



**Township of Southgate  
Public Planning Meeting Agenda**

**June 28, 2023**

**1:00 PM**

**Holstein Council Chambers**

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**Pages**

**1. Call to Order**

**2. Public Meeting**

**2.1 C6-23 - David Rogers, Con 22 Pt Lot 4, Geographic Township of Egremont**

**2.1.1 Background**

**The Purpose** of the proposed zoning bylaw amendment application is to allow for the creation of three residential lots within the Inland Land Lake designation. In order to accommodate the EIS recommendations, setbacks have been proposed to be reduced as well as increased as follows: The retained parcels proposed to have a minimum lot frontage of 177m which is to accommodate the frontages from the three proposed lots. The Lot 1 is proposed to have a minimum front yard setback of 4m, a minimum side yard of 1.5m and a minimum rear yard of 56.4m. Lot 2 and lot 3 are proposed to have a minimum front yard setback of 2m, a minimum side yard of 1.5m and a minimum side yard of 76.6m.

**The Effect** of the proposed zoning by-law amendment would be to zone a portion of the subject lands from Agricultural exception zone (A2-322) to Residential Type 5 exception (R5-XXX) to permit the creation of three new lots that would meet the requirements of the EIS. The retained lot will also modify the provisions of the A2-322 zone to reflect the reduced lot frontage.

**2.1.2 Application and Notice of Public Meeting**

**3 - 20**

**2.1.3 Comments Received from Agencies and the Public**

**21 - 29**

2.1.4	Questions from Council	
2.1.5	Applicant or Agent	
2.1.6	Members of the Public to Speak	
2.1.7	Further Questions from Council	
2.2	C7-23 - Aaron Hoover (AH Fab Inc.), Con 7, Lot 38, Geographic Township of Proton	
2.2.1	Background	
	<p><b>The Purpose</b> of the proposed zoning bylaw amendment application is to allow for the expansion of the on farm diversified use being a small scale Dry Industrial Use. The proposal is to add an addition of 143m<sup>2</sup> to the shop and construct 222m<sup>2</sup> of covered storage which will be attached to the shop. When combined with the outside storage this covered storage will not exceed 500m<sup>2</sup>. The total building size of the shop will remain 750m<sup>2</sup>. (A1-XXX).</p> <p><b>The Effect</b> of the proposed zoning by-law amendment would be to amend the zoning provisions of the A1-367 zone to permit the proposed expansion of the use.</p>	
2.2.2	Application and Notice of Public Meeting	30 - 47
2.2.3	Comments Received from Agencies and the Public	48 - 54
2.2.4	Questions from Council	
2.2.5	Applicant or Agent	
2.2.6	Members of the Public to Speak	
2.2.7	Further Questions from Council	

### 3. Adjournment

The meeting adjourned at [TIME].

Clinton Stredwick  
185667 Grey County Road 9  
Dundalk,  
Ontario, N0C 1B0

February 22, 2023

Subject: Applications for Zoning By-law Amendment and Consents to Sever (Rogers)



Dear Clinton,

Enclosed, please find the following materials with respect to the above noted application:

- One (1) signed and commissioned Application form for Zoning By-Law Amendment
- Three (3) signed and commissioned Application forms for Consent to Sever
- One (1) Planning Justification Report
- Two (2) Site Plans
- One (1) Scoped Environmental Impact Study, prepared by SAAR Environmental Ltd. (August 24, 2022)
- One (1) Preliminary Hydrogeological Feasibility Assessment, prepared by GMBLuePlan (March 17, 2022)
- One (1) Agent Authorization Letter

Note that the fees for the application will be submitted by the applicant. Please let this office know if you have any questions or require additional information. Our office will forward a digital copy of the enclosed within a day.

Regards,

  
  
Vaishnan Muhunthan, BURPI  
Cuesta Planning Consultants Inc.



**The corporation of  
The Township of Southgate**

**Application for Planning Amendment  
Official Plan and Zoning By-law**  
Fees Effective January 1, 2023  
By-law 2022-180

**\*\* 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: C6-23  
 Pre-Consult Date: \_\_\_\_\_  
 Date received: Feb 23, 2023  
 Date accepted: \_\_\_\_\_  
 Accepted by: \_\_\_\_\_  
 Roll # 42 07 060-001-21800  
 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"/> <b>Pre - Consultation Fee</b>	\$ 500
<input type="checkbox"/> <b>Amendment to the Official Plan</b>	Minor \$3,000.00 application fee <i>plus</i> \$2,500.00 contingency fee Major \$5,000.00 application fee <i>plus</i> \$5,000.00 contingency fee <i>*contingency fee required for all Official Plan Amendment applications</i>
<input type="checkbox"/> <b>Amendment to the Zoning By-law</b>	\$1,600.00 application fee Major \$2,900.00 application fee Major \$3,000.00 contingency fee <i>*contingency fee required only for complex applications</i>
<input type="checkbox"/> <b>Removal of a Holding Provision</b> with a related Site Plan Application	\$600.00 application fee or \$600.00 application fee
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>	\$1674.00 application fee <i>plus</i> \$111.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
<b><u>Other Required Fees:</u></b>	
<input type="checkbox"/> <b>Public Notice Sign Fee</b>	\$145.00
<input type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA \$260.00 GRCA Call directly for details



**Note on fees:**

It is a requirement that any potential applicant pre-consult with the Planning Department prior to submitting any planning application, for the pre consultation meeting, please provide a drawing or a sketch of your proposal, accompanied by a written description.

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

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.

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: David Rogers

Mailing address: [REDACTED]

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

Email Address: [REDACTED]

2. Name of applicant: [REDACTED]

Mailing address: [REDACTED]

Phone#: [REDACTED] Email: [REDACTED]

Applicant's Relationship to Subject Lands:

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

3. Name of agent (if applicable) Cuesta Planning Consultants Inc.

Mailing address: 978 First Avenue West Owen Sound, ON N4K 4K5

Phone#: 519-372-9790 Email: cuesta@cuestaplanning.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:

Unknown.

Mailing Address: [REDACTED]

Phone#: [REDACTED]

**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: 263597 Southgate Road 26

Tax Roll#: 420706000121800

Lot PT Lot 4

Concession 22

Lot [REDACTED] of [REDACTED] Plan [REDACTED]

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

9. Dimensions of subject property:

frontage +/- 326.95 m depth +/- 1212 m area +/- 42.29 ha sq m/ha

10. Description of the area affected by this application if only a portion of the entire property Area of proposed consents (please see attached survey and site plans)

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 Woodlands/Black Lake

East Agricultural

South Cottage/Residential

West Rural

(c) Agricultural livestock operations

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

12. Environmental Constraints

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

Wetlands	<input checked="" type="checkbox"/>	Specialty Crop Lands	<input type="checkbox"/>
Floodplains	<input type="checkbox"/>	ANSI's (areas of natural or scientific interest)	<input type="checkbox"/>
Streams, Ravines and Lakes	<input type="checkbox"/>	Aggregate Resources	<input checked="" type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input checked="" type="checkbox"/>	Solid Waste Management	<input type="checkbox"/>
Fisheries, Wildlife & Environment	<input 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 checked="" 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 Restricted Agricultural Exception (A2-322)

Requested zoning Residential Type 5 with Exception to implement building envelopes as set out in EIS

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, single detached dwellings

**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.

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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.

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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.

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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	<u>  X  </u>	<u>  X  </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.

The proposed uses of the proposed severances are residential. An amendment is required to change the existing zoning from A2-322 to R5 with an exception to implement a specific building envelope as set out in the Scoped Environmental Impact Study which may not comply with the required setbacks. Relief is also required for the retained parcel as the proposed severances will result in a frontage of +/- 177m for the retained.

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

A Scoped Environmental Impact Study indicates the most appropriate locations for the siting of single detached dwellings which may not meet the required setbacks. The recommended building envelopes have been determined to fall within existing clearings that can be easily accessed. Further, the proposed lots will be used for non-farm residential development and thus a rezoning to an appropriate residential zone is required.

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

To be determined.

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)

Scoped Environmental Impact Study - SAAR Environmental Limited

Preliminary Hydrogeological Feasibility Assessment - GM BluePlan

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#### 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.

Please see Planning Justification Report.

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#### 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:

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**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),

Vaishnan Muthukhan and \_\_\_\_\_  
Name of Owner(s)  
*Agent*

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

\_\_\_\_\_  
Signature of Owner *Agent* Feb 21, 2023  
date  
\_\_\_\_\_  
Signature of Owner \_\_\_\_\_  
date

**37. Owner's Authorization for Agent** Please see letter of authorization  
I (we), \_\_\_\_\_ and \_\_\_\_\_  
Name of Owner(s)

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

\_\_\_\_\_  
Signature of Owner \_\_\_\_\_  
date  
\_\_\_\_\_  
Signature of Owner \_\_\_\_\_  
date

**38. Owner's Authorization for Access**

I/we, Vaishnan Muthukhan, and \_\_\_\_\_  
Name of Owner(s)  
*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.

\_\_\_\_\_  
Signature of Owner *Agent* Feb 21, 2023  
date  
\_\_\_\_\_  
Signature of Owner \_\_\_\_\_  
date  
\_\_\_\_\_  
Signature of Witness Feb 21, 2023  
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) Vaishnan Muthunthan  
Name(s)  
of the City of Owen Sound in the County of Grey  
city/town/municipality county/region

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

Declared before me at the:

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

This 21 day of February, 20 23

[Redacted Signature]

Signature of Commissioner

April Michelle McInnes, a Commissioner,  
etc., Province of Ontario, for Anya Shahabi  
Professional Corporation, Barrister and  
Solicitor. Expires September 20, 2025.

[Redacted Signature]

Signature of Applicant

Vaishnan Muthunthan  
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) Growing hay

Describe in detail the size, age and feed type used for the type of farming conducted: +/- 6.35ha

(i) How long have you owned the farm? 6+ years

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

☒ Yes – For how long?

Since September 2016

☐ No – When did you stop farming? \_\_\_\_\_

For what reason did you stop farming? \_\_\_\_\_

(iii) Area of total farm holding: +/- 42.29ha

(iv) Number of tillable hectares: +/- 6.35ha

(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?

Cattle

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

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(xii) Indicate the size of the barn(s): +/- 450m2

(xiii) Capacity of barn in terms of livestock: Unknown.

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

Unknown.

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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 a **public meeting located at the Township of Southgate Council Chambers, 123273 Southgate Road 12, Holstein On, N0G 2A0** on:

**June 28, 2023 at 1:00 PM**

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

**[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230**

The meeting will be livestreamed on the Township YouTube Channel:  
<https://www.youtube.com/user/SouthgateTownship>

**Location of the Subject Land**

Applicant: David Rogers

Legal Description: Concession 22, Pt Lot 4, Geographic Township of Egremont

Civic Address: 263597 Southgate Road 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 the creation of three residential lots within the Inland Land Lake designation. In order to accommodate the EIS recommendations, setbacks have been proposed to be reduced as well as increased as follows: The retained parcel s proposed to have a minimum lot frontage of 177m which is to accommodate the frontages from the three proposed lots. The Lot 1 is proposed to have a minimum front yard setback of 4m, a minimum side yard of 1.5m and a minimum rear yard of 56.4m. Lot 2 and lot 3 are proposed to have a minimum front yard setback of 2m, a minimum side yard of 1.5m and a minimum side yard of 76.6m.

**The Effect** of the proposed zoning by-law amendment would be to zone a portion of the subject lands from Agricultural exception zone (A2-322) to Residential Type 5 exception (R5-XXX) to permit the creation of three new lots that would meet the requirements of the EIS. The retained lot will also modify the provisions of the A2-322 zone to reflect the reduced lot frontage.

**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 an 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 Ontario Land 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.

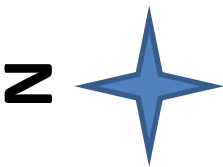
**Additional Information and Comments**

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](mailto:cstredwick@southgate.ca) or at the Township ext. 235. Please quote file #C6-23.

Dated at the Township of Southgate,  
this 5<sup>th</sup> day of June 2023.

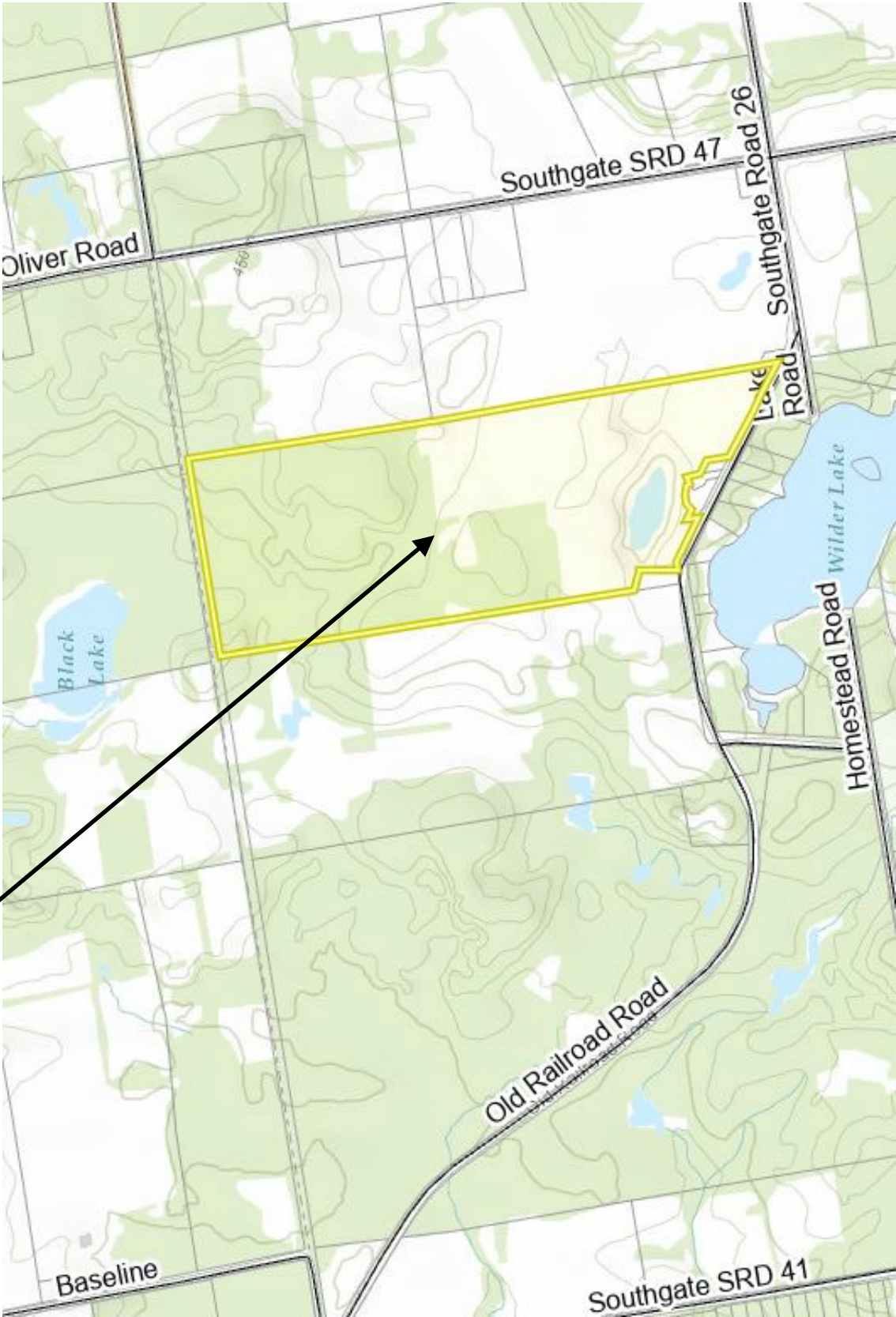
Lindsey Green, Clerk  
[lgreen@southgate.ca](mailto:lgreen@southgate.ca)  
Township of Southgate  
185667 Grey Rd 9,  
Dundalk, ON N0C 1B0  
Phone: (519) 923-2110 ext. 230





**SUBJECT LAND**

Key Map (not to scale)





## Planning and Development

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

June 20<sup>th</sup>, 2023

Lindsey Green  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Zoning By-law Amendment C6-23  
Concession 22, Part Lot 4 (263597 Southgate Road 26)  
Township of Southgate (geographic Township of Egremont)  
Roll: 420706000121800  
Owner/Applicant: David Rogers  
Agent: Cuesta Planning Consultants**

Dear Ms. Green,

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

The purpose and effect of the subject application is to allow for the creation of three residential lots within the Inland Land Lake designation. In order to accommodate the EIS recommendations, setbacks have been proposed to be reduced as well as increased as follows: The retained parcel is proposed to have a minimum lot frontage of 177m which is to accommodate the frontages from the three proposed lots. The Lot 1 is proposed to have a minimum front yard setback of 4m, a minimum side yard of 1.5m and a minimum rear yard of 56.4m. Lot 2 and lot 3 are proposed to have a minimum front yard setback of 2m, a minimum side yard of 1.5m and a minimum side yard of 76.6m. A portion of the subject lands would be rezoned from Agricultural exception zone (A2-322) to Residential Type 5 exception (R5-XXX) to permit the creation of three new lots that would meet the requirements of the EIS. The retained lot will also modify the provisions of the A2-322 zone to reflect the reduced lot frontage.

Schedule A of the County OP designates the subject lands as 'Inland Lakes and Shoreline Settlement Area'. Section 3.7(3) states,

*Permitted uses in the Inland Lakes and Shoreline Settlement Area must be limited to low- density residential dwellings, bed and breakfast establishments, home*

*occupations, marinas, resource based recreational uses, convenience commercial, and public uses. Any new development will need to address the requirements of the servicing section of this plan, Section 8.9.*

The proposed development would create three new low density residential dwellings on three new lots. The three new lots are entirely within the Inland Lakes and Shoreline Settlement Area. Therefore, the proposed development is permitted within the Inland Lakes and Shoreline Settlement Area. County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

*The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:*

*d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

A Preliminary Hydrogeological Feasibility Assessment was submitted with the application and determined that the proposed new lots can safely be serviced by on-site water and sewage servicing. Provided that the recommendations mentioned in the assessment are done, County Planning staff have no concerns.

Schedule A of the County OP designates the subject lands as 'Rural'. The proposed development would occur outside of the Rural designation; therefore, the Rural lot density policies would not apply. Therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Schedule B of the County OP indicates the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(8) states,

*Non-farm sized lot creation of lots less than 20 hectares in size will not be permitted in Aggregate Resource Areas. Lot creation for infrastructure or public use purposes may be exempted from this requirement provided all reasonable measures are taken to mitigate any impacts on the aggregate resource.*

The proposed development is located outside of the Aggregate Resource Area; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands are near Wildland Fire – Hazardous Forest Types – Extreme. Section 7.8(2) states,

*Development may however be permitted in lands with Hazardous Forest Types for Wildland Fire where the risk is mitigated in accordance with the 'Wildland Fire Assessment and Mitigation Standards'. Risk mitigation should be addressed as part of an environmental impact study or foresters study.*

An EIS was submitted with the application and determined that tree removal would be necessary to achieve a firebreak between the homes and woodlands, especially in the east quadrant of the study site, where trees with higher fire hazard are located. Provided the tree removal is as minimized as much as possible, while also allowing for the necessary fire breaks; County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands' and a 'Pond'. An EIS was submitted with the application and determined that the proposed development will not have negative impacts on the Significant Woodlands or Pond, provided the recommendations and mitigation measures in the EIS are implemented. Provided the recommendations and mitigation measures in the EIS are implemented; 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.

County Forestry and Trails Services has reviewed the subject application and have a comment stating *The subject lands directly abut Camp Oliver Grey County Forest to the north. No drainage should be diverted toward the County forest. One consideration may include posting signage indicating County Forest lands boundary and that off-trail access is not permitted, as well as marking trees to further delineate the forest boundary. Camp Oliver is a multi-use forest that permits activities such as hiking, snowshoeing, skiing, hunting and fishing. Additionally, Camp Oliver is a working forest that is subject to harvesting.*

Provided the recommendations in the Preliminary Hydrogeological Feasibility Assessment are implemented; tree removal is as minimized as possible, while still

allowing for the necessary fire breaks, the recommendation and mitigation measures in the EIS are implemented, and that County Forestry and Trails Services requirements are met; 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,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie  
Planner  
(519) 372 0219 ext. 1239  
[Derek.McMurdie@grey.ca](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://www.grey.ca)

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

June 8, 2023

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

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: C6-23 and B4-23, B5-23, B6-23 (David Rogers)  
263597 Southgate Road 26  
Part Lot 4 Concession 22  
Roll No.: 420706000121800  
Geographic Township of Egremont  
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 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. The applications have also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

## Purpose

The purpose of the proposed zoning bylaw amendment application is to allow for the creation of three residential lots within the Inland Land Lake designation. In order to accommodate the EIS recommendations, setbacks have been proposed to be reduced as well as increased as follows: The retained parcel is proposed to have a minimum lot frontage of 177 metres (m) which is to accommodate the frontages from the three proposed lots. The Lot 1 is proposed to have a minimum front yard setback of 4m, a minimum side yard of 1.5m and a minimum rear yard of 56.4m. Lot 2 and lot 3 are proposed to have a minimum front yard setback of 2m, a minimum side yard of 1.5m and a minimum side yard of 76.6m.

## **Background**

As part of the pre-submission consultation process for the proposed development, the SVCA was contacted by Cuesta Planning Consultants Inc., agent for the landowner, on January 25, 2022. SVCA staff provided preliminary comments that the proposal was generally acceptable provided applicable planning policies were addressed.

## **Recommendation**

The proposed zoning by-law amendment application and proposed severance applications are acceptable to SVCA staff.

## **Delegated Responsibility and Advisory Comments-Natural Hazards**

The natural hazard feature affecting the property is wetlands/swamps. SVCA Hazardous Lands mapping, depicts an area of the property to be low in elevation associated with the wetlands/swamps. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, generally coincide with the Hazardous Lands as plotted by SVCA staff for the property. However, it is the opinion of SVCA staff that it appears that the Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002, does not properly depict the natural hazard feature. SVCA staff recommend that the EP zone be revised as part of these applications to mirror the Hazard Lands designation as shown in Schedule A to the Grey County OP. Upon request, SVCA staff can provide a map of the recommended EP zone to the Township of Southgate.

## **Provincial Policy Statement – Section 3.1**

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

## **Township of Southgate Official Plan and Grey County Official Plan**

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

## **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 Jim Ellis, Drinking Water Source Protection Risk Management Official at: [jellis@southgate.ca](mailto:jellis@southgate.ca).

## **SVCA Regulation 169/06**

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.

A small area of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. For the property the SVCA Approximate Screening Area includes the wetlands/swamps plus an area 30 metres outwards from the wetlands/swamps. As such, development and/or site alteration within the Approximate Screening Area requires the permission from SVCA, prior to carrying out the work.

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

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

And;

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

To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

### **SVCA Permission for Development or Alteration**

As mentioned above, development or alteration including construction, reconstruction, conversion, grading, filling or excavation, agricultural tile drainage, and/or interference with a watercourse, 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 with the applications, it appears that development as proposed for the three parcels to be severed will not be within the SVCA Approximate Screening Area, therefore a SVCA permit will not be required for development as proposed for the three parcels to be severed.

### **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*.

Township of Southgate  
C6-23 and B4-23, B5-23, B6-23 (David Rogers)  
June 8, 2023  
Page 4 of 4

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

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

Please inform this office of any decision made by the Township of Southgate with regard to the 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: Barbara Dobreen, SVCA member representing the Township of Southgate (via email)  
Cuesta Planning Consultants Inc., agent (via email)

## 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: June 21, 2023

File No.: C6-23 & B4,5,6/23

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: Lot entrances will have cut into hill may require more sloping or retainment of banks

Load Restricted Road: Yes ☒ No ☐

Comments:

This section of Southgate Road 26 is a 60 km/h speed zone

Entrances will have to be approved upon determination of locations.

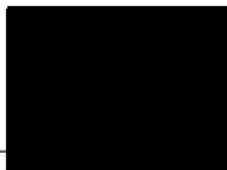
### Risk Management Office

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



**The corporation of  
The Township of Southgate**

**Application for Planning Amendment  
Official Plan and Zoning By-law**  
Fees Effective January 1, 2023  
By-law 2022-180

**\*\* 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: C7-23  
Pre-Consult Date: \_\_\_\_\_  
Date received: April 11, 2023  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42 07 09000708800  
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"/> <b>Pre - Consultation Fee</b>	\$ 500
<input type="checkbox"/> <b>Amendment to the Official Plan</b>	Minor \$3,000.00 application fee <i>plus</i> \$2,500.00 contingency fee Major \$5,000.00 application fee <i>plus</i> \$5,000.00 contingency fee <i>*contingency fee required for all Official Plan Amendment applications</i>
<input type="checkbox"/> <b>Amendment to the Zoning By-law</b>	\$1,600.00 application fee Major \$2,900.00 application fee Major \$3,000.00 contingency fee <i>*contingency fee required only for complex applications</i>
<input type="checkbox"/> <b>Removal of a Holding Provision</b> with a related Site Plan Application	\$600.00 application fee or \$600.00 application fee
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>	\$1674.00 application fee <i>plus</i> \$111.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
<b>Other Required Fees:</b>	
<input type="checkbox"/> <b>Public Notice Sign Fee</b>	\$145.00
<input type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA \$260.00 GRCA Call directly for details

**Note on fees:**

It is a requirement that any potential applicant pre-consult with the Planning Department prior to submitting any planning application, for the pre consultation meeting, please provide a drawing or a sketch of your proposal, accompanied by a written description.

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

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.

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: Aaron Hoover AH Fab Inc.

Mailing address: 311693 Grey Rd 8

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

Email Address: [REDACTED]

2. Name of applicant: Solomon Martin

Mailing address: 1730 Chamers Forrest Rd RR#2Wellesley On N0B2T0

Phone# : [REDACTED] Email: [REDACTED]

Applicant's Relationship to Subject Lands:

☐ Registered Property Owner

☐ Holder of Option to Purchase Subject Lands

☐ Signing Officer of Corporation

☒ Other [Specify] applicant

3. Name of agent (if applicable)   

Mailing address:   

Phone#:    Email:   

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

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

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

William & Magdalena Hoover

Mailing Address: [REDACTED]

Phone#: [REDACTED]

**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: 311693 Grey Rd 8

Tax Roll#: 420709000708800

Lot 38

Concession 7

Lot    of    Plan   

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

9. Dimensions of subject property:

frontage 1010 m m depth 382m m area 38.59 ha sq m/ha

10. Description of the area affected by this application if only a portion of the entire property a small portion of this property is zoned A1-367 and permits a building area of 607m2. this application is to revise this exception to permit 750m2 shop with 202m2 indoor storage area

11. Abutting and nearby lands uses

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

If yes, describe to what extent \_\_\_\_\_

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

North agriculture

East agriculture

South agriculture

West agriculture

(c) Agricultural livestock operations

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

12. Environmental Constraints

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

Wetlands	<input 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 checked="" type="checkbox"/>
Special Policy Area	<input type="checkbox"/>	Wetlands	<input checked="" type="checkbox"/>
Major Open Space	<input type="checkbox"/>	Mineral Aggregate Extraction	<input type="checkbox"/>
Village Community	<input type="checkbox"/>		

14. Zoning By-law

Present zoning A1, EP, A1-367

Requested zoning revise A1-367 to permit more floor area



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)

this proposal is to permit the maximum floor area permitted of 750m2 and 202m2 indoor storage area

**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.

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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.

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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.

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Type of building/structure: proposed shop addition

Setbacks:

front lot line 147.6m

rear lot line 208.65m

side lot line 391m , 554m

Building/structure:

height 9m dimensions / floor area 750m<sup>2</sup> gross for shop  
202m<sup>2</sup> indoor storage

20. The date the existing building(s) or structure(s) on the subject land were constructed: 2017
21. The length of time that the existing uses of the subject land have continued: since 2017
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:  
this proposal is to permit the maximum floor area permitted of 750m<sup>2</sup> and 202m<sup>2</sup> indoor storage area as owner needs more room
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:  
A1-367

#### 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	_____	_____
<input checked="" type="checkbox"/> _____ other public road	<input checked="" type="checkbox"/>	_____
please specify <u>county road 8</u>		
_____ 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 sheet flow

**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.

this is an ongoing metal works shop that needs more room and is just a size revision from previously

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

to increase building size

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

fall 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)

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**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.

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**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:

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**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),

Aaron Hoover and Sarah Hoover  
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.

<u>AARON Hoover</u>	Mar 30, 2023
Signature of Owner	date
<u>AARON Hoover</u>	Mar 30, 2023
Signature of Owner	date

37. Owner's Authorization for Agent

I(we), Aaron Hoover and Sarah Hoover  
Name of Owner(s)

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

<u>AARON Hoover</u>	Mar 30, 2023
Signature of Owner	date
<u>AARON Hoover</u>	Mar 30, 2023
Signature of Owner	date

38. Owner's Authorization for Access

I/we, Aaron Hoover and Sarah Hoover  
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.

<u>AARON Hoover</u>	Mar 30, 2023
Signature of Owner	date
<u>AARON Hoover</u>	Mar 30, 2023
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) Solomon 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:

Municipality of Grey Highlands in County of Grey  
city/town/municipality county/region

This 5<sup>th</sup> day of April, 2023



Signature of Commissioner



Signature of Applicant

Solomon Martin  
print name

Roberta Elizabeth Scully, a  
Commissioner, etc., Province of  
Ontario, for the Corporation of the  
Municipality of Grey Highlands.  
Expires April 25, 2025.

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? 2019 \_\_\_\_\_

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

☒ Yes – For how long?

2019 \_\_\_\_\_

☐ No – When did you stop farming? \_\_\_\_\_

For what reason did you stop farming? \_\_\_\_\_  
\_\_\_\_\_

(iii) Area of total farm holding: 38 ha \_\_\_\_\_

(iv) Number of tillable hectares: 28ha \_\_\_\_\_

(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: new barn in 2016 \_\_\_\_\_  
\_\_\_\_\_

How big is the barn? 189m2 \_\_\_\_\_

What is the present use of the barn? horses \_\_\_\_\_  
\_\_\_\_\_

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

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(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)

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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\*\*\*







# Zoning-Amendment-OPA-Temp-use-Removal-of-Holding-Planning-Application---January-1-2023

Final Audit Report

2023-03-30

Created:	2023-03-30
By:	Solomon Martin (kingwoodplating@live.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIV5Bu2v-T0J8CyaimhCNLgQcIWxvGQzs

## "Zoning-Amendment-OPA-Temp-use-Removal-of-Holding-Planning-Application---January-1-2023" History

-  Document created by Solomon Martin (kingwoodplating@live.ca)  
2023-03-30 - 7:16:26 PM GMT- IP address: 142.127.5.85
-  Document emailed to sales@ahfabinc.ca for signature  
2023-03-30 - 7:17:27 PM GMT
-  Email viewed by sales@ahfabinc.ca  
2023-03-30 - 7:17:57 PM GMT- IP address: 137.220.5.10
-  Signer sales@ahfabinc.ca entered name at signing as AARON Hoover  
2023-03-30 - 8:51:40 PM GMT- IP address: 137.220.5.10
-  Document e-signed by AARON Hoover (sales@ahfabinc.ca)  
Signature Date: 2023-03-30 - 8:51:42 PM GMT - Time Source: server- IP address: 137.220.5.10
-  Agreement completed.  
2023-03-30 - 8:51:42 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.



**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 a **public meeting located at the Township of Southgate Council Chambers, 123273 Southgate Road 12, Holstein On, N0G 2A0** on:

**June 28, 2023 at 1:00 PM**

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

**[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230**

The meeting will be livestreamed on the Township YouTube Channel:  
<https://www.youtube.com/user/SouthgateTownship>

**Location of the Subject Land**

Applicant: Aaron Hoover (AH Fab Inc.)

Legal Description: Concession 7, Lot 38, Geographic Township of Proton

Civic Address: 311693 Grey Road 8

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

**The Purpose** of the proposed zoning bylaw amendment application is to allow for the expansion of the on farm diversified use being a small scale Dry Industrial Use. The proposal is to add an addition of 143m<sup>2</sup> to the shop and construct 222m<sup>2</sup> of covered storage which will be attached to the shop. When combined with the outside storage this covered storage will not exceed 500m<sup>2</sup>. The total building size of the shop will remain 750m<sup>2</sup>. (A1-XXX).

**The Effect** of the proposed zoning by-law amendment would be to amend the zoning provisions of the A1-367 zone to permit the proposed expansion of the use.

**When will a decision be made?**

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

**Want to be notified of a decision?**

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

**Making an Oral or Written Submission**

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

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

**Your rights to appeal a decision**

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Ontario Land 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](mailto:cstredwick@southgate.ca) or at the Township ext. 235. Please quote file #C7-23.

Dated at the Township of Southgate,  
this 5<sup>th</sup> day of June 2023.

Lindsey Green, Clerk  
[lgreen@southgate.ca](mailto: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 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

June 19<sup>th</sup>, 2023

Lindsey Green  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Zoning By-law Amendment C7-23  
Concession 7, Lot 38 (311693 Grey Road 8)  
Township of Southgate (geographic Township of Proton)  
Roll: 420709000708800  
Owner: Aaron Hoover – AH Fab Inc  
Applicant: Solomon Martin**

Dear Ms. Green,

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

The purpose and effect of the subject application is to allow for the expansion of the on farm diversified use being a small scale Dry Industrial Use. The proposal is to add an addition of 143m<sup>2</sup> to the shop and construct 222m<sup>2</sup> of covered storage which will be attached to the shop. When combined with the outside storage this covered storage will not exceed 500m<sup>2</sup>. The total building size of the shop will remain 750m<sup>2</sup>.

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

*Permitted uses in the Agricultural land use type include:*

*a) On-farm diversified uses (See Table 7);*

In addition, Section 5.2.2(5) of the County OP states,

*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 expansion of the on-farm diversified use is permitted within the Rural and Agricultural designations. It is recommended that the use conform to MDS, if indicated within the municipality's Zoning By-Law.

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

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

Further, Section 5.2.2(16) of the County OP states,

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

The subject property is approximately 38 hectares in size which would permit a total area of 7,600 square metres to be used for the proposed expansion of the OFDU, including all parking, loading, buildings, servicing and outdoor storage. The gross floor area for any structures would be limited to 1,520 square meters. The applicant's proposed expansion will cover an area of 6,401 square metres and the proposed buildings associated with the use would be 972 square metres, both of which conforms with the County OP. County Planning staff have no concerns.

Section 5.2.2(19) of the County OP states,

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

Municipal staff shall review the applicability of the D-6 Guidelines to the proposed development.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed development is located near the boundary of the Hazard Lands. The proposed development is outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Other Wetlands' and 'Streams', and is within the adjacent lands of 'Significant Woodlands'. The proposed development is located outside of the adjacent lands of the natural heritage features; 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.

County Transportation Services has reviewed the subject application and have no concerns.

Provided D-6 Guidelines can be addressed; 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](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://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: June 12, 2023

File No.: C7-23

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: *emilne@southgate.ca*

June 6, 2023

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

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: Proposed Zoning By-law Amendment C7-23 (Aaron Hoover AH Fab Inc.)  
311693 Grey Road 8  
Lot 38 Concession 7  
Roll No.: 420709000708800  
Geographic Township of Proton  
Township of Southgate

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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 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. The application has also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

## **Purpose**

The purpose of the proposed zoning bylaw amendment application is to allow for the expansion of the on farm diversified use being a small scale Dry Industrial Use. The proposal is to add an addition of 143m<sup>2</sup> to the shop and construct 222m<sup>2</sup> of covered storage which will be attached to the shop. When combined with the outside storage this covered storage will not exceed 500m<sup>2</sup>. The total building size of the shop will remain 750m<sup>2</sup>. (A1-XXX).

## **Recommendation**

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

### **Delegated Responsibility and Advisory Comments - Natural Hazards**

The natural hazard features affecting the property are the watercourse (part of Clarke Drainage Works), its floodplain, and wetlands/swamps. SVCA Hazardous Lands mapping, depicts areas of the property to be low in elevation associated with the floodplain of the watercourse and wetlands/swamps. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002, generally coincide with the Hazardous Lands as plotted by SVCA staff for the property. Based on the plans submitted with the application, proposed development will not be located within the EP zone.

### **Provincial Policy Statement – Section 3.1**

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

### **Township of Southgate Official Plan and Grey County Official Plan**

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

### **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 Jim Ellis, Drinking Water Source Protection Risk Management Official at: [jellis@southgate.ca](mailto:jellis@southgate.ca).

### **SVCA Regulation 169/06**

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

A large area of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. For the property the SVCA Approximate Screening Area includes the larger of the following: the watercourse and its floodplain and an area 15 metres outwards from the floodplain of the watercourse; and the wetlands/swamps plus an area 30 metres outwards from the wetlands/swamps edge. As such, development and/or site alteration within the Approximate Screening Area requires permission from SVCA, prior to carrying out the work.

"Development" as defined under the *Conservation Authorities Act* means:

a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*

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

And;

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

To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

#### **SVCA Permission for Development or Alteration**

As mentioned above, development or alteration including construction, reconstruction, conversion, grading, filling or excavation, agricultural tile drainage, and/or interference with a watercourse, 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 dated 2023-02-08 that were submitted with the application, development as proposed will be beyond/outside of the SVCA Approximate Screening Area, therefore a SVCA permit will not be required for development as proposed.

#### **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 the SVCA staff that the application is:

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

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