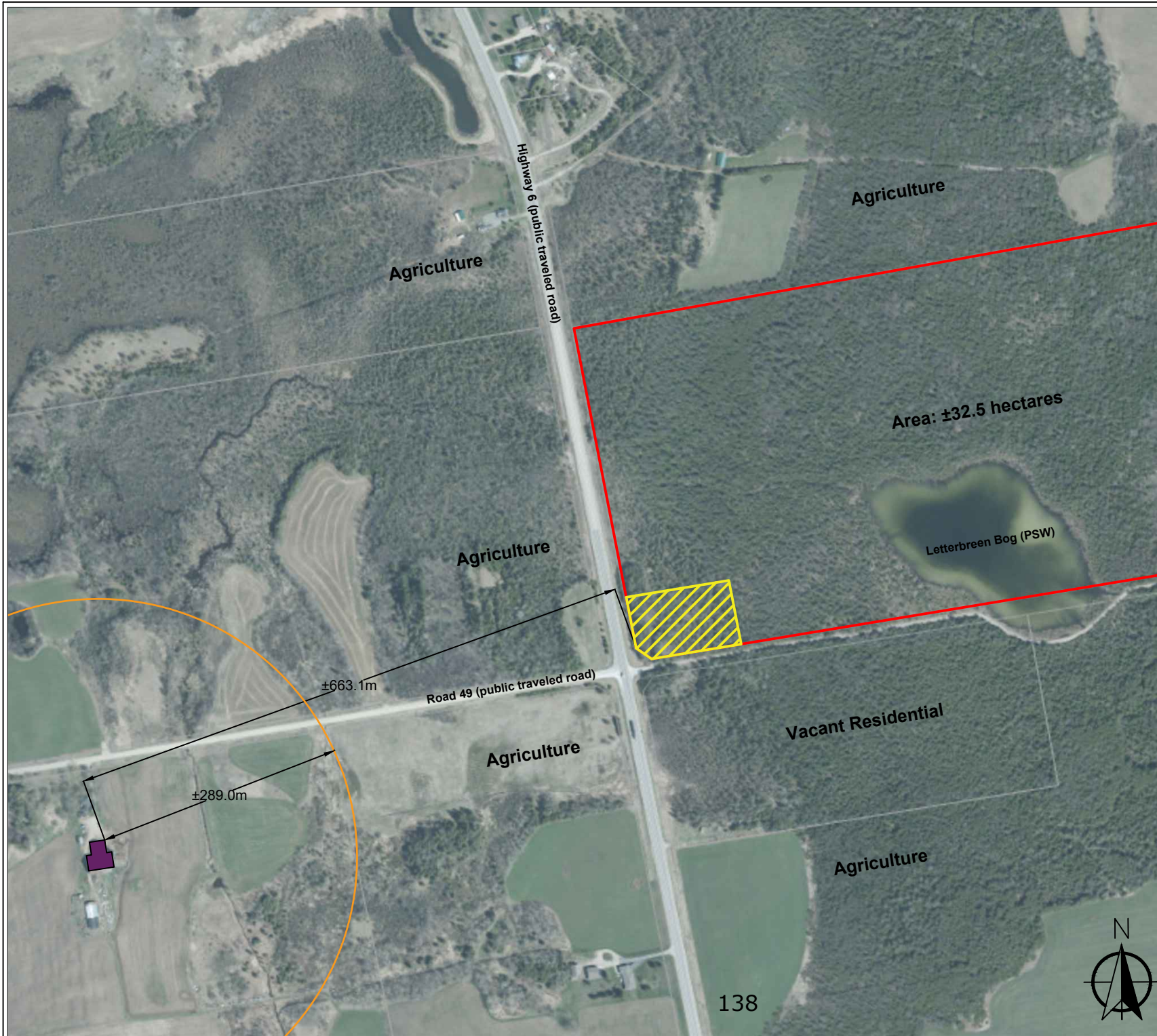
Vaishnan Muhunthan , Junior Land Use
Planner

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
County of Grey

Legend

- Subject Lands
- ▨ Proposed Lot
- Barn
- MDS 1 Setback Radius

* measurements are approximate



978 First Avenue West
Owen Sound, Ontario
N4K 4K5
(519) 372-9790
Fax: (519) 372-9953
1-800-653-7692
e-mail: cuesta@cuestaplanning.com

| | |
|--------------------|---------------------|
| Dwn. By: | Date Printed: |
| V.Muhunthan | June 10 2022 |
| File: | Project Name: |
| x221172 | Crummer |

Type text here

Appendix 3

Environmental Impact Assessment, September 15, 2021,
Natural Resource Solutions Inc.



September 15, 2021

2651

Jayden Shelton
Resources Information Technician
Sasugeen Conservation
1078 Bruce Road 12
Formosa, ON N0G 1W0

Clinton Stredwick
Municipal Planner
Township of Southgate
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Dear Mr. Shelton and Mr. Stredwick,

**Re: Part Lot 21, Concession 1, Former Township of Egremont, Grey County
Environmental Impact Study**

Natural Resource Solutions Inc. was retained by Mrs. Barbara Crummer to prepare an update to an EIS for a single lot development at the above-noted address. NRSI previously prepared an EIS for the development of a single house in the south west corner of this property in 2007 for Mr. Sid Guy, the landowner at the time. The EIS was approved and the landowner proceeded with some clearing for the house, but it was not built.

Mrs. Crummer wishes to have a single lot severed at this same location, which she will purchase from the current landowner (Mr. Falladown) and then move forward with constructing a house. The remainder of the lands will continue to be owned by the current landowner (Mr. Falladown). This letter report provides an update to the previous EIS based on 2021 field work and updated background information.

A brief Terms of Reference for this EIS was provided by email to the Township of Southgate and the Saugeen Valley Conservation Authority (SVCA) for review and was approved in August 2021. It is understood that this EIS is to address the proposed severed lot as well as a building envelope on the retained lands. This EIS outlines the existing conditions, discusses the significance and sensitivity of the wetlands on-site and provides an analysis of potential impacts based on the development of a house on the proposed lot and the retained lands.

Introduction

The subject property is approximately 34.5ha as shown on Map 1, and is primarily wetland, being part of the Letterbreen Bog provincially significant wetland. In the Schedules of the Grey County and Township of Southgate Official Plans and the Township Zoning Bylaw (2009), much of the property is shown as Wetland or Provincially Significant Wetland. A small area is excluded from the wetland at the southwest corner, while the uplands at the eastern end of the property are shown as agricultural (Grey County 2019, Township of Southgate 2009 and 2020).

The Official Plans of the County and the Township state that an EIS is required when development is proposed adjacent to provincially significant wetlands:

“No development or site alteration shall be permitted on adjacent lands located within 120 metres of an identified Provincially Significant Wetland (PSW), unless the proposed method of avoiding or mitigating the potential impacts, of such development on the adjacent resource is satisfactory to the Township of Southgate and/or other responsible approval authority, as demonstrated through the preparation of an Environmental Impact Study (EIS), prepared in accordance with the terms of reference in Section 6.5.8 below.” (Section 6.1.2 Township of Southgate).

The Saugeen Valley Conservation Authority (SVCA) regulates the whole of the subject property due to the presence of provincially significant wetlands and lands within the area of interference of the wetland (within 120m) as per Ontario Regulation 169-06 (2013). Development and alteration is generally not permitted within wetlands or the area of interference unless it can be shown that the proposal can proceed without impacting the wetland. The SVCA provides policies for when an EIS is required and what it should address in its Environmental Regulations and Planning Policies Manual (SVCA 2018).

Methods

The natural features on the subject property were characterized through background information and field survey data. Background information was collected from the SVCA, Natural Heritage Information Centre (NHIC) online database and the wildlife atlases. Biologists visited the property on June 17 and July 14, 2021 to update the field data from 2007 which included site visits on May 17, June 26, August 31 and October 4, 2007. These visits focused on the area of the proposed house, the southwest corner of the property as well as the uplands at the eastern edge of the property as a building envelope for the retained lands. Vegetation communities were mapped and described, the wetland boundary was flagged and an inventory of wildlife and plants was undertaken, including an early morning visit on June 26 to document nesting birds.

Findings

Soils and Physiography

The property is relatively level with the wetland occupying the low lying lands over much of the property. The land rises to the east, where upland vegetation and agricultural lands are found. A slight rise is found in the south west corner, which may have been created by fill during road construction historically.

Soil investigations in the south west corner found a 20cm layer of sandy loam over 30+cm of sand with small gravel. A hand held dutch soil auger was used, which could not penetrate deeper than 50cm due to the presence of gravel. In 2017, the landowner subsequently dug a test pit, finding 30cm sandy loam over >1m sand and gravel. Within the wetland, organic soils were found extending over 1m in depth.

Vascular Plants

A total of 81 species of vascular plants were observed in the area of the proposed house/building envelope and the adjacent wetland. A list of these species is appended to this letter. No significant species of plants are known from the background information, and none were observed during the field work.

Vegetation Communities

The vegetation communities on the property were determined based on the Ecological Land Classification System for Southern Ontario (Lee et al 1998) and area described below and shown on Figure 2.

FOC4-1 Fresh-Moist White Cedar Coniferous Forest

A small area in the southwest corner of the property consists of upland coniferous forest dominated by white cedar and also tamarack. Trees were roughly 10 to 25cm in diameter, with dense regeneration of young cedars. The trees form a dense canopy, blocking out sunlight, resulting in very little groundcover. The previous landowner cleared an area for the approved house and septic, and this area is currently occupied by open meadow with herbaceous plants including avens, dandelion, enchanter's nightshade, tall buttercup and blue violet. A driveway entrance is present from Sideroad 10. Soils are sandy loam over sand and gravel, possibly fill.

In the southeast corner of the property, there is a rounded hill abutting the east property boundary. This area is forested with white cedar and balsam fir as well as tamarack. The easternmost part of this polygon was previously an open area as can be seen in older air photos (2005) and has been regenerating with tamarack and black cherry as well as a few other species such as white elm and hawthorn. Along the eastern edge, trees are widely spaced and range from 10-24 cm in diameter approximately. Groundcover is herbaceous plants such as smooth brome grass, Canada goldenrod, timothy and smooth bedstraw. A driveway entrance had been constructed here in the past and clear areas are present which could accommodate a building envelope.

SWC4-2 Tamarack Organic Coniferous Swamp

The majority of the wetland as was investigated for this project is a coniferous swamp dominated by tamarack and white cedar. Willow shrubs, red osier dogwood, winterberry, meadowsweet and bittersweet nightshade form a dense shrub layer. The wetland evaluation identified this area as tall shrub swamp, dominated by cedar and tamarack. Over the time since the wetland evaluation was completed, the cedar and tamarack have grown from shrub height to tree height and is now considered a coniferous swamp. The ground is saturated and spongy with mosses, sedges and ferns. Soils are deep organic, consisting of >100 cm of peat.

Wildlife

Background data on wildlife species known from the study area has been compiled with the observations of wildlife observed on the subject property. Lists of wildlife species are appended to this letter.

A total of 35 species of birds were observed on the subject property between the two studies (2007 and 2021), with almost all species being observed in suitable habitat during the nesting period. Other wildlife species observed included raccoon, chipmunk, white-tailed deer, groundhog, skunk, midland painted turtle, green frog and leopard frog. The wetland data record indicates that the wetland provides habitat for fish spawning and rearing and furbearers such as raccoon, beaver, mink and fox. The wetland is locally significant for providing winter deer habitat.

A number of significant wildlife species including Species At Risk (SAR) are known from the data in the wildlife atlases including birds - Eastern Meadowlark, Bobolink, Bank

Swallow, Barn Swallow and Wood Thrush; turtles – snapping turtle and midland painted turtle; and mammals – bat species (*Myotis lucifugus*, *M. septentrionalis* and *Perimyotis subflavus*), woodland vole and American badger. The only significant wildlife species observed on-site is the midland painted turtle which is designated Special Concern in Canada (COSEWIC 2021). This species was observed in the open water body of Mud Lake. The wetland on-site provides suitable habitat for some of these significant species including the bats, midland painted turtle and snapping turtle.

Significance and Sensitivity

The Letterbreen Bog wetland is provincially significant and will be sensitive to potential impacts of development. The wetland contains treed swamp, open water and marsh communities as well as an area of bog. Bog wetlands are uncommon in southern Ontario and the treed tamarack bog found in the wetland is rare in both southern Grey County and Southern Ontario. Bogs develop under specific conditions which create a peat-accumulating wetland, raised above the water table, which relies on precipitation only for water and nutrients. Bogs are characterized by acidic conditions and develop plant communities which are specialized for this habitat, such as sphagnum mosses.

The wetland has been disrupted by the construction of Highway 6 through the middle of it, as well as other side roads. Current land uses and potential development of the lands around the wetland are also a threat. Any activity which can disrupt the surface water and groundwater flows to the wetland may cause negative impacts to the wetland.

The wetland boundary in the southwest corner was flagged by NRSI in 2007 and was reviewed and updated in 2021. The boundary was surveyed by NRSI using a Trimble R10 GPS pole and is shown on Map 2. The wetland boundary in the southeast part of the property was investigated in 2007 and 2021, but was not flagged due to the separation distance available for a building envelope. The wetland boundary has not changed significantly since 2007 and is similar to that shown on mapping available from the MNRF (NHIC 2021).

Proposed Development

The future landowner (Mrs. Crummer) wishes to sever a lot for the purpose of constructing a single house with associated driveway, well and septic system. In order to do this, it is necessary to show a suitable building envelope on the retained lands as well. Given the extent of wetland on this property, there are only two potential locations for a house; the proposed lot at the southwest corner of the property, adjacent to Highway 6, and the southeast corner of the property, off of Southgate Road 10. The previously approved layout from 2007 is satisfactory to Mrs. Crummer and she wishes to proceed with this design. This layout is shown on Map 4 and has not changed.

Map 5 shows the potential layout for a house and septic bed on the retained lands. This sketch utilizes the same house and septic footprint as the severed lot, for convenience. It is expected that any future development on this location may prepare a different concept, however there is ample room to accommodate this.

The layout of the proposed severed lot was prepared knowing the significance and sensitivity of the adjacent wetland, and the house was designed with as little impact as possible. It is modest in size (2,000 sq.ft.), no basement, limited clearing and grading for the driveway and lawn area, and includes an advanced septic treatment system which takes up very little area. The septic system is known as the Waterloo BioFilter System

which requires roughly an area of 20m x 14m and was approved for use in Ontario by the Building Materials Evaluation Commission in 1999. A brochure on this system is appended to this report.

Buffers

Since the proposed development on the proposed lot and the retained lands each consist of a single house, with limited potential for impacts, a buffer of 15m from the wetland has been recommended.

Impact Analysis

All features of the development on the proposed lot have been located within the development envelope. The house, driveway and well have been located more than 15m away from the wetland, with the septic system more than 20m from the wetland. There will be no direct impact to the wetlands on the property, and the 15-20m buffer will prevent or minimize any potential indirect impacts to the wetland.

On the proposed lot, the house, driveway, septic system and well will be located in the upland area, using the existing cleared opening and removing a few more trees. The septic system has been located on the west side of the lot, farther from the wetland. Some additional upland white cedar may need to be removed. The existing driveway entrance will be used.

On the retained lands, the house, driveway, well and septic system will be located in the upland area, making use of the existing open meadow area. A few additional trees may need to be cleared to allow for flexibility in the house design and location. This building site provides ample separation from the wetland boundary, well over 15m, and likely 30m depending on the future design. The existing driveway entrance will be used and may require some upgrades.

Potential indirect impacts due to the development of the proposed lot, or the retained lands could arise from the following:

- erosion of soils from the site during construction
- septic system impacts
- human induced impacts

The following are recommended measures to mitigate the possibility of the indirect impacts:

- To avoid impacts to nesting birds and wildlife, any tree cutting should be scheduled outside of the peak nesting season (late May to early July) and preferably should occur in the fall-winter to protect wildlife,
- A sediment control fence should be installed at the limit of the work area throughout the construction period, until bare soils have been stabilized, to prevent sediment-laden runoff from entering the wetland during rain events,
- On the proposed lot, the septic system has been located as far away as possible from the wetland, (approximately 20m from the wetland boundary) on the west side of the lot. The retained lands have ample room for a septic bed while providing a setback to the wetland.
- Landscaped areas should be minimized and not encroach into the natural areas. Construction of pools, patios, decks and sheds should be within the development envelope.

- Use of lawn and garden chemicals should be reduced or eliminated,
- Any landscape plantings should make use of native species suitable for the site. Care should be taken to avoid aggressive non-native species (such as Norway maple, lily-of-the-valley, periwinkle, goutweed, etc.) which can spread into natural areas and out-compete native flora,
- Grass clippings, yard waste and rubbish should not be dumped in the natural areas.

Summary

The subject property is dominated by wetlands of the Letterbreen Bog provincially significant wetland. The severance of a single lot has been proposed and this EIS provides an update to the feasibility and potential impacts of developing a single house on this lot, as well as on the retained portion of the lands. The proposed location of the lot and its layout is the most feasible based on accessibility. A development envelope has been recommended using a 15m buffer from the wetland boundary. The proposed house, driveway, well and septic system has been designed to minimize potential impacts to the wetland by limiting clearing, grading and building and septic size. The retained lands have a suitable building envelope with ample space for a house and amenities while providing a buffer to the wetland. Recommendations are provided to assist in avoiding any potential indirect impacts which could arise during construction and residency.

I trust that this is satisfactory. If you have any questions, please do not hesitate to contact me.

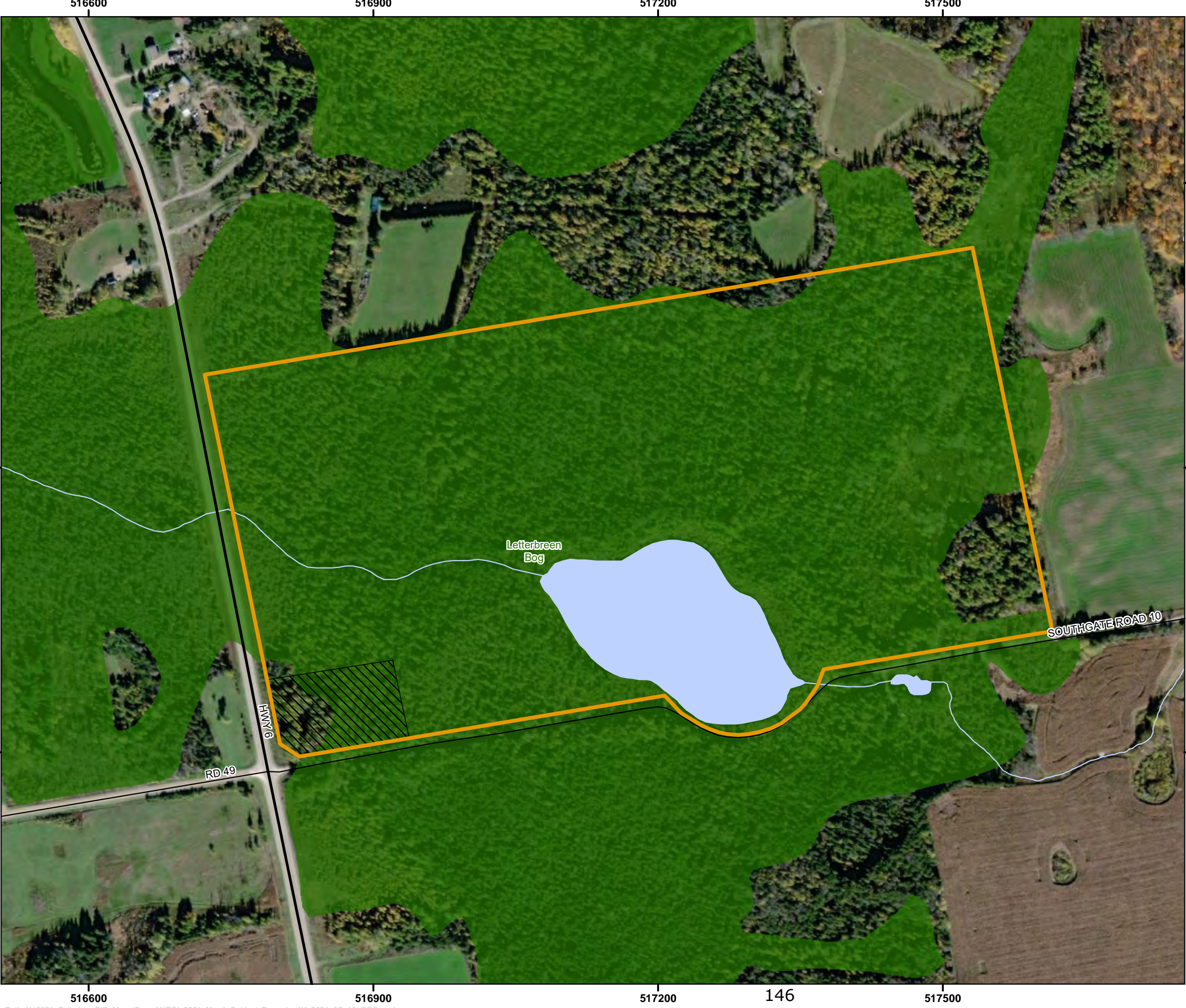
Sincerely,
Natural Resource Solutions Inc.



M. Elaine Gosnell, B.Sc., P. Biol.
Senior Wetland and Terrestrial Biologist

References

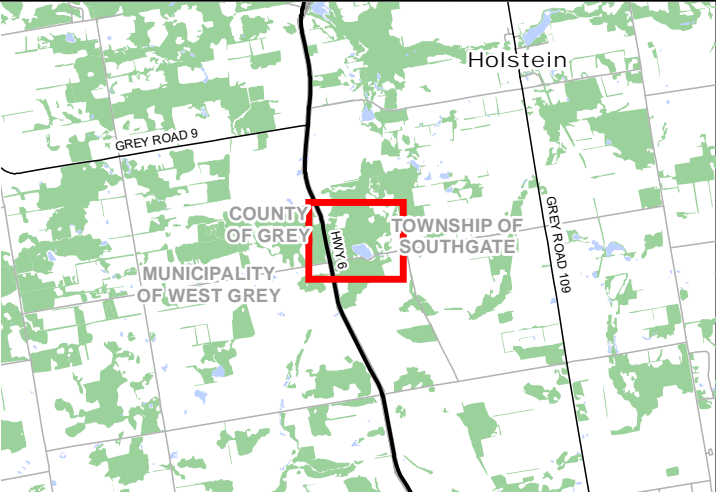
- Grey County. 2019. County of Grey Official Plan Schedule A Land Use Types Map 2.
- Saugeen Valley Conservation Authority. 2013. O. Reg. 169/06: Saugeen Valley Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.
- Saugeen Valley Conservation Authority. 2018. Environmental Planning and Regulations Policies Manual. May 16, 2017, Amended October 16, 2018.
- Township of Southgate. 2009. Township of Southgate. The amalgamated Townships of Proton and Egremont and the Village of Dundalk Official Plan.
- Township of Southgate. 2020. Zoning By-law 19-2002. As amended. Office Consolidation June 2020.



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Falladown Severance EIS

Subject Property

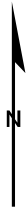
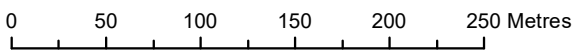


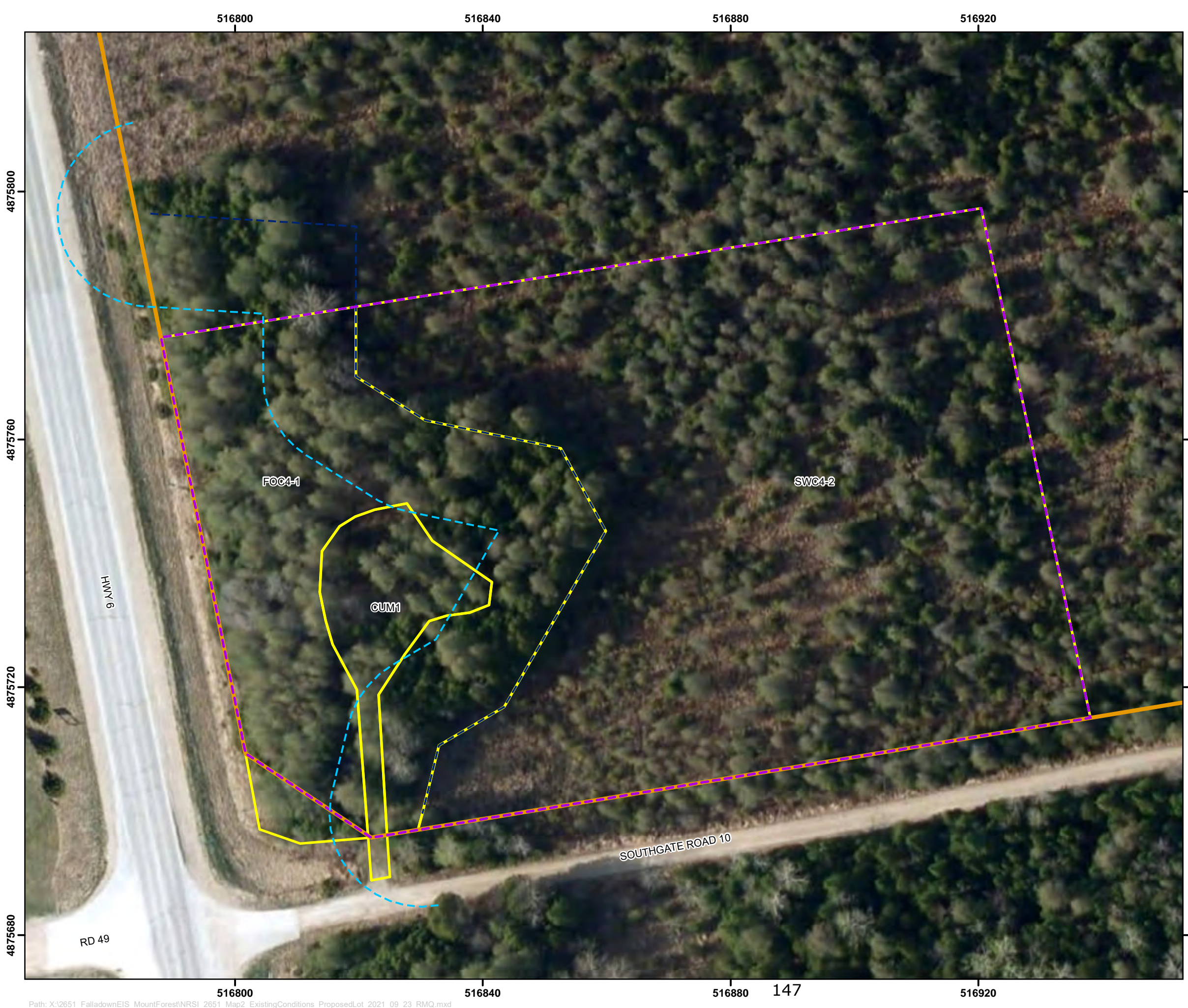
- Legend**
- Subject Property Boundary
 - Proposed Severance
 - Highway
 - Secondary Road
 - Permanent Watercourse
 - Water Body
 - Provincially Significant Wetland (PSW)



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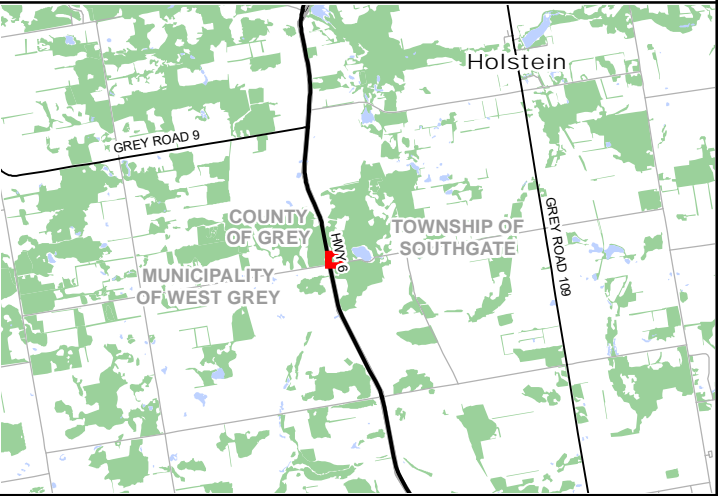




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Falladown Severance EIS

Existing Conditions - Proposed Lot

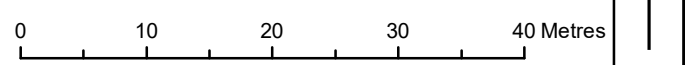


- Legend**
- Subject Property Boundary
 - Proposed Severance
 - Wetland Boundary
 - Wetland Boundary Buffer (15 m)
 - Ecological Land Classification (ELC)
 - (CUM1) Old Field Cultural Meadow
 - (FOC4-1) Fresh-Moist White Cedar Coniferous Forest
 - (SWC4-2) Tamarack Organic Coniferous Swamp Type



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| Project: 2651 Date: September 23, 2021 | NAD83 - UTM Zone 17 Size: 11x17" 1:600 |
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Map 3

Falladown Severance EIS

Existing Conditions - Retained Lands

Legend

Subject Property Boundary

Wetland Boundary

Wetland Boundary Buffer (15 m)

Ecological Land Classification (ELC)

(CUM1) Old Field Cultural Meadow

(FOC4-1) Fresh - Moist White Cedar Coniferous Forest Type

(H) Hedgerow

(SWC4-2) Tamarack Organic Coniferous Swamp

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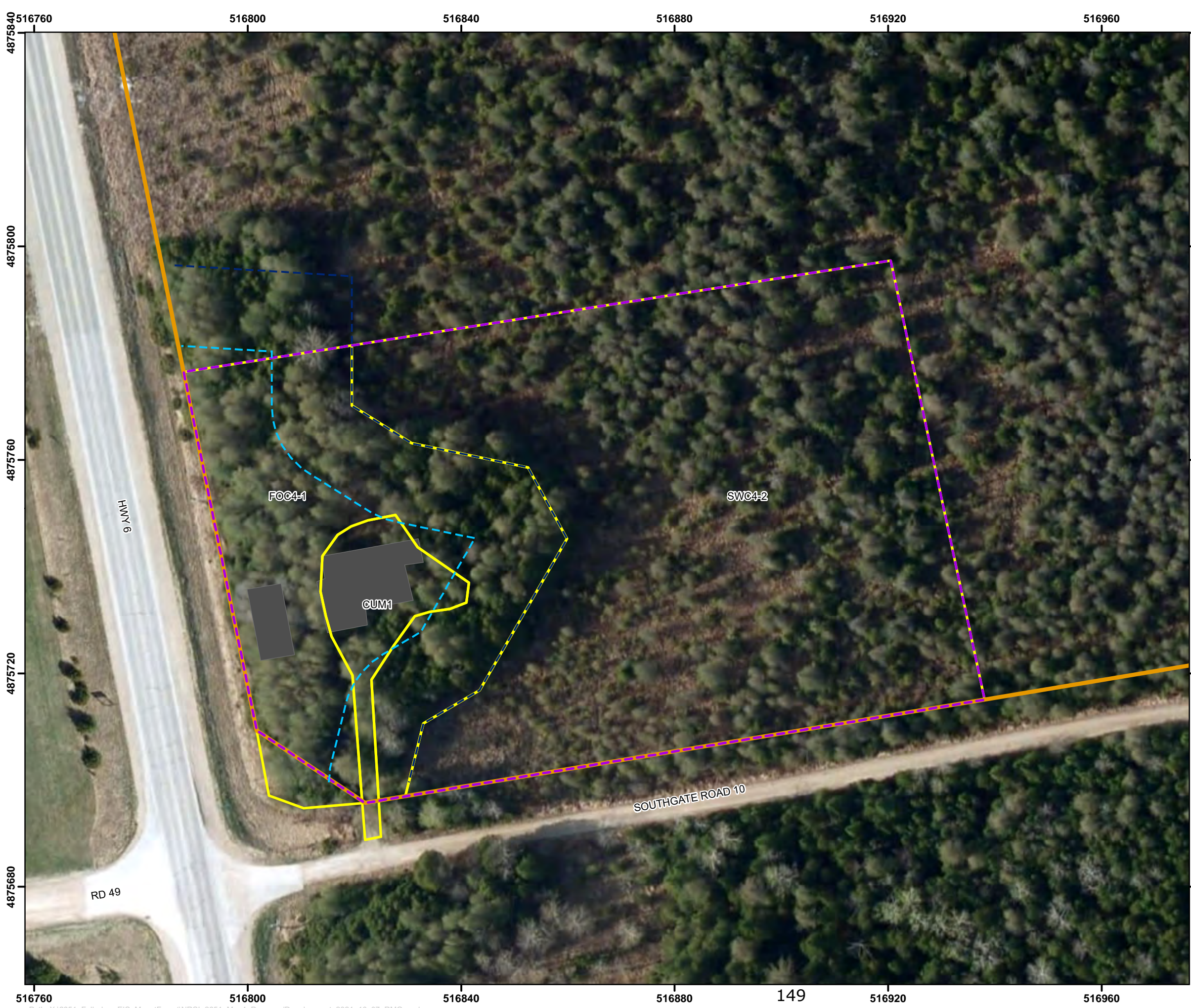
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Project: 2651
Date: September 23, 2021

NAD83 - UTM Zone 17
Size: 11x17"
1:900

0204060

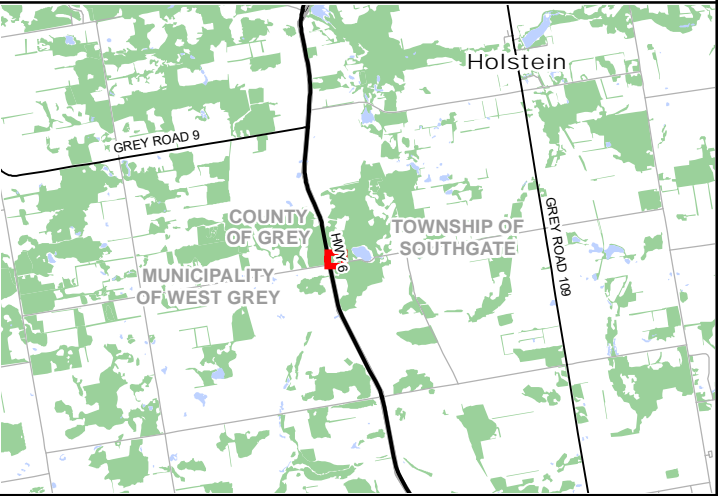
Metres



Path: X:\2651_FalladownEIS_MountForest\NRSI_2651_Map4_ProposedDevelopment_2021_10_07_RMQ.mxd

Map 4

Falladown Severance EIS
Proposed Development



- Legend
- Subject Property Boundary
 - Proposed Severance
 - Proposed Building
 - Wetland Boundary
 - Wetland Boundary Buffer (15 m)
 - Ecological Land Classification (ELC)
 - (CUM1) Old Field Cultural Meadow
 - (FOC4-1) Fresh-Moist White Cedar Coniferous Forest
 - (SWC4-2) Tamarack Organic Coniferous Swamp Type

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Project: 2651
Date: October 7, 2021

NAD83 - UTM Zone 17
Size: 11x17"
1:700

010203040 Metres



Path: X:\2651_FalladownEIS_MountForest\NRSI_2651_Map5_ProposedDevelopment_2021_10_07_RMQ.mxd

Map 5

Falladown Severance EIS

Proposed Development

Legend

Subject Property Boundary

Proposed Building

Wetland Boundary

Wetland Boundary Buffer (15 m)

Ecological Land Classification (ELC)

(CUM1) Old Field Cultural Meadow

(FOC4-1) Fresh - Moist White Cedar Coniferous Forest Type

(H) Hedgerow

(SWC4-2) Tamarack Organic Coniferous Swamp

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Project: 2651
Date: October 8, 2021

NAD83 - UTM Zone 17
Size: 11x17"
1:900

0204060

Metres

Plant Species Reported from the Study Area - Falladown EIS (Project #2651)

| Scientific Name | Common Name | CC | CW | SRANK | SARO | COSEWIC | SARA | SARA Schedule | Grey County | iNaturalist | NRSI 2007 | NRSI Total Observed | NRSI 2021 Upland | NRSI 2021 Wetland |
|---|----------------------------------|--------------------|--------------------|------------|------------|-----------------------|-----------------------|-----------------------|-------------|------------------|-----------|---------------------|------------------|-------------------|
| | | Oldham et al. 1998 | Oldham et al. 1998 | MNRF 2020a | MNRF 2020a | Environment of Canada | Environment of Canada | Environment of Canada | OSFN 2010 | iNaturalist 2021 | | | | |
| Pteridophytes | Ferns & Allies | | | | | | | | | | | | | |
| Dennstaedtiaceae | Bracken Fern Family | | | | | | | | | | | | | |
| <i>Pteridium aquilinum</i> | Bracken Fern | 2 | 3 | S5 | | | | | | | | X | X | |
| Dryopteridaceae | Wood Fern Family | | | | | | | | | | | | | |
| <i>Onoclea sensibilis</i> | Sensitive Fern | 4 | -3 | S5 | | | | | | | X | X | X | X |
| Equisetaceae | Horsetail Family | | | | | | | | | | | | | |
| <i>Equisetum hyemale</i> | Common Scouring-rush | 2 | 0 | S5 | | | | | | | X | X | | |
| <i>Equisetum pratense</i> | Meadow Horsetail | 8 | -3 | S5 | | | | | | | | X | | X |
| Thelypteridaceae | Beech Fern Family | | | | | | | | | | | | | |
| <i>Thelypteris palustris</i> | Marsh Fern | 5 | -3 | S5 | | | | | | | X | X | | |
| Gymnosperms | Conifers | | | | | | | | | | | | | |
| Cupressaceae | Cypress Family | | | | | | | | | | | | | |
| <i>Thuja occidentalis</i> | Eastern White Cedar | 4 | -3 | S5 | | | | | | | X | X | X | X |
| Pinaceae | Pine Family | | | | | | | | | | | | | |
| <i>Abies balsamea</i> | Balsam Fir | 5 | -3 | S5 | | | | | | | X | X | X | X |
| <i>Larix laricina</i> | Tamarack | 7 | -3 | S5 | | | | | | | X | X | X | X |
| <i>Picea mariana</i> | Black Spruce | 8 | -3 | S5 | | | | | | | | X | | X |
| Dicotyledons | Dicots | | | | | | | | | | | | | |
| Aceraceae | Maple Family | | | | | | | | | | | | | |
| <i>Acer rubrum</i> | Red Maple | 4 | 0 | S5 | | | | | | | X | X | | |
| <i>Acer saccharinum</i> | Silver Maple | 5 | -3 | S5 | | | | | | | | X | X | X |
| Apiaceae | Carrot or Parsley Family | | | | | | | | | | | | | |
| <i>Cicuta bulbifera</i> | Bulb-bearing Water-hemlock | 5 | -5 | S5 | | | | | | X | | X | | |
| <i>Daucus carota</i> | Wild Carrot | 0 | 5 | SE5 | | | | | | | X | X | X | |
| Aquifoliaceae | Holly Family | | | | | | | | | | | | | |
| <i>Ilex verticillata</i> | Common Winterberry | 5 | -3 | S5 | | | | | | | X | X | | |
| Asclepiadaceae | Milkweed Family | | | | | | | | | | | | | |
| <i>Asclepias syriaca</i> | Common Milkweed | 0 | 5 | S5 | | | | | | | X | X | X | |
| Asteraceae | Composite or Aster Family | | | | | | | | | | | | | |
| <i>Antennaria neglecta</i> | Field Pussytoes | 3 | 5 | S5 | | | | | | | X | X | | |
| <i>Arctium minus</i> | Common Burdock | 0 | 3 | SE5 | | | | | | | X | X | | |
| <i>Carduus acanthoides</i> | Spiny Plumeless Thistle | 0 | 5 | SE5 | | | | | | | | X | X | |
| <i>Cirsium vulgare</i> | Bull Thistle | 0 | 3 | SE5 | | | | | | | X | X | | |
| <i>Erigeron annuus</i> | Annual Fleabane | 0 | 3 | S5 | | | | | | | | X | X | |
| <i>Erigeron canadensis</i> | Canada Horseweed | 0 | 3 | S5 | | | | | | | X | X | | |
| <i>Erigeron philadelphicus</i> | Philadelphia Fleabane | 1 | -3 | S5 | | | | | | X | | | | |
| <i>Eupatorium perfoliatum</i> | Common Boneset | 2 | -3 | S5 | | | | | | | X | X | | |
| <i>Eutrochium maculatum</i> | Spotted Joe Pye Weed | 3 | -5 | S5 | | | | | | | X | X | | X |
| <i>Leucanthemum vulgare</i> | Oxeye Daisy | 0 | 5 | SE5 | | | | | | | X | X | X | |
| <i>Onopordum acanthium ssp. acanthium</i> | Scotch Thistle | 0 | 5 | SE4 | | | | | | | | X | X | |
| <i>Rudbeckia hirta</i> | Black-eyed Susan | 0 | 3 | S5 | | | | | | | | X | X | |
| <i>Solidago canadensis</i> | Canada Goldenrod | 1 | 3 | S5 | | | | | | | X | X | X | |
| <i>Solidago patula</i> | Round-leaved Goldenrod | 8 | -5 | S4 | | | | | | | X | X | | |
| <i>Solidago uliginosa</i> | Bog Goldenrod | 9 | -5 | S5 | | | | | | X | | | | |
| <i>Taraxacum officinale</i> | Common Dandelion | 0 | 3 | SE5 | | | | | | | X | X | X | |
| <i>Tragopogon pratensis</i> | Meadow Goat's-beard | 0 | 5 | SE5 | | | | | | | X | X | | |
| <i>Tussilago farfara</i> | Colt's-foot | 0 | 3 | SE5 | | | | | | | | X | X | |
| Balsaminaceae | Touch-me-not Family | | | | | | | | | | | | | |
| <i>Impatiens capensis</i> | Spotted Jewelweed | 4 | -3 | S5 | | | | | | | | X | | X |
| <i>Impatiens pallida</i> | Pale Jewelweed | 7 | -3 | S4 | | | | | | | X | X | | |
| Campanulaceae | Bellflower Family | | | | | | | | | | | | | |
| <i>Campanula aparinoides</i> | Marsh Bellflower | 7 | -5 | S5 | | | | | | X | | | | |
| Caprifoliaceae | Honeysuckle Family | | | | | | | | | | | | | |
| <i>Viburnum lentago</i> | Nannyberry | 4 | 0 | S5 | | | | | | | | X | | X |
| Caryophyllaceae | Pink Family | | | | | | | | | | | | | |
| <i>Silene vulgaris</i> | Bladder Campion | 0 | 5 | SE5 | | | | | | | X | X | X | |
| Clusiaceae | St. John's-wort Family | | | | | | | | | | | | | |
| <i>Hypericum perforatum</i> | Common St. John's-wort | 0 | 5 | SE5 | | | | | | | | X | X | |

| | | | | | | | | | | | | | |
|------------------------------------|-------------------------------------|----|----|-----|---|---|--|--|---|---|---|---|---|
| Cornaceae | Dogwood Family | | | | | | | | | | | | |
| <i>Cornus alternifolia</i> | Alternate-leaved Dogwood | 6 | 3 | S5 | | | | | | | X | X | |
| <i>Cornus sericea</i> | Red-osier Dogwood | 2 | -3 | S5 | | | | | | X | X | X | X |
| Ericaceae | Heath Family | | | | | | | | | | | | |
| <i>Chamaedaphne calyculata</i> | Leatherleaf | 9 | -5 | S5 | | | | | X | | | | |
| <i>Gaultheria procumbens</i> | Eastern Teaberry | 6 | 3 | S5 | | | | | X | | | | |
| <i>Kalmia polifolia</i> | Pale Bog Laurel | 10 | -5 | S5 | | | | | X | | | | |
| <i>Rhododendron groenlandicum</i> | Common Labrador Tea | 9 | -5 | S5 | | | | | X | | | | |
| Fabaceae | Pea Family | | | | | | | | | | | | |
| <i>Vicia cracca</i> | Tufted Vetch | 0 | 5 | SE5 | | | | | | | X | X | |
| Lamiaceae | Mint Family | | | | | | | | | | | | |
| <i>Clinopodium vulgare</i> | Field Basil | 4 | 5 | S5 | | | | | | X | X | | |
| <i>Lycopus uniflorus</i> | Northern Water-horehound | 5 | -5 | S5 | | | | | X | | | | |
| <i>Prunella vulgaris</i> | Self-heal | 0 | 0 | S5 | | | | | | | X | X | |
| Menyanthaceae | Buckbean Family | | | | | | | | | | | | |
| <i>Menyanthes trifoliata</i> | Bog Buckbean | 9 | -5 | S5 | | | | | X | | | | |
| Myricaceae | Wax-myrtle Family | | | | | | | | | | | | |
| <i>Myrica gale</i> | Sweet Gale | 6 | -5 | S5 | | | | | | X | X | | |
| Nymphaeaceae | Water-lily Family | | | | | | | | | | | | |
| <i>Nuphar variegata</i> | Variegated Pond-lily | 7 | -5 | S5 | | | | | X | | | | |
| Onagraceae | Evening-primrose Family | | | | | | | | | | | | |
| <i>Circaea canadensis</i> | Broad-leaved Enchanter's Nightshade | 2 | 3 | S5 | | | | | | X | X | X | |
| Plantaginaceae | Plantain Family | | | | | | | | | | | | |
| <i>Plantago lanceolata</i> | English Plantain | 0 | 3 | SE5 | | | | | | X | X | | |
| Polygalaceae | Milkwort Family | | | | | | | | | | | | |
| <i>Polygaloides paucifolia</i> | Gay-wing Milkwort | 6 | 3 | S5 | | | | | X | | | | |
| Primulaceae | Primrose Family | | | | | | | | | | | | |
| <i>Lysimachia borealis</i> | Northern Starflower | 6 | 0 | S5 | | | | | X | | | | |
| Ranunculaceae | Buttercup Family | | | | | | | | | | | | |
| <i>Ranunculus acris</i> | Tall Buttercup | 0 | 0 | SE5 | | | | | | X | X | X | |
| Rhamnaceae | Buckthorn Family | | | | | | | | | | | | |
| <i>Rhamnus cathartica</i> | Common Buckthorn | 0 | 0 | SE5 | | | | | | | X | X | |
| Rosaceae | Rose Family | | | | | | | | | | | | |
| <i>Comarum palustre</i> | Marsh Cinquefoil | 7 | -5 | S5 | | | | | X | | | | |
| <i>Crataegus sp.</i> | Hawthorn sp. | 0 | 0 | 0 | 0 | 0 | | | | | X | X | X |
| <i>Fragaria virginiana</i> | Wild Strawberry | 2 | 3 | S5 | | | | | | X | X | | |
| <i>Potentilla recta</i> | Sulphur Cinquefoil | 0 | 5 | SE5 | | | | | | | X | X | |
| <i>Prunus serotina</i> | Black Cherry | 3 | 3 | S5 | | | | | | X | X | X | |
| <i>Prunus virginiana</i> | Choke Cherry | 2 | 3 | S5 | | | | | | | X | X | |
| <i>Rubus hispidus</i> | Bristly Dewberry | 6 | -3 | S4 | | | | | | X | X | | |
| <i>Rubus idaeus</i> | Common Red Raspberry | 2 | 3 | S5 | | | | | | X | X | X | X |
| <i>Rubus pubescens</i> | Dewberry | 4 | -3 | S5 | | | | | | X | X | | X |
| <i>Spiraea alba</i> | White Meadowsweet | 3 | -3 | S5 | | | | | | X | X | | X |
| Rubiaceae | Madder Family | | | | | | | | | | | | |
| <i>Galium mollugo</i> | Smooth Bedstraw | 0 | 5 | SE5 | | | | | | | X | X | |
| Salicaceae | Willow Family | | | | | | | | | | | | |
| <i>Populus balsamifera</i> | Balsam Poplar | 4 | -3 | S5 | | | | | | X | X | X | X |
| <i>Populus tremuloides</i> | Trembling Aspen | 2 | 0 | S5 | | | | | | X | X | X | |
| <i>Salix bebbiana</i> | Bebb's Willow | 4 | -3 | S5 | | | | | | X | X | | |
| <i>Salix discolor</i> | Pussy Willow | 3 | -3 | S5 | | | | | | X | X | | |
| <i>Salix eriocephala</i> | Heart-leaved Willow | 4 | -3 | S5 | | | | | | X | X | | X |
| Scrophulariaceae | Figwort Family | | | | | | | | | | | | |
| <i>Veronica officinalis</i> | Common Speedwell | 0 | 5 | SE5 | | | | | | X | X | | |
| Solanaceae | Nightshade Family | | | | | | | | | | | | |
| <i>Solanum dulcamara</i> | Bittersweet Nightshade | 0 | 0 | SE5 | | | | | | X | X | X | X |
| Ulmaceae | Elm Family | | | | | | | | | | | | |
| <i>Ulmus americana</i> | American Elm | 3 | -3 | S5 | | | | | | X | X | X | X |
| Valerianaceae | Valerian Family | | | | | | | | | | | | |
| <i>Valeriana officinalis</i> | Common Valerian | 0 | 3 | SE3 | | | | | | | X | X | |
| Violaceae | Violet Family | | | | | | | | | | | | |
| <i>Viola affinis</i> | LeConte's Violet | 6 | -3 | S4? | | | | | | X | X | | |
| Vitaceae | Grape Family | | | | | | | | | | | | |
| <i>Parthenocissus quinquefolia</i> | Virginia Creeper | 6 | 3 | S4? | | | | | | X | X | | |
| <i>Vitis riparia</i> | Riverbank Grape | 0 | 0 | S5 | | | | | | X | X | X | |
| Monocotyledons | Monocots | | | | | | | | | | | | |
| Alismataceae | Water-plantain Family | | | | | | | | | | | | |

| | | | | | | | | | | | | | | |
|--------------------------------|-------------------------|---|----|-----|--|--|--|--|--|-----------|-----------|-----------|-----------|-----------|
| <i>Alisma triviale</i> | Northern Water-plantain | 1 | -5 | S5 | | | | | | X | | | | |
| Cyperaceae | Sedge Family | | | | | | | | | | | | | |
| <i>Carex crinita</i> | Fringed Sedge | 6 | -5 | S5 | | | | | | X | | | | |
| <i>Carex flava</i> | Yellow Sedge | 5 | -5 | S5 | | | | | | X | | X | X | |
| <i>Carex gracillima</i> | Graceful Sedge | 4 | 3 | S5 | | | | | | | | X | X | |
| <i>Carex intumescens</i> | Bladder Sedge | 6 | -3 | S5 | | | | | | | | X | | X |
| <i>Carex pseudocyperus</i> | Cyperus-like Sedge | 6 | -5 | S5 | | | | | | X | | | | |
| <i>Carex stricta</i> | Tussock Sedge | 4 | -5 | S5 | | | | | | X | X | X | | X |
| <i>Scirpus atrovirens</i> | Dark-green Bulrush | 3 | -5 | S5 | | | | | | | | X | | X |
| Iridaceae | Iris Family | | | | | | | | | | | | | |
| <i>Iris versicolor</i> | Harlequin Blue Flag | 5 | -5 | S5 | | | | | | | X | X | | |
| Liliaceae | Lily Family | | | | | | | | | | | | | |
| <i>Allium tricoccum</i> | Wild Leek | 7 | 3 | S4 | | | | | | X | | | | |
| Orchidaceae | Orchid Family | | | | | | | | | | | | | |
| <i>Cypripedium parviflorum</i> | Yellow Lady's-slipper | 5 | 0 | S5 | | | | | | | | X | X | |
| <i>Epipactis helleborine</i> | Eastern Helleborine | 0 | 3 | SE5 | | | | | | | X | X | X | |
| Poaceae | Grass Family | | | | | | | | | | | | | |
| <i>Bromus inermis</i> | Smooth Brome | 0 | 5 | SE5 | | | | | | | | X | X | |
| <i>Phalaris arundinacea</i> | Reed Canary Grass | 0 | -3 | S5 | | | | | | | X | X | | |
| <i>Phleum pratense</i> | Common Timothy | 0 | 3 | SE5 | | | | | | | X | X | X | |
| Typhaceae | Cattail Family | | | | | | | | | | | | | |
| <i>Typha angustifolia</i> | Narrow-leaved Cattail | 0 | -5 | SE5 | | | | | | | | X | | X |
| <i>Typha latifolia</i> | Broad-leaved Cattail | 1 | -5 | S5 | | | | | | | X | X | | |
| Total | | | | | | | | | | 20 | 52 | 81 | 43 | 23 |

*NHIC Atlas Squares: Square #

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Oldham, M.J., W.D. Bakowsky and D.A. Sutherland. 1995. Floristic quality assessment for southern Ontario. OMNR, Natural Heritage Information Centre, Peterborough. 68 pp.

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Bird Species Reported from the Study Area - Falladown EIS (Project #2651)

| Scientific Name | Common Name | SRANK | SARO | COSEWIC | SARA | SARA Schedule | NRSI 2007 | NRSI 2021 | OBBA* |
|----------------------------------|--|------------|------------|---------------------------|---------------------------|---------------------------|-----------|-----------|--------------------|
| | | MNRF 2021a | MNRF 2021a | Government of Canada 2021 | Government of Canada 2021 | Government of Canada 2021 | | | Cadman et al. 2007 |
| Anatidae | Ducks, Geese & Swans | | | | | | | | |
| <i>Aix sponsa</i> | Wood Duck | S5B, S3N | | | | | | | CO |
| <i>Anas platyrhynchos</i> | Mallard | S5 | | | | | | | CO |
| <i>Branta canadensis</i> | Canada Goose | S5 | | | | | | | CO |
| <i>Lophodytes cucullatus</i> | Hooded Merganser | S5 | | | | | | | PO |
| Phasianidae | Partridges, Grouse & Turkeys | | | | | | | | |
| <i>Bonasa umbellus</i> | Ruffed Grouse | S5 | | | | | | | CO |
| <i>Meleagris gallopavo</i> | Wild Turkey | S5 | | | | | | | PO |
| Podicipediformes | Grebes | | | | | | | | |
| <i>Podilymbus podiceps</i> | Pied-billed Grebe | S4B, S2N | | | | | | | PO |
| Columbidae | Pigeons & Doves | | | | | | | | |
| <i>Columba livia</i> | Rock Pigeon | SNA | | | | | | | CO |
| <i>Zenaidura macroura</i> | Mourning Dove | S5 | | | | | X | PO | CO |
| Cuculiformes | Cuckoos & Anis | | | | | | | | |
| <i>Coccyzus americanus</i> | Yellow-billed Cuckoo | S4B | | | | | | | PO |
| <i>Coccyzus erythrophthalmus</i> | Black-billed Cuckoo | S4S5B | | | | | | | PO |
| Trochilidae | Hummingbirds | | | | | | | | |
| <i>Archilochus colubris</i> | Ruby-throated Hummingbird | S5B | | | | | | | PR |
| Rallidae | Rails, Gallinules & Coots | | | | | | | | |
| <i>Rallus limicola</i> | Virginia Rail | S4S5B | | | | | | | PO |
| Charadriidae | Plovers & Lapwings | | | | | | | | |
| <i>Charadrius vociferus</i> | Killdeer | S4B | | | | | | | CO |
| Scolopacidae | Sandpipers & Allies | | | | | | | | |
| <i>Actitis macularia</i> | Spotted Sandpiper | S5B | | | | | | | PO |
| <i>Bartramia longicauda</i> | Upland Sandpiper | S2B | | | | | | | PR |
| <i>Scolopax minor</i> | American Woodcock | S4B | | | | | | | PO |
| Ardeidae | Hérons & Bitterns | | | | | | | | |
| <i>Ardea herodias</i> | Great Blue Heron | S4 | | | | | | | PO |
| <i>Butorides virescens</i> | Green Heron | S4B | | | | | | PO | PO |
| Cathartidae | Vultures | | | | | | | | |
| <i>Cathartes aura</i> | Turkey Vulture | S5B, S3N | | | | | | | CO |
| Pandionidae | Osprey | | | | | | | | |
| <i>Pandion haliaetus</i> | Osprey | S5B | | | | | | | PR |
| Accipitridae | Hawks, Kites, Eagles & Allies | | | | | | | | |
| <i>Buteo jamaicensis</i> | Red-tailed Hawk | S5 | NAR | NAR | NS | No schedule | PO | | CO |
| <i>Circus hudsonius</i> | Northern Harrier | S5B, S4N | NAR | NAR | NS | No schedule | PO | | PR |
| Strigidae | Typical Owls | | | | | | | | |
| <i>Bubo virginianus</i> | Great Horned Owl | S4 | | | | | | | PO |
| <i>Megascops asio</i> | Eastern Screech-Owl | S4 | NAR | NAR | NS | No schedule | | | PR |
| Alcedinidae | Kingfishers | | | | | | | | |
| <i>Megasceryle alcyon</i> | Belted Kingfisher | S5B, S4N | | | | | X | | CO |
| Picidae | Woodpeckers | | | | | | | | |
| <i>Colaptes auratus</i> | Northern Flicker | S5 | | | | | | PO | CO |
| <i>Dryobates pubescens</i> | Downy Woodpecker | S5 | | | | | | PO | PO |
| <i>Dryobates villosus</i> | Hairy Woodpecker | S5 | | | | | | | PO |
| <i>Dryocopus pileatus</i> | Pileated Woodpecker | S5 | | | | | | PO | CO |
| <i>Melanerpes carolinus</i> | Red-bellied Woodpecker | S5 | | | | | | | PO |
| Falconidae | Caracaras & Falcons | | | | | | | | |
| <i>Falco sparverius</i> | American Kestrel | S4 | | | | | | | CO |
| Tyrannidae | Tyrant Flycatchers | | | | | | | | |
| <i>Contopus virens</i> | Eastern Wood-Pewee | S4B | SC | SC | SC | Schedule 1 | | | PR |
| <i>Empidonax alnorum</i> | Alder Flycatcher | S5B | | | | | | | PR |
| <i>Empidonax minimus</i> | Least Flycatcher | S5B | | | | | | | PR |
| <i>Empidonax traillii</i> | Willow Flycatcher | S4B | | | | | | | PO |

| | | | | | | | | | |
|----------------------------------|---|----------|-----|-----|----|-------------|----|----|----|
| <i>Myiarchus cinerascens</i> | Ash-throated Flycatcher | SNA | | | | | PO | | |
| <i>Myiarchus crinitus</i> | Great Crested Flycatcher | S5B | | | | | | | PR |
| <i>Sayornis phoebe</i> | Eastern Phoebe | S5B | | | | | | | CO |
| <i>Tyrannus tyrannus</i> | Eastern Kingbird | S4B | | | | | PO | PO | CO |
| Vireonidae | Vireos | | | | | | | | |
| <i>Vireo gilvus</i> | Warbling Vireo | S5B | | | | | | | CO |
| <i>Vireo olivaceus</i> | Red-eyed Vireo | S5B | | | | | | | CO |
| Corvidae | Crows & Jays | | | | | | | | |
| <i>Corvus brachyrhynchos</i> | American Crow | S5 | | | | | PO | | CO |
| <i>Corvus corax</i> | Common Raven | S5 | | | | | | | PR |
| <i>Cyanocitta cristata</i> | Blue Jay | S5 | | | | | PO | PO | CO |
| Alaudidae | Larks | | | | | | | | |
| <i>Eremophila alpestris</i> | Horned Lark | S4 | | | | | | | CO |
| Hirundinidae | Swallows | | | | | | | | |
| <i>Hirundo rustica</i> | Barn Swallow | S4B | THR | SC | T | Schedule 1 | PO | | CO |
| <i>Riparia riparia</i> | Bank Swallow | S4B | THR | T | T | Schedule 1 | | | CO |
| <i>Tachycineta bicolor</i> | Tree Swallow | S4S5B | | | | | | | CO |
| Paridae | Chickadees & Titmice | | | | | | | | |
| <i>Poecile atricapillus</i> | Black-capped Chickadee | S5 | | | | | | PO | CO |
| Sittidae | Nuthatches | | | | | | | | |
| <i>Sitta canadensis</i> | Red-breasted Nuthatch | S5 | | | | | PO | PO | PO |
| <i>Sitta carolinensis</i> | White-breasted Nuthatch | S5 | | | | | PO | PO | CO |
| Certhiidae | Creepers | | | | | | | | |
| <i>Certhia americana</i> | Brown Creeper | S5 | | | | | | | CO |
| Troglodytidae | Wrens | | | | | | | | |
| <i>Troglodytes aedon</i> | House Wren | S5B | | | | | X | | CO |
| <i>Troglodytes hiemalis</i> | Winter Wren | S5B, S4N | | | | | | | CO |
| Turdidae | Thrushes | | | | | | | | |
| <i>Catharus fuscescens</i> | Veery | S5B | | | | | | | PR |
| <i>Hylocichla mustelina</i> | Wood Thrush | S4B | SC | T | T | Schedule 1 | | | PR |
| <i>Sialia sialis</i> | Eastern Bluebird | S5B, S4N | NAR | NAR | NS | No schedule | | | CO |
| <i>Turdus migratorius</i> | American Robin | S5 | | | | | PO | PO | CO |
| Mimidae | Mockingbirds, Thrashers & Allies | | | | | | | | |
| <i>Dumetella carolinensis</i> | Gray Catbird | S5B, S3N | | | | | PO | PO | CO |
| <i>Toxostoma rufum</i> | Brown Thrasher | S4B | | | | | | | CO |
| Sturnidae | Starlings | | | | | | | | |
| <i>Sturnus vulgaris</i> | European Starling | SNA | | | | | | | CO |
| Bombycillidae | Waxwings | | | | | | | | |
| <i>Bombycilla cedrorum</i> | Cedar Waxwing | S5 | | | | | | PO | CO |
| Passeridae | Old World Sparrows | | | | | | | | |
| <i>Passer domesticus</i> | House Sparrow | SNA | | | | | | | CO |
| Fringillidae | Finches & Allies | | | | | | | | |
| <i>Haemorhous mexicanus</i> | House Finch | SNA | | | | | | | CO |
| <i>Haemorhous purpureus</i> | Purple Finch | S5 | | | | | | | PR |
| <i>Spinus tristis</i> | American Goldfinch | S5 | | | | | PO | PO | PR |
| Emberizidae | New World Sparrows & Allies | | | | | | | | |
| <i>Melospiza georgiana</i> | Swamp Sparrow | S5B, S4N | | | | | PO | PO | PR |
| <i>Melospiza melodia</i> | Song Sparrow | S5 | | | | | PR | | PR |
| <i>Passerculus sandwichensis</i> | Savannah Sparrow | S5B, S3N | | | | | PO | | PR |
| <i>Pipilo erythrophthalmus</i> | Eastern Towhee | S4B, S3N | | | | | | | PR |
| <i>Spizella passerina</i> | Chipping Sparrow | S5B, S3N | | | | | PO | | CO |
| <i>Spizella pusilla</i> | Field Sparrow | S4B, S3N | | | | | | | PR |
| <i>Zonotrichia albicollis</i> | White-throated Sparrow | S5 | | | | | PO | PO | CO |
| Icteridae | Troupials & Allies | | | | | | | | |
| <i>Agelaius phoeniceus</i> | Red-winged Blackbird | S5 | | | | | PO | PO | CO |
| <i>Dolichonyx oryzivorus</i> | Bobolink | S4B | THR | T | T | Schedule 1 | | | PR |
| <i>Icterus galbula</i> | Baltimore Oriole | S4B | | | | | | | CO |
| <i>Molothrus ater</i> | Brown-headed Cowbird | S5 | | | | | PO | | CO |
| <i>Quiscalus quiscula</i> | Common Grackle | S5 | | | | | | | CO |
| <i>Sturnella magna</i> | Eastern Meadowlark | S4B, S3N | THR | T | T | Schedule 1 | PO | | CO |

| Parulidae | Wood Warblers | | | | | | | | |
|--------------------------------|--|----------|--|--|--|--|-----------|-----------|-----------|
| <i>Geothlypis philadelphia</i> | Mourning Warbler | S5B | | | | | | | PR |
| <i>Geothlypis trichas</i> | Common Yellowthroat | S5B, S3N | | | | | CO | PO | CO |
| <i>Leiothlypis ruficapilla</i> | Nashville Warbler | S5B | | | | | | | PR |
| <i>Mniotilta varia</i> | Black-and-white Warbler | S5B | | | | | | PO | PR |
| <i>Parkesia noveboracensis</i> | Northern Waterthrush | S5B | | | | | | | PO |
| <i>Seiurus aurocapilla</i> | Ovenbird | S5B | | | | | | | PR |
| <i>Setophaga coronata</i> | Yellow-rumped Warbler | S5B, S4N | | | | | PO | | PR |
| <i>Setophaga pensylvanica</i> | Chestnut-sided Warbler | S5B | | | | | | | PO |
| <i>Setophaga petechia</i> | Yellow Warbler | S5B | | | | | PO | | CO |
| <i>Setophaga ruticilla</i> | American Redstart | S5B | | | | | | | CO |
| <i>Setophaga virens</i> | Black-throated Green Warbler | S5B | | | | | | | PR |
| Cardinalidae | Cardinals, Grosbeaks & Allies | | | | | | | | |
| <i>Cardinalis cardinalis</i> | Northern Cardinal | S5 | | | | | PO | PO | CO |
| <i>Passerina cyanea</i> | Indigo Bunting | S5B | | | | | PO | PO | CO |
| <i>Pheucticus ludovicianus</i> | Rose-breasted Grosbeak | S5B | | | | | | | CO |
| <i>Piranga olivacea</i> | Scarlet Tanager | S5B | | | | | | | PR |
| Total | | | | | | | 28 | 21 | 94 |

*OBBA Atlas Squares: Square # 17NJ17

**No NHIC Atlas data

References

Ministry of Natural Resources and Forestry (MNR). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Government of Canada. 2021. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2021-05-05. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>

Mammal Species Reported from the Study Area - Falladown EIS (Project #2651)

| Scientific Name | Common Name | SRANK | SARO | COSEWIC | SARA | SARA Schedule | Ontario Mammal Atlas | NRSI Observed |
|----------------------------------|---|------------|------------|---------------------------|---------------------------|---------------------------|----------------------|------------------------|
| | | MNRF 2021a | MNRF 2021a | Government of Canada 2021 | Government of Canada 2021 | Government of Canada 2021 | Dobbyn 1994 | NRSI Results from 2021 |
| Didelphimorphia | Opossums | | | | | | | |
| <i>Didelphis virginiana</i> | Virginia Opossum | S4 | | | | | X | |
| Eulipotyphla | Shrews, Moles, Hedgehogs, and Allies | | | | | | | |
| <i>Blarina brevicauda</i> | Northern Short-tailed Shrew | S5 | | | | | X | |
| <i>Condylura cristata</i> | Star-nosed Mole | S5 | | | | | X | |
| <i>Parascalops breweri</i> | Hairy-tailed Mole | S4 | | | | | X | |
| <i>Sorex cinereus</i> | Masked Shrew | S5 | | | | | X | |
| <i>Sorex fumeus</i> | Smoky Shrew | S5 | | | | | X | |
| <i>Sorex palustris</i> | Water Shrew | S5 | | | | | X | |
| Chiroptera | Bats | | | | | | | |
| <i>Eptesicus fuscus</i> | Big Brown Bat | S4 | | | | | X | |
| <i>Lasionycteris noctivagans</i> | Silver-haired Bat | S4 | | | | | X | |
| <i>Lasiurus borealis</i> | Eastern Red Bat | S4 | | | | | X | |
| <i>Lasiurus cinereus</i> | Hoary Bat | S4 | | | | | X | |
| <i>Myotis leibii</i> | Eastern Small-footed Myotis | S2S3 | END | | | | X | |
| <i>Myotis lucifugus</i> | Little Brown Myotis | S3 | END | E | E | Schedule 1 | X | |
| <i>Myotis septentrionalis</i> | Northern Myotis | S3 | END | E | E | Schedule 1 | X | |
| <i>Perimyotis subflavus</i> | Tri-colored Bat | S3? | END | E | E | Schedule 1 | X | |
| Lagomorpha | Rabbits and Hares | | | | | | | |
| <i>Lepus americanus</i> | Snowshoe Hare | S5 | | | | | X | |
| <i>Lepus europaeus</i> | European Hare | SNA | | | | | X | |
| <i>Sylvilagus floridanus</i> | Eastern Cottontail | S5 | | | | | X | |
| Rodentia | Rodents | | | | | | | |
| <i>Castor canadensis</i> | Beaver | S5 | | | | | X | |
| <i>Erethizon dorsatum</i> | Porcupine | S5 | | | | | X | |
| <i>Glaucomys sabrinus</i> | Northern Flying Squirrel | S5 | | | | | X | |
| <i>Marmota monax</i> | Woodchuck | S5 | | | | | X | |
| <i>Microtus pennsylvanicus</i> | Meadow Vole | S5 | | | | | X | |
| <i>Microtus pinetorum</i> | Woodland Vole | S3? | SC | SC | SC | Schedule 1 | X | |
| <i>Mus musculus</i> | House Mouse | SNA | | | | | X | |
| <i>Napaeozapus insignis</i> | Woodland Jumping Mouse | S5 | | | | | X | |
| <i>Ondatra zibethicus</i> | Muskrat | S5 | | | | | X | |
| <i>Peromyscus leucopus</i> | White-footed Mouse | S5 | | | | | X | |
| <i>Peromyscus maniculatus</i> | Deer Mouse | S5 | | | | | X | |
| <i>Rattus norvegicus</i> | Norway Rat | SNA | | | | | X | |
| <i>Sciurus carolinensis</i> | Eastern Gray Squirrel | S5 | | | | | X | |
| <i>Synaptomys cooperi</i> | Southern Bog Lemming | S4 | | | | | X | |
| <i>Tamias striatus</i> | Eastern Chipmunk | S5 | | | | | X | X |
| <i>Tamiasciurus hudsonicus</i> | Red Squirrel | S5 | | | | | X | X |
| <i>Zapus hudsonius</i> | Meadow Jumping Mouse | S5 | | | | | X | |
| Canidae | Canines | | | | | | | |
| <i>Canis latrans</i> | Coyote | S5 | | | | | X | |
| <i>Vulpes vulpes</i> | Red Fox | S5 | | | | | X | |
| Felidae | Felines | | | | | | | |
| <i>Lynx rufus</i> | Bobcat | S4 | | | | | X | |
| Mephitidae | Skunks and Stink Badgers | | | | | | | |
| <i>Mephitis mephitis</i> | Striped Skunk | S5 | | | | | X | |
| Mustelidae | Weasels and Allies | | | | | | | |
| <i>Mustela erminea</i> | Ermine | S5 | | | | | X | |
| <i>Mustela frenata</i> | Long-tailed Weasel | S4 | | | | | X | |
| <i>Neovison vison</i> | American Mink | S4 | | | | | X | |
| <i>Taxidea taxus jacksoni</i> | American Badger (Southwestern Ontario) | S1 | END | E | E | Schedule 1 | X | |
| Procyonidae | Raccoons and Allies | | | | | | | |
| <i>Procyon lotor</i> | Northern Raccoon | S5 | | | | | X | X |
| Ursidae | Bears | | | | | | | |
| <i>Ursus americanus</i> | American Black Bear | S5 | NAR | NAR | NS | No schedule | X | |
| Artiodactyla | Deer and Bison | | | | | | | |
| <i>Odocoileus virginianus</i> | White-tailed Deer | S5 | | | | | X | X |
| Total | | | | | | | 46 | 4 |

*Mammal Atlas Square Numbers: Square #NU

**No NHIC Atlas data found

References

Ministry of Natural Resources and Forestry (MNRF). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Government of Canada. 2021. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2021-05-05. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>
Dobbyn, J.S. 1994. Atlas of the Mammals of Ontario. Don Mills, Federation of Ontario Naturalists. 120p.

Reptile and Amphibian Species Reported from the Study Area - Falladown EIS (Project #2651)

| Scientific Name | Common Name | SRANK | SARO | COSEWIC | SARA | SARA Schedule | NRSI 2007 | ORAA* |
|-------------------------------------|-------------------------------|------------|------------|---------------------------|---------------------------|---------------------------|-----------|---------------------|
| | | MNRF 2021a | MNRF 2021a | Government of Canada 2021 | Government of Canada 2021 | Government of Canada 2021 | | Ontario Nature 2019 |
| Turtles | | | | | | | | |
| <i>Chelydra serpentina</i> | Snapping Turtle | S4 | SC | SC | SC | Schedule 1 | | X |
| <i>Chrysemys picta marginata</i> | Midland Painted Turtle | S4 | | SC | SC | Schedule 1 | X | X |
| Snakes | | | | | | | | |
| <i>Thamnophis sirtalis sirtalis</i> | Eastern Gartersnake | S5 | | | | | | X |
| Salamanders | | | | | | | | |
| <i>Plethodon cinereus</i> | Eastern Red-backed Salamander | S5 | | | | | | X |
| Frogs and Toads | | | | | | | | |
| <i>Anaxyrus americanus</i> | American Toad | S5 | | | | | | X |
| <i>Hyla versicolor</i> | Gray Treefrog | S5 | | | | | | X |
| <i>Pseudacris crucifer</i> | Spring Peeper | S5 | | | | | | X |
| <i>Lithobates catesbeianus</i> | American Bullfrog | S4 | | | | | | X |
| <i>Lithobates clamitans</i> | Green Frog | S5 | | | | | X | X |
| <i>Lithobates palustris</i> | Pickereel Frog | S4 | NAR | NAR | NS | No schedule | | X |
| <i>Lithobates pipiens</i> | Northern Leopard Frog | S5 | NAR | NAR | NS | No schedule | X | X |
| <i>Lithobates sylvaticus</i> | Wood Frog | S5 | | | | | | X |
| Total | | | | | | | 3 | 12 |

*ORAA Atlas Squares: Square #17NJ17

**No NHIC Atlas data

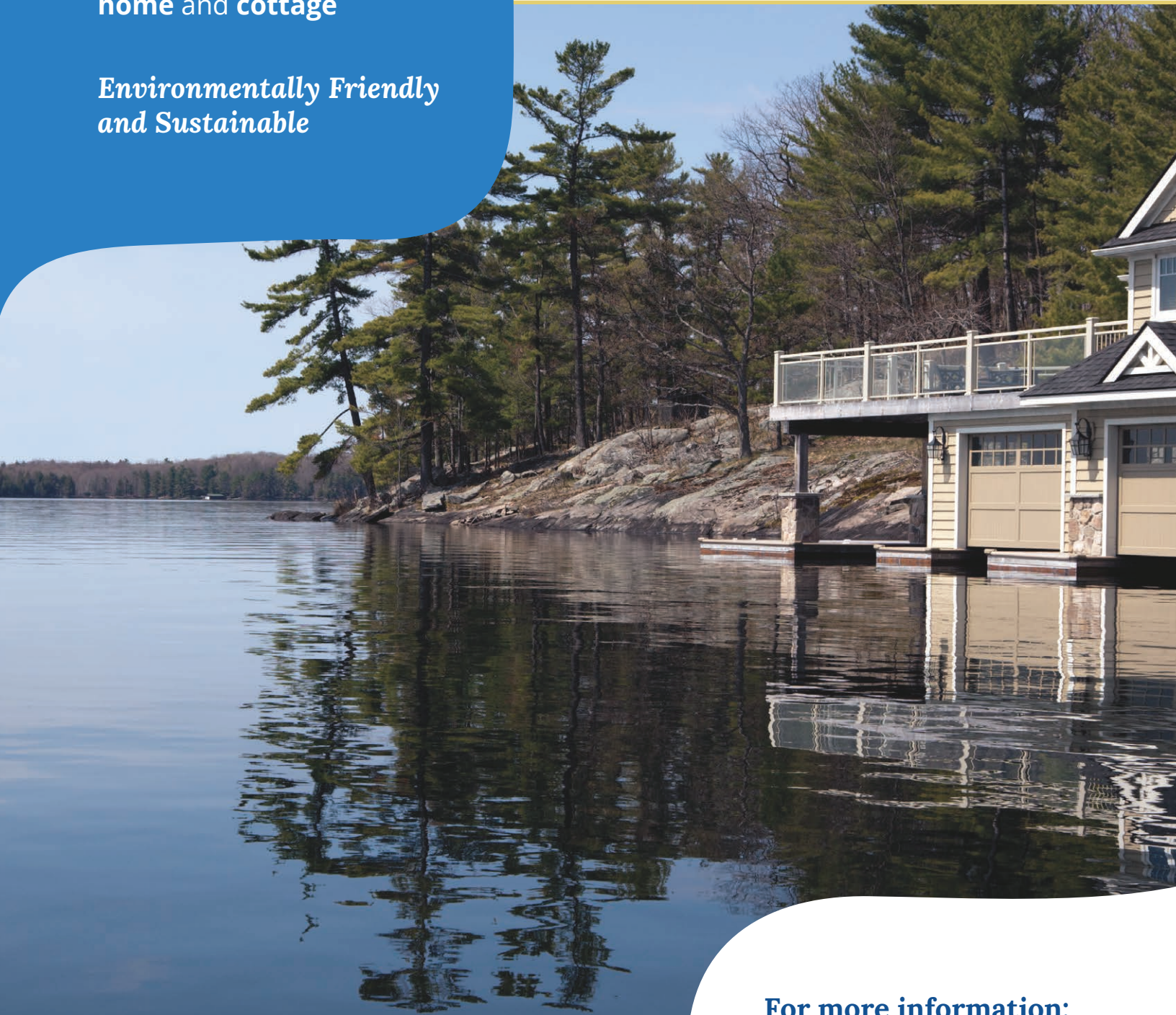
References

Ministry of Natural Resources and Forestry (MNRF). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Government of Canada. 2021. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2021-05-05. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>

Advanced Septic Systems

The ideal solution for your
home and **cottage**

*Environmentally Friendly
and Sustainable*



For more information:

www.waterloo-biofilter.com

1-866-366-4329

info@waterloo-biofilter.com



The Waterloo Advantage

Waterloo Biofilter Systems Inc. is a Canadian-owned and operated company that has for over 20 years developed, designed, manufactured, and maintained advanced onsite wastewater treatment systems.

We are committed to helping protect the environment with technology focused on high quality treatment, low energy usage, and system robustness.



UNIVERSITY OF
WATERLOO

The patented Waterloo Biofilter system was developed at the University of Waterloo's Centre for Groundwater Research.



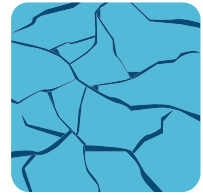
Permanent Filter Medium

The key to the Waterloo Biofilter system is the absorbent foam filter medium that has been optimized to physically filter and biologically treat sewage. This filter medium is warranted for 20 years and will likely last generations.

A Waterloo is designed to perform on difficult sites



Small or Remote Lots



Bedrock or Clay Soils



High Watertable



Environmentally Sensitive Areas

The environmentally friendly choice



Step 1

Wastewater is collected and distributed over the Waterloo foam filter medium.



Step 2

Wastewater slowly trickles down through the foam pieces where natural occurring bacteria remove contaminants.



Step 3

After passing through the foam, the treated water is put back into the environment.





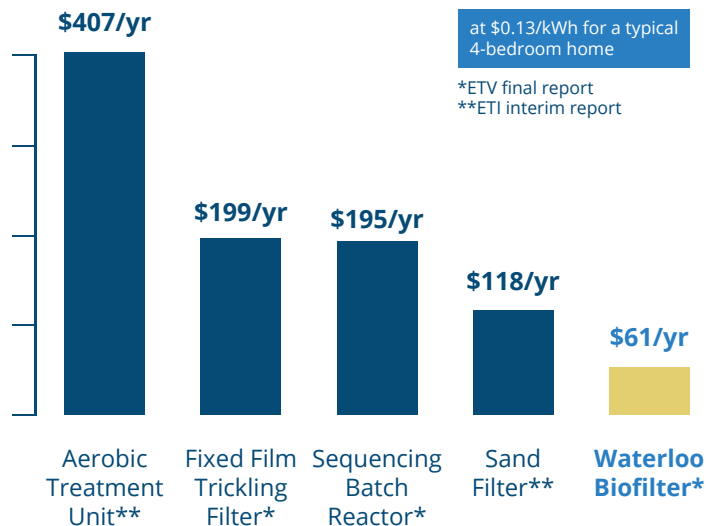
Low Energy, Low Operating Cost

Waterloo Biofilters use very little energy; up to **85% less** power than aeration technologies using air compressors. In the long-term we have the lowest operating costs.

Few moving parts

Less energy use

No noisy air compressor



Nitrogen Removal

Standard Waterloo systems remove up to **50-65% total nitrogen**, helping to reduce nitrate levels in groundwater and protect surface waters. With the **WaterNOx-LS™** system add-on, up to **95% TN removal** can be achieved passively and cost-effectively.



Phosphorous Removal

With the **Waterloo EC-P™** system add-on, greater than **95% total phosphorus** can be removed – helping protect surface waters from blue-green algae and lake eutrophication. Compact and low energy, the Waterloo EC-P™ permanently removes phosphorus without chemicals or additional sludge production.



Small Footprint

A Waterloo is discrete and minimizes raised mounding and tree removal. A variety of product configurations are available to suit your unique site conditions and personal tastes.



Seasonal Performance

Whether for seasonal or year-round use, the Waterloo is designed to withstand extreme cold temperatures and can easily handle variable flow rates.



Made in Canada
Tough Enough for Canada

Residential Products



Waterloo Shed Biofilters are spray foam insulated for winter operation, clad in attractive composite siding, and roofed with 50-year shingles. Shed Biofilters are compact and require only a single pump to operate.



Waterloo Flat Bed Biofilters are constructed of strong yet lightweight fibreglass shells. Flat Bed Biofilters easily blend in with landscaping and require only a single pump to operate.



Waterloo Basket Biofilters are constructed of a rigid steel mesh coated for corrosion protection. Basket Biofilters are placed in a below-ground concrete tank and are ideal for larger homes or increased nitrogen removal.



Waterloo HDPE Tank Biofilters are constructed using very durable below-ground high-density polyethylene tanks. HDPE Tank Biofilters are ideal for difficult access sites and increased nitrogen removal.

Proved and Approved

The Waterloo Biofilter has been thoroughly tested and proven effective by numerous 3rd party verification programs. We pride ourselves on the high treatment levels our technology consistently demonstrates.

Is yours a Waterloo?

CAN/BNQ Certification

| | Median Concentration | Percent Removal |
|-------------------|----------------------|-----------------|
| cBOD ₅ | 4 mg/L | 98% |
| TSS | 4 mg/L | > 98% |
| Fecal Coliforms | 17,900 cfu/100mL | > 99% |

ETV Verification

| | Median Concentration | Percent Removal |
|-------------------|----------------------|-----------------|
| cBOD ₅ | 7 mg/L | 96% |
| TSS | 5 mg/L | 97% |
| Total Nitrogen | 13 mg/L | 65% |



Appendix 4

Proposed Zoning By-Law Amendment Schedule

Schedule "A"

By-Law No. _____

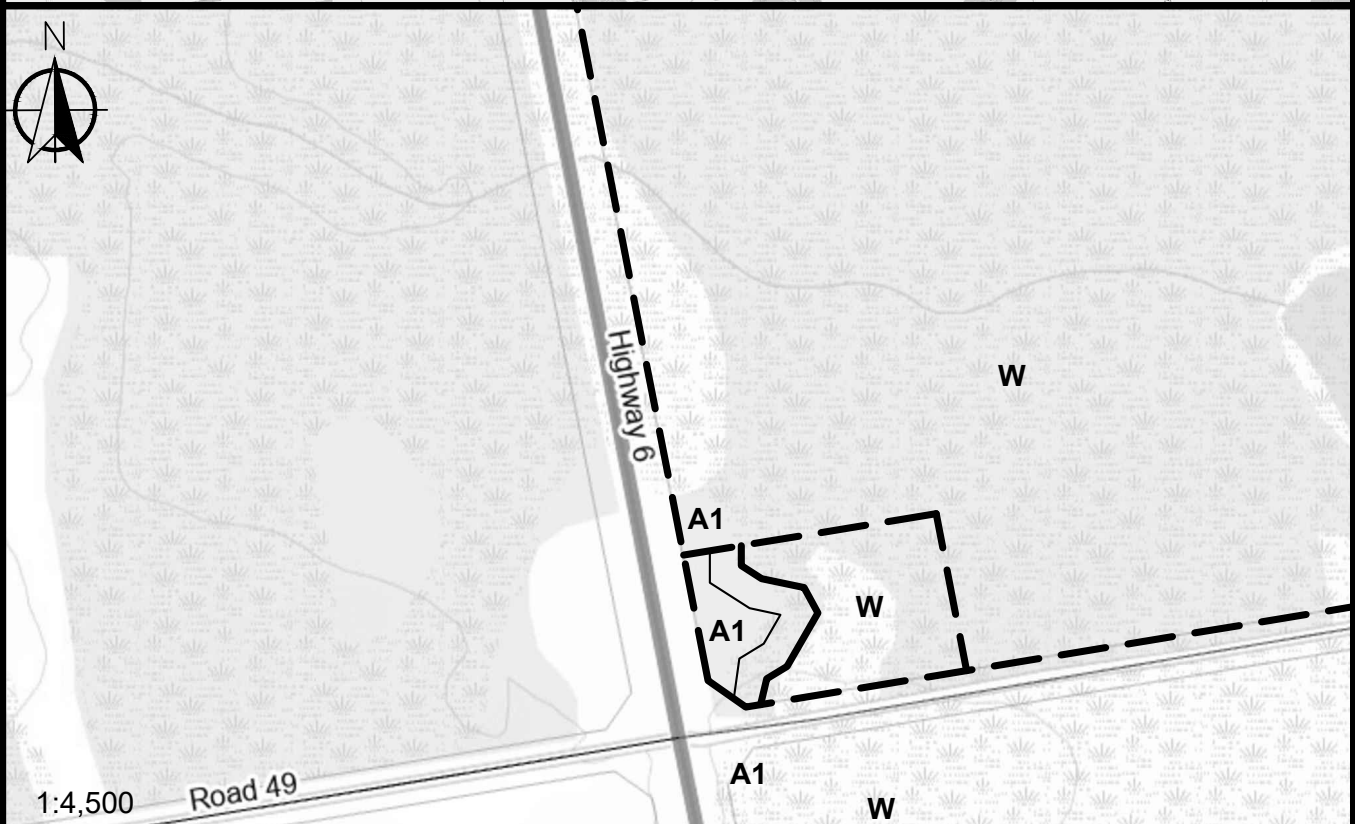
Amending By-Law No. _____

Township of Southgate

(Geographic Township of Egremont)

Date Passed: _____

Signed: _____



Legend

Lands subject to amendment

Agricultural

Wetland

Wetland Boundary

15 metre setback to Wetland Boundary



**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:

September 28, 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: Lynda and Roger Falladown

Legal Description: Con 1 Pt Div 2 to 3 Lot 21, Geographic Township of Egremont

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

The Purpose of the proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the retained lands from A1 to A1 exception (A1-XXX) to recognise a new lot standard for lot area. The severed parcel would be rezoned from A1 to R6-XXX to recognize a new lot area and frontage standard for the rural residential zone. 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

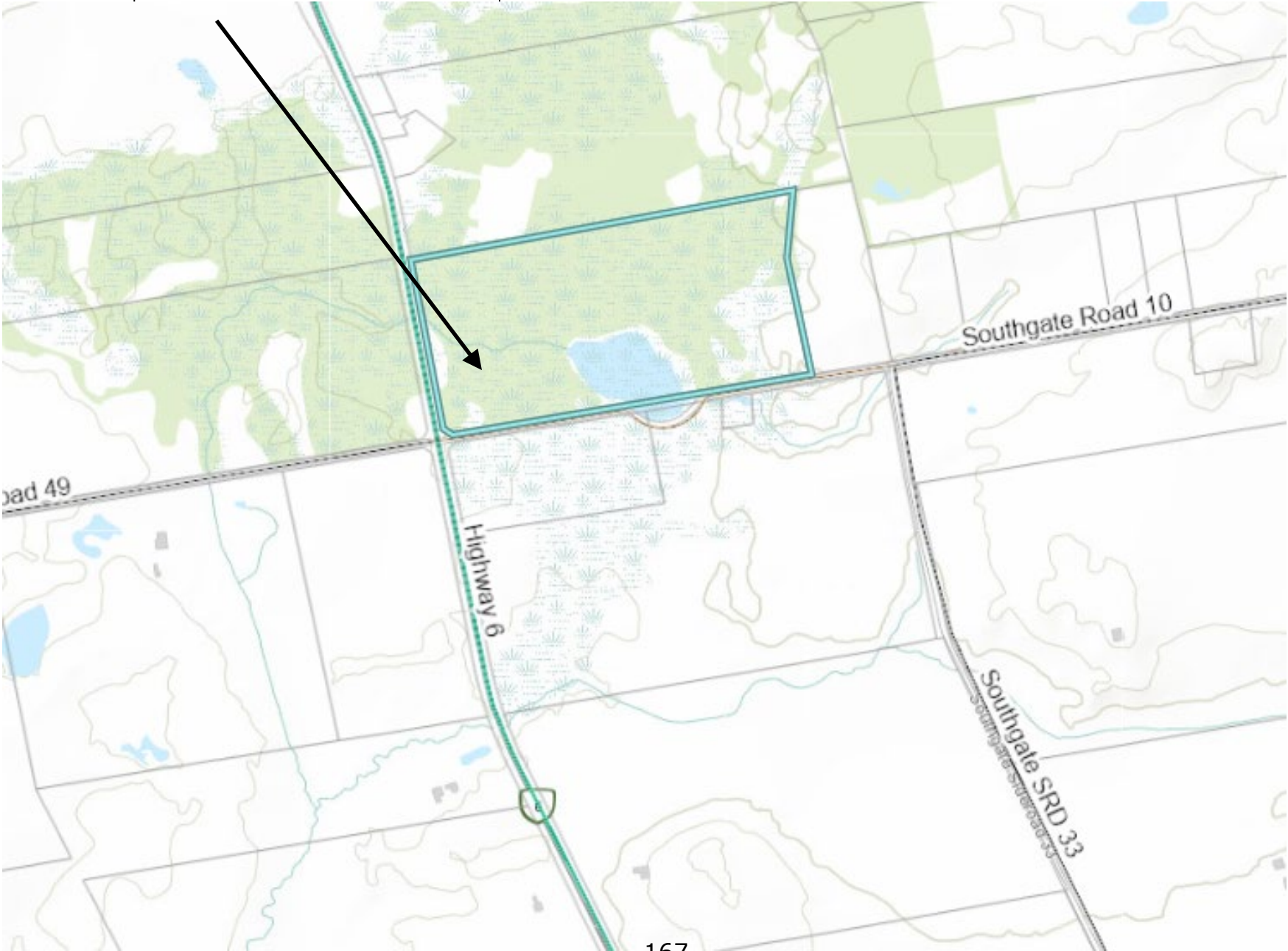
Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C16-22.

Dated at the Township of Southgate,
this 2nd day of September, 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



From: [CA - Circulations](#)
To: [Holly Malynyk](#)
Subject: RE: Notice of Public Planning Meeting - C16-22 Roger and Lynda Falladown
Date: September 14, 2022 9:43:34 AM
Importance: Low

Thank you for your circulation on Notice of Public Planning Meeting - C16-22 Roger and Lynda Falladown . Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated at CA.Circulations@wsp.com on any future materials related to this development project or infrastructure/policy initiative.

Development Application Circulations

Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Infrastructure and Policy Initiative Circulations

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure/policy initiative circulation received at this time.

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.



wsp.com

From: Holly Malynyk <hmalynyk@southgate.ca>

Sent: Friday, September 2, 2022 1:59:41 PM

To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayne_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Derek Malynyk <firechief@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Riel Warrilow <associate.ri@saugeennojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; CA - Circulations <CA.Circulations@wsp.com>

Subject: Notice of Public Planning Meeting - C16-22 Roger and Lynda Falladown

Good morning,

Please find below the link for the Notice of Public Meeting for Zoning By-law amendment Application C16-22.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C16-22-Lynda-and-Roger-Falladown>

The meeting is scheduled for September 28, 2022 at 1:00PM. Please supply all comments on the above notification by September 21, 2022 so they may be included on the public agenda.

Comments can be received by:

Email: hmalynyk@southgate.ca

Fax: 519-923-9262 Attn: Holly Malynyk

Mail: Holly Malynyk, Legislative and Administrative Assistant
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Holly Malynyk
Administrative and Legislative Assistant
Township of Southgate

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

519-923-2110 ext. 233 | Fax 519-923-9262

✉ hmalynyk@southgate.ca | www.southgate.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: [LANDUSEPLANNING](#)
To: [Holly Malynyk](#)
Subject: Southgate Twp - 311700 Southgate Rd -10- B4-21
Date: September 9, 2022 8:54:05 AM
Attachments: [image001.png](#)

Hello,

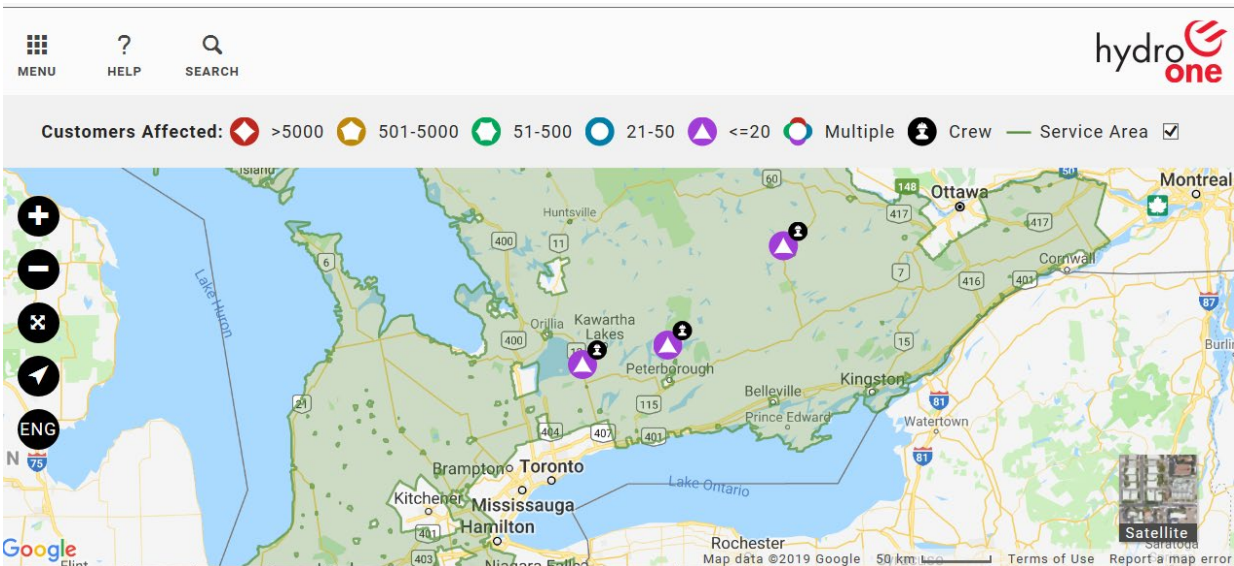
We are in receipt of your Consent Application, 10- B4-21 dated September 2, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. To confirm if Hydro One is your local distributor please follow the following link:

[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com/)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Kitty Luk

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road
Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com

From: Holly Malynyk <hmalynyk@southgate.ca>

Sent: Friday, September 2, 2022 10:51 AM

To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Derek Malynyk <firechief@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmrcc@bmts.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenojibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Riel Warrilow <associate.ri@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>

Subject: Notice of Public Hearing - B4-21 Roger and Lynda Falladown

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good morning,

Please find the below link for the Notice of Public Hearing for Consent File B4-21

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B4-21-Lynda-and-Rodger-Falladown>

The hearing has been scheduled for **September 28, at 9:00AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **September 21, 2022** for inclusion on the public agenda.

Comments can be received by:

Email: hmalynyk@southgate.ca
Fax: 519-923-9262 Attn: Holly Malynyk
Mail: Holly Malynyk Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Holly Malynyk
Administrative and Legislative Assistant
Township of Southgate
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 233 | Fax 519-923-9262
✉ hmalynyk@southgate.ca | www.southgate.ca

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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: September 7, 2022

File No.: C16-22 & B4/21

Can a safe access be provided? Yes ☐ No ☐

Road Drainage Concern:

Road Standard: MTO jurisdiction for Hwy 6, Southgate Road 10 No Winter Maintenance from Hwy 6 to SDR 33

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: MTO jurisdiction on Hwy 6, Southgate for Road 10

Load Restricted Road: Yes ☐ No ☐ Hwy 6 no load restrictions, Road 10 is a load restricted road

Comments:

A clearing noted on Southgate Road 10 corner would require entrance permit within the MTO intersection approval.

An entrance on Southgate Road 10 would require winter maintenance, road upgrades would have to be considered, not knowing where entrance is located

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

September 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 C16-22 (Falladown)
vacant lands
Part Lot 21 Concession 1 EGR, Part Division 2-3
Roll No.: 420706000305800
Geographic Township of Egremont
Township of Southgate

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

Purpose

The purpose of the proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.

Background

As part of the pre-submission consultation process, SVCA staff was contacted on July 16, 2021 by Barb Crummer (the proposed purchaser of a severed portion of the property). SVCA requested that an update to a historical Environmental Impact Study (EIS) be prepared to support development on the property. SVCA reviewed the updated EIS, dated September 15, 2021 by Natural Resources Solutions Inc., and found it to be acceptable.

Recommendation

The application is generally 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:

The natural hazard features affecting the property are wetlands (Part of Letterbreen Bog Provincially Significant Wetlands), and any watercourse and its floodplain. The Hazard Lands and Provincially Significant Wetlands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the Environmental Protection (EP) and Wetlands (W) Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincided with the SVCA Hazardous Lands mapping for the property.

However, it is the opinion of SVCA staff that the Hazard Land designation and EP zone can be revised to better reflect site conditions, and as shown in the EIS, dated September 15, 2021 by Natural Resources Solutions Inc., and as shown on the proposed Schedule A of page 50 of the Planning Justification Report, dated June 2022 by Cuesta Planning Consultants Inc.

It is the understanding of SVCA staff that the PSW designation is derived from the Ministry of Natural Resources and Forestry (MNRF), and any change to the SPW boundary may require MNRF approval.

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. Based on the plans submitted with the application, and sketch of proposed zoning, it is the opinion of SVCA staff that development would generally be 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 based on the plans submitted with the application, and sketch of proposed zoning, the application would be consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

Based on SVCA's in-office review, the following significant natural heritage features were identified as affecting the property: significant woodlands, significant wetlands, fish habitat, and significant wildlife habitat.

As mentioned above, an EIS, dated September 15, 2021 was prepared by Natural Resources Solutions Inc, to address the natural heritage features affecting the property. SVCA found the report to be acceptable. Provided recommendations of the report are followed, it is the opinion of SVCA staff that the application appears to generally be consistent with Section 2.1 of the Provincial Policy Statement, and the natural heritage policies of the Grey County County OP, and the Township of Southgate OP.

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.

The entirety of both the parcel proposed to be severed, and the parcel to be retained are 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, within the SVCA watershed, 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.

For this property the SVCA Approximate Screening Area represents all wetlands and watercourses, plus an offset distance of 120 metres outwards from the wetland edge. 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>.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, proposed on the property will require permission (SVCA Permit) prior to those works commencing. Based on the site plan submitted with the application an SVCA permit will be required and can be issued for the proposed development.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the local Drinking Water Source Protection Plan official.

Summary

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

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated.

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

Sincerely,



Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

cc: Barbara Crummer, agent (via email: barbcrummer@gmail.com)
Cuesta Planning Consultants Inc., planning consultant (via email)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



Planning and Development

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

September 21st, 2022

Clint Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk ON, N0C 1B0

**RE: Consent Application B4/21 and Zoning By-law Amendment Application
C16-22
Concession 1 Part Division 2 to 3 Lot 21
Geographic Township of Egremont
Owner: Rodger and Lynda Falladown**

Dear Mr. Stredwick,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The subject consent application B4/21 is to sever 0.929 ha of land with 60 m of frontage on Highway 6, from the existing 33.5 ha lot. The retained parcel will be 32.52 ha and have 321.5 m of frontage on Southgate Road 10. The effect would be to create a new residential lot. The retained lot would remain as primarily wetland but have a building envelope for a residence identified.

The purpose of the proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.

Schedule A of Recolour Grey designates as the subject property as 'Rural'. Section 5.4.3 (1) of the OP states,

All consents for new lot *development* shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

| Original Township Lot Size (in hectares) | Number of Severances Permitted | Total Lots Permitted including the Severed and the Retained |
|--|--------------------------------|---|
| 20 | 1 | 2 |
| 40 | 3 | 4 |
| 60 | 4 | 5 |
| 80 | 5 | 6 |

The subject property is located on an Original Township Lot Size of 63 hectares. Currently, the Original Township Lot has four (4) lots. The creation of one more lot would be permitted. County Planning staff have no concern in this regard.

Schedule A of the County OP also designated the subject property as 'Provincially Significant Wetlands'. Section 7.3.1 of the County states,

1) No *development* or *site alteration* is permitted within the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the *Wetland*.

2) No *development* or *site alteration* may occur within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

Development or *site alteration* within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* will require a permit from the appropriate *conservation authority*.

Lastly, Schedule A designates the subject property as 'Hazard Lands'. Section 7.2 (3) states

In the *Hazard Lands land use type* buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section .7 Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

The location of proposed residential buildings will be located adjacent to the Provincially Significant Wetlands. An EIS was completed to support the proposed development provided that the recommended mitigation measures be implemented. However, the proposed driveway will be located within the Provincially Significant Wetlands. The above noted policies do not permit any type of development or site alteration within a Provincially Significant Wetlands. County Planning staff recommend the applicant find

an alternative location for the driveway. Further comments from the Conservation Authority should be received in this regard.

Schedule B of the County OP designates a small portion of the property 'Aggregate Resource Area'. Section 5.6.2 (7) states,

In Aggregate Resource Areas shown on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, which would prevent or hinder new extraction operations, and may only be permitted if:

- a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of *incompatible development* patterns. The quality and quantity of the material will be determined by having a *qualified individual* dig test pits within the area proposed for the non-agricultural *development* as well as the *adjacent lands* within 300 metres of the *aggregate resource area*; or that

The subject property currently contains less than .20 hectares of Aggregate Resource Area. The extraction of this material on the subject property would not be feasible due to the quantity of material. County Planning staff have no concerns in this regard.

Appendix B of the OP indicates that there are 'Significant Woodlands', 'Lakes and Rivers', 'Streams' and 'Other Wetlands' on the subject property. Section 7 of the OP states,

The other natural features and areas are constraints, which are identified on Appendix A and Appendix B. For constraints, *development* can be permitted within these areas or adjacent to these areas, subject to addressing the specific policies identified in this Section, or any *provincial and federal requirements*.

The buffers required from the above noted natural heritage features range from 30 metres to 120 metres. County Planning staff recommend that any mitigation features recommended in the EIS be implemented. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Planning staff recommend deferral of the subject applications in order for the applicant to relocate the proposed driveway outside of the Provincially Significant Wetlands.

The County requests notice of any decision rendered with respect to this file.

Page 4
September 21st, 2022

If you wish to discuss this matter further, please contact me.

Yours truly,



Hiba Hussain
Planner
(519) 372-0219 ext. 1296
hiba.hussain@grey.ca
www.grey.ca



**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: C17-22
Pre-Consult Date: _____
Date received: _____
Date accepted: August 24, 2022
Accepted by: _____
Roll # 42 07 090 002 06200
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)*

- ☐ **Amendment to the Official Plan** Minor \$1,625.00 application fee *plus*
\$2,000.00 contingency fee
Major \$2,708.00 application fee *plus*
\$5,000.00 contingency fee

**contingency fee required for all Official Plan Amendment applications*

- ☒ **Amendment to the Zoning By-law** \$1,300.00 application fee
Major \$2,166.00 application fee
Major \$2,500.00 contingency fee

**contingency fee required only for complex applications*

- ☐ **Removal of a Holding Provision** \$542.00 application fee
with a related Site Plan Application or \$542.00 application fee

- ☐ **Temporary Use By-Law Amendment** \$1,625.00 application fee *plus*
\$111.00 agreement fee *plus*
\$2,500.00 contingency fee

Other Required Fees:

- ☒ **Public Notice Sign Fee** \$111.00

- ☒ **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.

PAID

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Clark Construction Management Inc.
Mailing address: 33 Bloor Street, east, Suite #304, Toronto, ON M4W 3H1
Phone# : (H) _____ (B) _____
Email Address: [REDACTED]
2. Name of applicant: _____
Mailing address: _____
Phone#: _____ Email: _____
Applicant's Relationship to Subject Lands:
☐ Registered Property Owner
☐ Holder of Option to Purchase Subject Lands
☐ Signing Officer of Corporation
☐ Other [Specify] _____
3. Name of agent (if applicable) Pascuzzo Planning Inc. Andrew Pascuzzo
Mailing address: 173 Ste Marie Street, Collingwood, ON L9Y 3K4
Phone#: [REDACTED] Email: andrew@pascuzzoinc.ca
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: 152149 Southgate Sideroad 15
Tax Roll#: 4207090002062000000
Lot 23 Concession 10
Lot _____ of Plan _____
8. The date the subject land was acquired by the current owner: February 2022

9. Dimensions of subject property:

frontage 130 + 1010 m depth varies m area 24.4 ha sq m/ha

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

property See Z B A sketch

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 Southgate Road 14, Rural

East Rural

South Rural

West Aggregate Pit

(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 checked="" type="checkbox"/> | Aggregate Resources <input type="checkbox"/> |
| Water Resources <input type="checkbox"/> | Thin Overburden <input type="checkbox"/> |
| Wooded Areas & Forest Management <input type="checkbox"/> | Solid Waste Management <input type="checkbox"/> |
| Fisheries, Wildlife & Environment <input type="checkbox"/> | Sewage Treatment Plant <input type="checkbox"/> |
| Heritage Resources <input type="checkbox"/> | |

13. Official Plan

Indicate the current Official Plan Designation:

| | |
|--|--|
| Neighbourhood Area <input type="checkbox"/> | Agriculture <input 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 checked="" type="checkbox"/> |
| Village Community <input type="checkbox"/> | |

to be amended via OPA 11

14. Zoning By-law

Present zoning Extractive Industrial (M4), Environmental Protection (EP), Agricultural (A1)

Requested zoning M4 to A1 and portion of EP to A1

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)
Residential dwelling and shop

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.

OPA 11

Type of building/structure Currently vacant

Setbacks:

front lot line _____

rear lot line _____

side lot line _____

Building/structure:

see.
House keeping
amendment
(OPA)
+ COPA

height _____ dimensions / floor area _____

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

21. The length of time that the existing uses of the subject land have continued: _____
Aggregate pit for 25+ years _____

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:

Pit was surrendered

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 | _____ | _____ |
| _____ municipal road, maintained year round | x | x |
| _____ 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 | _____ | x |
| _____ 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 | x | x |
| _____ swale | x | x |
| _____ other means | _____ | _____ |

please specify _____

| type of sewage disposal | existing | proposed |
|--|----------|----------|
| _____ municipally operated sanitary sewers | _____ | _____ |
| _____ privately owned/operated individual septic | _____ | _____ X |
| _____ 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.

- _____ a) Rezone a portion of the property from M4 to A1 X
- _____ b) Rezone a portion of the property from EP to A1 to accurately define the EP lands.
- _____ c) Exception for minimum exterior side yard from 20 m down to 10 m (for shop)
- _____ d) If necessary, recognized existing deficiencies in lot area (40 ha down to 24 ha) and lot frontage (200 m down to 125 m)

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

_____ Licensed pit has been surrendered. New owner would like to rehabilitate the property and construct a dwelling and shop.
_____ Property is constrained by existing ponds and EP lands.

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

_____ Fall 2022/Spring 2023

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),

Andrew Pascurzo and _____
Name of Authorized 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.

 July 25/2022
Signature of Authorized Agent date

date

37. Owner's Authorization for Agent

I (we), See attached and _____
Name of Owner(s)


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

Signature of Owner date
Andrew Pascurzo
Signature of Owner date

38. Owner's Authorization for Access

I/we, Andrew Pascurzo and _____
Name of
Authorized Agent

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.

 July 25/2022
Signature of _____ date
 July 25/2022
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) Andrew Pasveto
Name(s)
of the Town of Collingwood in the County of Simcoe
~~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:

Town of Collingwood in County of Simcoe
~~city/town/municipality~~ county/region

This 25 day of July, 2022

Signature of Owner

Signature of Authorized Agent

Andrew Pasveto
print name

Joseph Bruce Hart, a Commissioner, etc.,
Province of Ontario, for Baillie Stair McIntosh LLP,
Barristers and Solicitors,
Expires August 30, 2024

152149 Southgate Sideroad 15 - Applicable Zoning provisions

A1 Zone permitted uses

Section 6: Agricultural Zone (A1)

6.1 Permitted Uses

(a) Agricultural uses and commercial greenhouses

(b) One single detached dwelling on a lot

(c) A Bed and Breakfast

(d) A Home industry

(e) A Home occupation

(f) A Vacation Farm

(g) Temporary Farm Help Accommodation

(h) A Wayside pit or Quarry

(i) Forestry or conservation

(j) Uses, buildings or structures accessory to a permitted use

- Dwelling and Shop proposed

| A1 zone (Section 6) | Required | Proposed |
|-------------------------------|-------------|--|
| Minimum Lot Area (ha) | 40 ha | 24 ha - existing |
| Minimum Lot Frontage (m) | 200 m | 130 m (Southgate Road 14) 1000 m (Southgate SDR 15) |
| Maximum Lot Coverage | 7% | 2336m ² (shop) + 577 m ² (dwelling) = 3047 m ² = 1.27% |
| Minimum Front Yard Setback | 20 m | 200 m + |
| Minimum Side Yard | 15 m | 50 m + (to east property line) |
| Minimum Side Yard (to street) | 20 m | distance from shop to SDR 15 - 10 m |
| Minimum Rear Yard (line) | 15 m | 100 m + (to south property line) |
| Maximum Height | 2.5 stories | 2 storeys |

Accessory Structures (Section 6.8)

| | | |
|-------------------------------------|------|-------------------------------------|
| Minimum Distance from Main Building | 2 m | 500 m+ |
| Minimum Side Yard | 15 m | 50 m + (to east property line) |
| Minimum Side Yard (to street) | 20 m | distance from shop to SDR 15 - 10 m |
| Maximum Lot Coverage | 1 % | 2336 square meters/24 ha = 0.97% |
| Maximum Height 7.5 metres | | 7.42 m to midpoint |



A1-350

A1

Lands to be rezoned
from EP to A1-X

M4

EP

A1

Lands to be
rezoned from
M4 to A1

Lands to be
rezoned from
EP to A1

A1

194

A1

INCL



**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:

September 28, 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: Clark Construction Management Inc

Legal Description: Con 10 Lot 23, Geographic Township of Proton

Civic Address: 152149 Southgate Sideroad 15

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

The Purpose of the proposed zoning bylaw amendment application is to rezone the subject lands from Aggregate Extraction (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X) to allow for the construction of a residence and garage/shop. The shop will be located in the front yard require some relief from the exterior side yard setback provisions. The setback will be reduced to 10m.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the subject land from Extractive Industrial (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments and will be reflected in the bylaw.

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

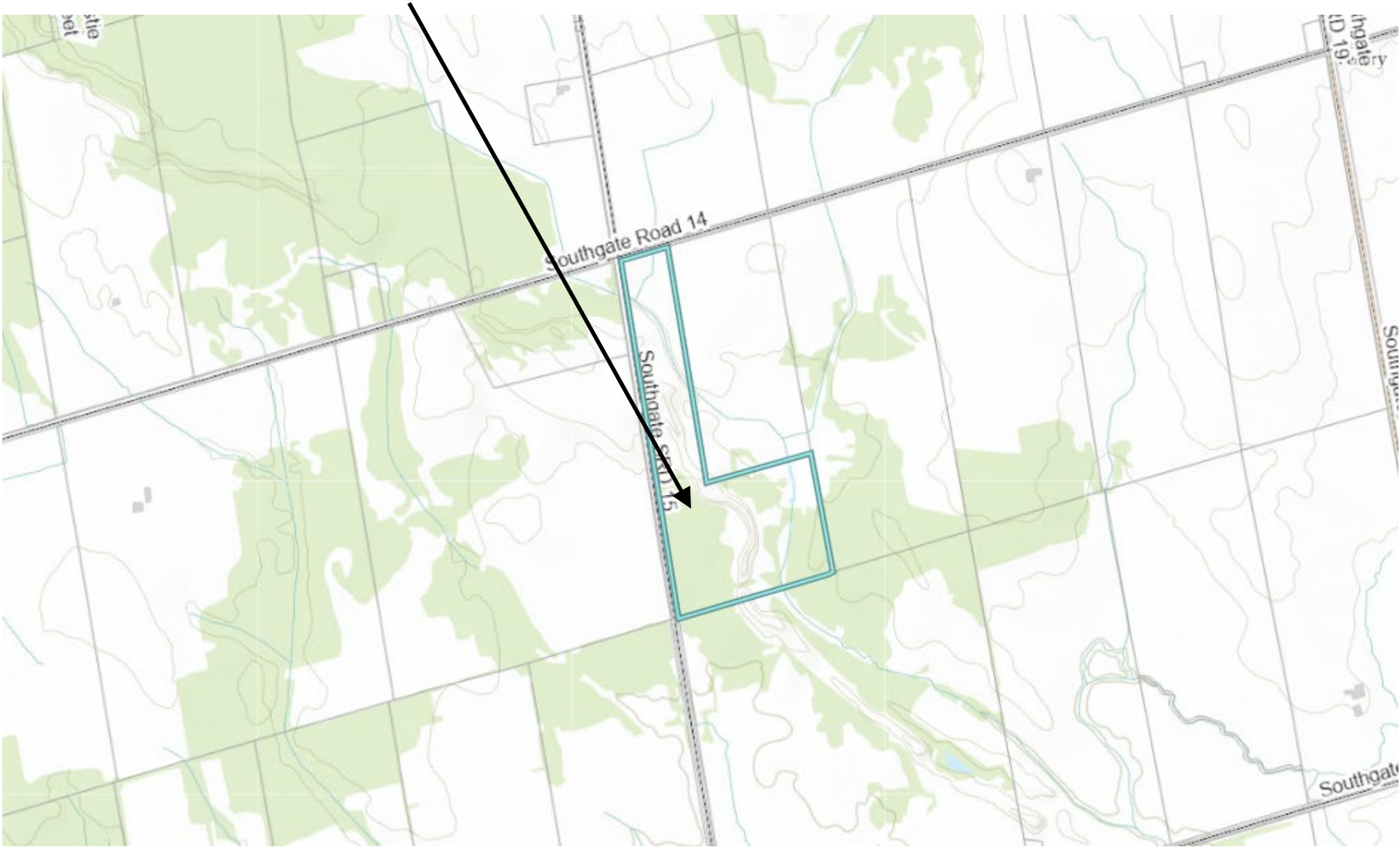
Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C17-22.

Dated at the Township of Southgate,
this 2nd day of September, 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



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: September 7, 2022

File No.: C17-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Commercial apron installed

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

September 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 C17-22 (Clark Construction Management Inc.)
152149 Southgate Sideroad 15
Lot 23 Concession 10
Roll No.: 420709000206200
Geographic Township of Proton
Township of Southgate

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

Purpose

The purpose of the proposed zoning bylaw amendment application is to rezone the subject lands from Aggregate Extraction (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X) to allow for the construction of a residence and garage/shop. The shop will be located in the front yard require some relief from the exterior side yard setback provisions. The setback will be reduced to 10m.

Background

As part of the pre-submission consultation process, SVCA staff was contacted on November 16, 2021 by Justin L'Abber of Crozier Consulting for Mike Clark (the proposed purchaser). SVCA staff conducted a site inspection at the property and met on site with engineer, Justin L'Abber, and ecologist, Neil Morris. Furthermore, SVCA had reviewed the Preliminary Environmental Review, dated December 14, 2021 by Neil Morris, Consulting Ecologist, and found it to be acceptable.

Recommendation

The application is generally 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:

The natural hazard features affecting the property are wetlands, a watercourse (Scott Drainage Works Municipal Drian, an open channel watercourse) and its floodplain. 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 coincided with the SVCA Hazardous Lands mapping for the property.

However, it is the opinion of SVCA staff that the Hazard Land designation and EP zone can be revised to better reflect site conditions, as shown on the sketch of proposed zoning, as submitted with the application.

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. Based on the plans submitted with the application, and sketch of proposed zoning, it is the opinion of SVCA staff that development would generally be 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 based on the plans submitted with the application, and sketch of proposed zoning, the application would be consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

Based on SVCA's in-office review, the following significant natural heritage features were identified as affecting the property: significant woodlands, earth science area of natural and scientific interest (ANSI), fish habitat, and habitat of endangered species and threatened species.

As mentioned above, a Preliminary Environmental Review, dated December 14, 2021 by Neil Morris, Consulting Ecologist, was prepared to address the natural heritage features affecting the property. SVCA found the report to be acceptable. Provided recommendations of the report are followed, it is the opinion of SVCA staff that the application appears to generally be consistent with Section 2.1 of the Provincial Policy Statement, and the natural heritage policies of the Grey County County OP, and the Township of Southgate OP.

Statutory Comments

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

Large areas of the property, are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area, within the SVCA watershed, 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.

For this property the SVCA Approximate Screening Area represents the larger of all watercourse and wetlands, plus an offset distance of 30 metres outwards from the wetland edge and/or the potential floodplain, plus an offset distance of 15 metres outwards from any potential floodplain of the watercourse. 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>.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, proposed within the SVCA Approximate Screening Area on the property will require permission (SVCA Permit) prior to those works commencing. Based on the site plan submitted with the application an SVCA permit will be required and can be issued for the proposed development.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the local Drinking Water Source Protection Plan official.

Summary

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

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated.

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

Sincerely,



Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

cc: Andrew Pascuzzo of Pascuzzo Planning Inc., agent (via email: andrew@pascuzzo-inc.ca)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C17-22 Clark Construction Management Inc.
Date: September 22, 2022 9:56:16 AM

County comments for C17-22 Clark Construction Management Inc.

Hello Southgate,

Please note that County Staff have reviewed Zoning application C17-22 Clark Construction Management Inc and offer the following comments.

The subject property is the site of a rehabilitated pit operation, which is currently designated as Aggregate Resource Area and Mineral Resource Extraction Area in Schedule B of the County's Official Plan. Notification has been received by the Province that the previous pit has been rehabilitated and the license has been removed. A link to this letter is provided below:

Section 5.6.5 of the County's OP states:

5) When a pit or quarry operation has been depleted and is rehabilitated in-line with the licence, a zoning by-law amendment will be required for any use not permitted in Section 5.6.2 and 5.6.3. Upon the surrender of the licence, and the passing of a zoning by-law amendment, the policies of the applicable land use type for the subject property identified on Schedule A apply. Any rezoning will trigger the requirement to meet Provincial MDS formulae. The lands identified as Mineral Resource Extraction on Schedule B are then removed at the time of the next review of the County Official Plan.

It is noted that the County is currently undertaking an Official Plan Housekeeping Amendment (OPA 11), which proposes to remove the Mineral Resource Extraction Area designation from the subject lands.

Per Schedule A of the County's Official Plan, the lands are designated Rural and Hazard Lands. The proposed development would be located partially within the mapped Hazard Lands. Generally, new development is directed outside of the Hazard Lands. In this case, comments from SVCA have been received, which indicate that the Hazard Lands boundaries may be readjusted to accommodate the development, without any negative impact to the proposed development or surrounding natural heritage features. The County would tend to defer to the Conservation Authority for their technical expertise in this regard, and generally have no concerns. It is requested that SVCA provide revised Hazard Land mapping to County staff at a further GIS mapping update stage.

It is recommended that MDS be applied to the proposed dwelling.

Staff would note that there is an active, licensed pit operation across the road from the subject property. Opportunities to buffer the proposed residential use to reduce the impact of dust, noise, etc. should be explored.

Given that the pit has been fully rehabilitated on the subject property, and positive comments have been received by the Conservation Authority, the County has no further concerns with the subject 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