

PLANNING JUSTIFICATION REPORT

PROPOSED CONSENT & ZONING BYLAW



Submitted October 2024 - Revised June 2026

Subject lands:

184678 Grey Road 9
Township of Southgate
Concession 15 S PT Lot 26 W
PT Lot 27 (Egremont)
County of Grey

Prepared for:

JJC Farms c/o
J. R. McLaughlin

File No. 22198

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PLANNING JUSTIFICATION REPORT

Application for Official Plan & Zoning By-law amendments and Consent
184678 Grey Road 9, Township of Southgate, Grey County

1. BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by JJC Farms c/o J. R. McLaughlin, to prepare and submit a planning report in support of an application to recognize existing hunting camp/recreational use and to sever an existing surplus farm dwelling, on the lands municipally described as 184678 Grey Road 9. The existing hunting camp/recreational use is to be included in the hazard/wetland area that will be merged with a small adjacent 4.12 ha parcel owned by JJC Farms.

The following report provides a description of the holdings and surrounding land use, as well as an evaluation of the proposal with regard to relevant land use policy. The report will also address the comments raised during the consultation process. This report will weigh the merits of the proposal according to the Provincial Planning Statement (PPS), Grey County Official Plan (Recolour Grey), and the Township of Southgate Official Plan (TSOP). This report and associated applications are intended as well, to satisfy the requirements of the Planning Act regarding the submission of a complete application.

1.2 Location and Description of the Proposal *(Figures 1 to 5)*

The property that is subject to this proposal, see Figure 1, is municipally referenced as 184678 Grey Road 9 and is legally described as Concession 15, South Part Lot 26, West Part Lot 27 (Egremont), in the Township of Southgate. The subject lands have an area of 66.2-hectares (163.49 acres) and are located approximately 18 kilometers west of the Dundalk Settlement Area (Figure 2).

As noted, before, there are two components to this proposal.



Figure 1: Subject Lands

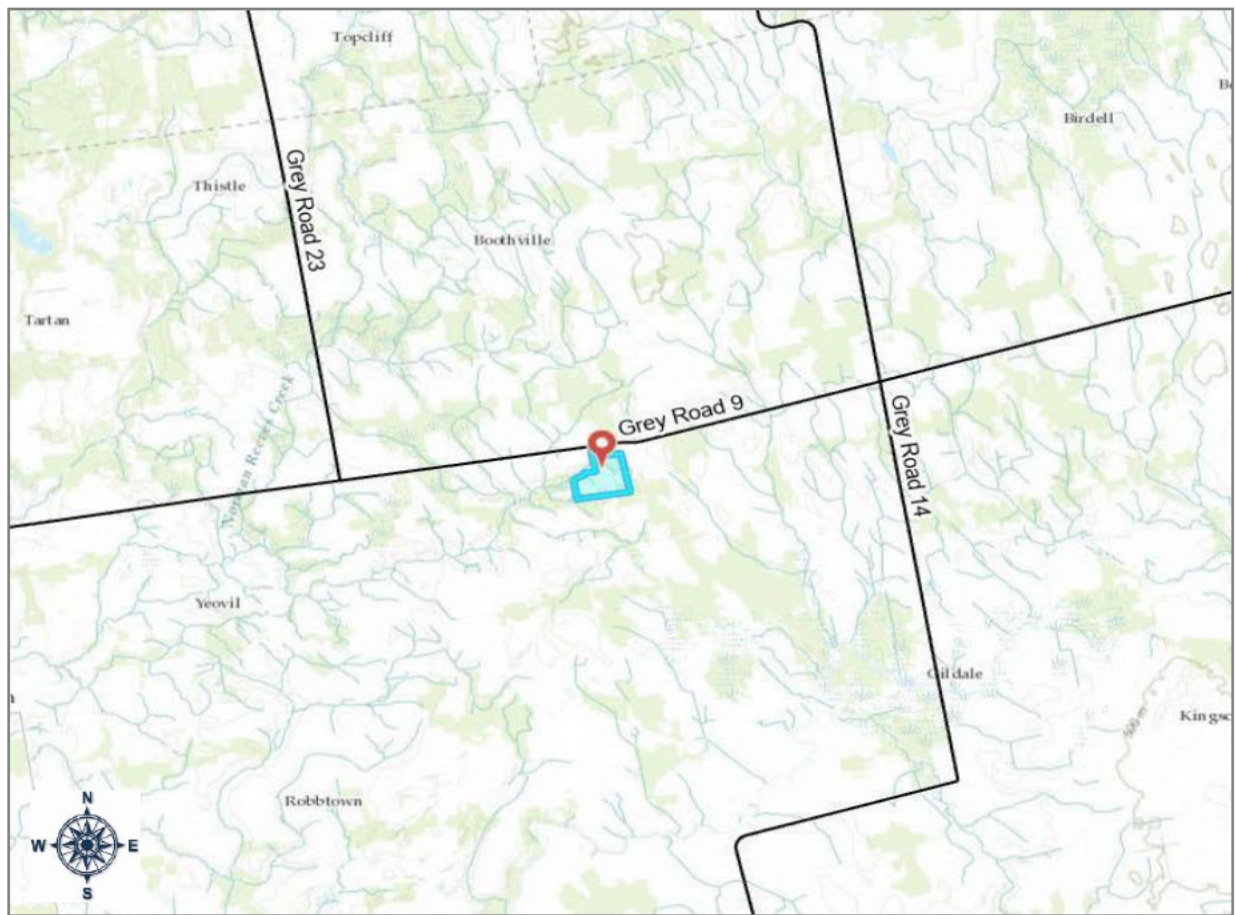


Figure 2: Location Plan

The **first** aspect of this proposal provides for two-part consent:

- a) Lot line adjustment (Figure 3), which entails severing a ± 13.6 ha section 184678 Grey Road 9 and adding it to the adjacent lands, which are also owned by JJC Farms.
- b) Consent to sever a surplus farm dwelling as depicted in Figure 4. This portion of the proposal consists of severing a $3,446\text{m}^2$ "P" shaped parcel with a 10 m frontage on Grey Road 9, to accommodate the existing driveway. The retained portion will have an area of 52.56 ha and a frontage of 224 meters on Grey Road 9. The applicants are bona-fide farmers who own or rent, upwards of ± 1092 ha (± 2700 ac) of farmland among the Counties of Grey, Bruce, Perth and Wellington.

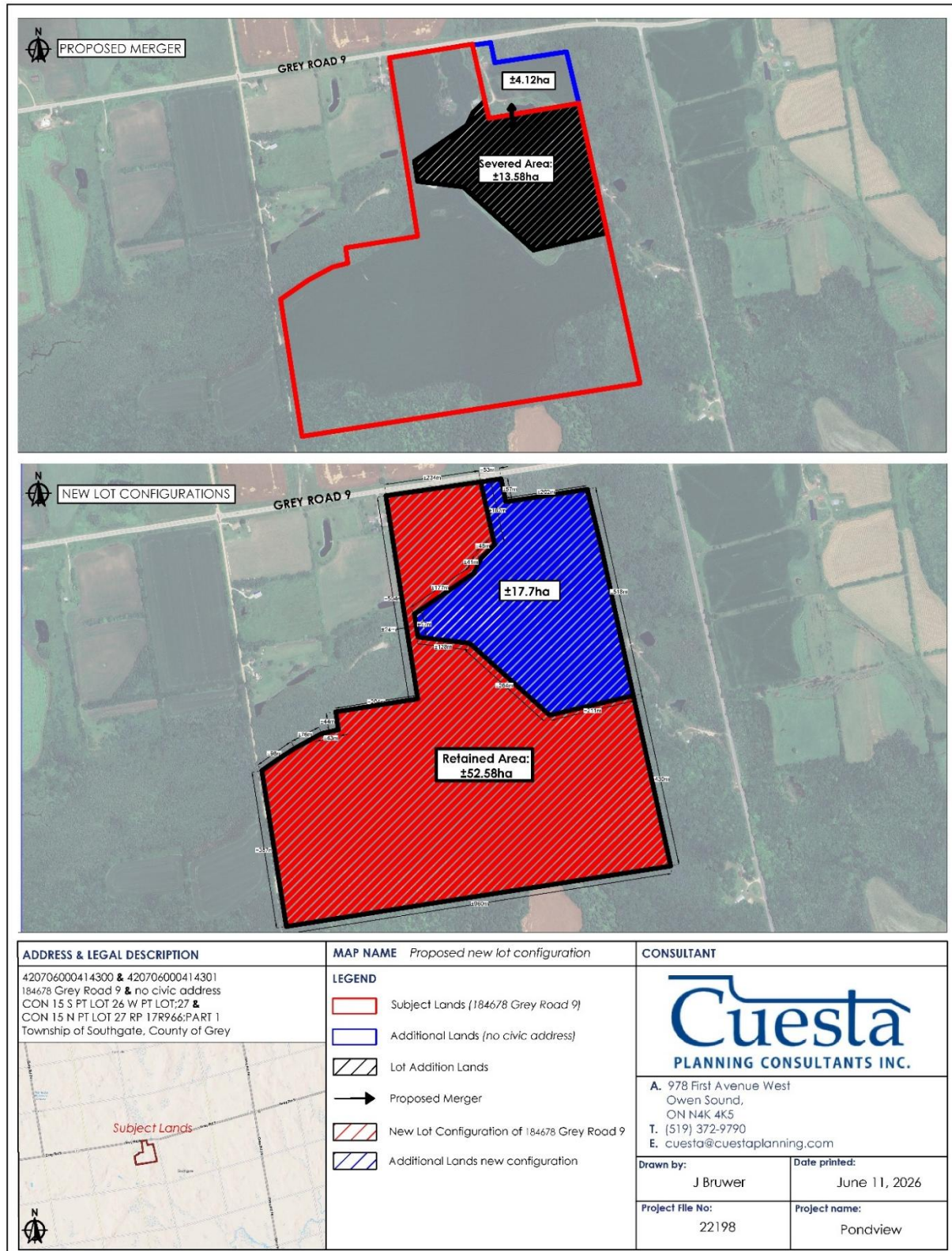


Figure 3: Proposed Lot Addition

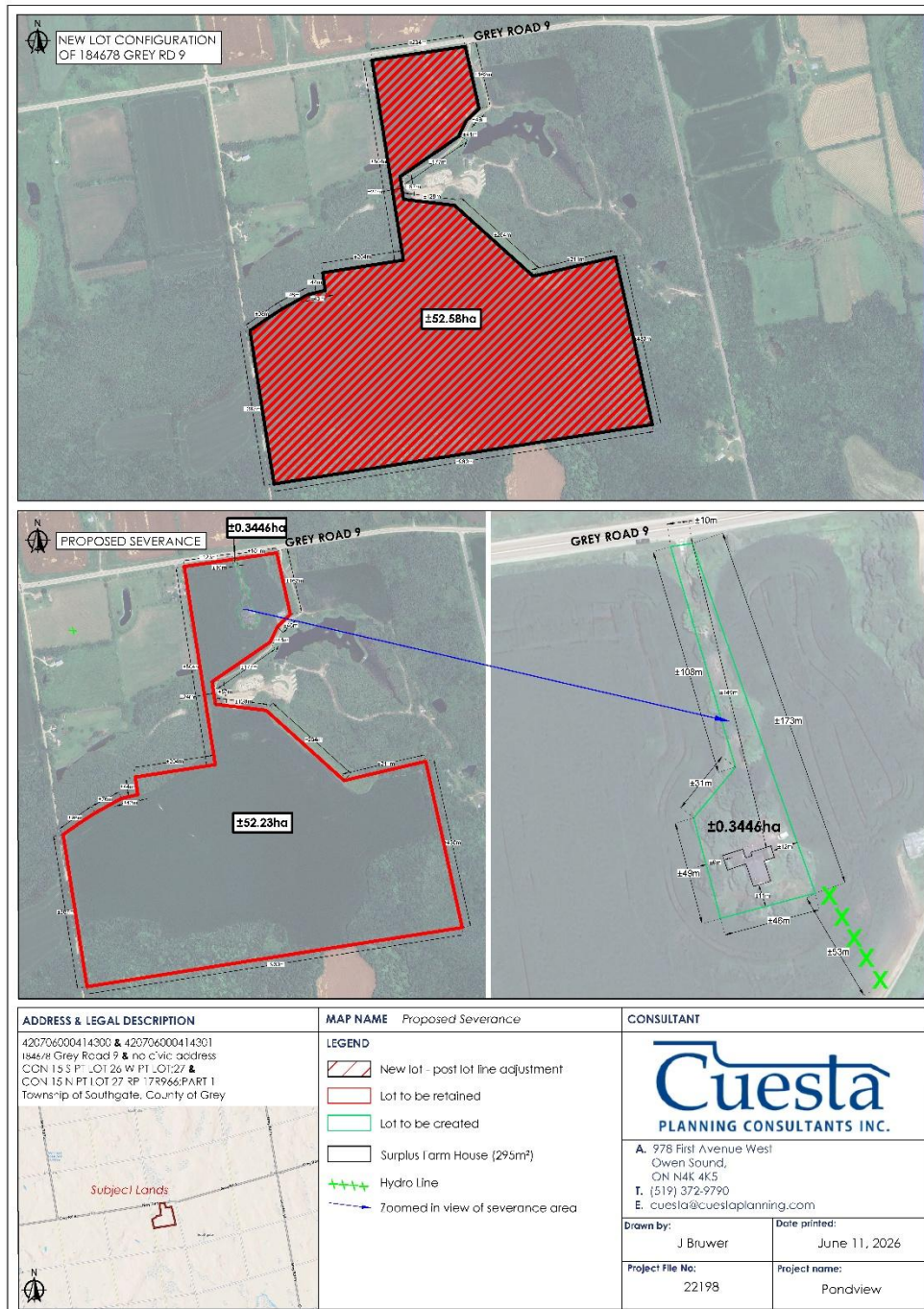


Figure 4: Proposed Severance

The **second** aspect is to assess the status of an existing 70m² cabin and six (6) ancillary trailer pads which constitute the private hunting camp use. This recreational use is solely for personal and family use and is in an area of the subject lands that are not arable. The proximity of the cabin to an environmentally sensitive area required approval by Saugeen Valley.

Conservation Authority (SVCA). This 2016 approval has been attached as an Appendix to this report. The use to be recognized will affect approximately 1 ha of land and will be included in a 13.6 ha lot that is to be merged with adjacent property. The laneway leading to the private recreation area will form part of the merged area. The cabin will use the potable water supply and septic system as shown in Figure 5. To facilitate the surplus farmstead proposal, a Zoning By-Law Amendment and a Consent application are required. The details of the applications are noted in Table 1.

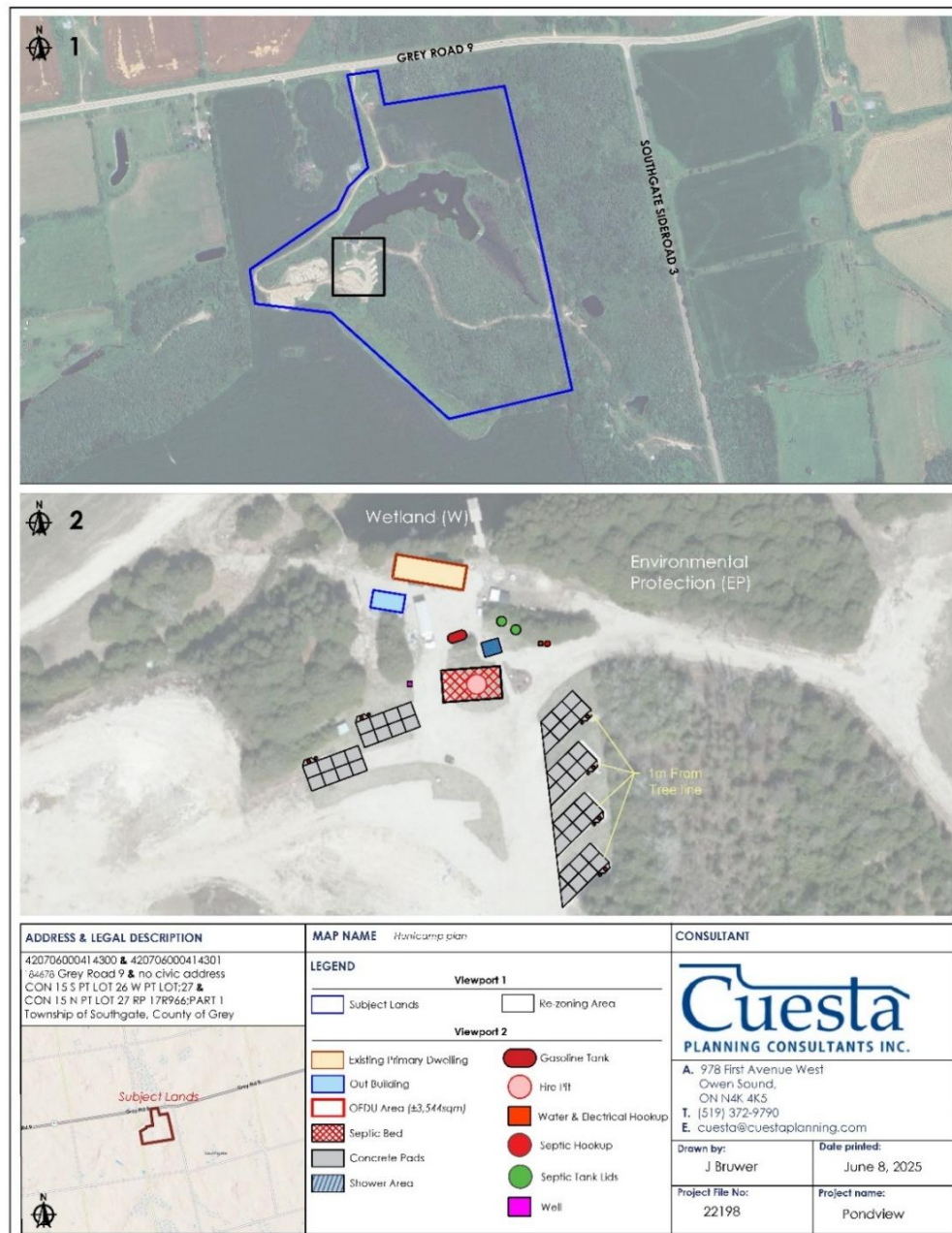


Figure 5: Site Plan for the Private Recreation Use

1.3 Description of Subject Lands and Surrounding Land Uses (Figure 6)

The subject lands are in a rural area of the Township of Southgate with existing access to Grey Road 9. The property has been severed on previous occasions and has resulted in an irregularly shaped holding (Figure 6). The land is generally flat with some gentle undulating areas. There are woodland areas occurring along the periphery of the lot boundaries.

The central section contains a large cash crop area. The lands containing the private hunt camp are in the central northern half of the property and abut an area containing a mixture of woodlands, significant wetlands and a pond. As noted, the lands currently considered for the surplus farm dwelling consent are surrounded by the lands used for cash crops. The land to the east and south of the subject lands includes a wetland and woodland complex. There are agricultural operations further to the south and north of Grey Road 9. To the west, the lands contain a mixture of rural residential lots and woodlands as well as an agricultural operation to the west of Sideroad 61.

In summary, the immediate area contains rural land use typical of land use in the Township, including estate residential development, agricultural practices and natural areas (see Figure 6).

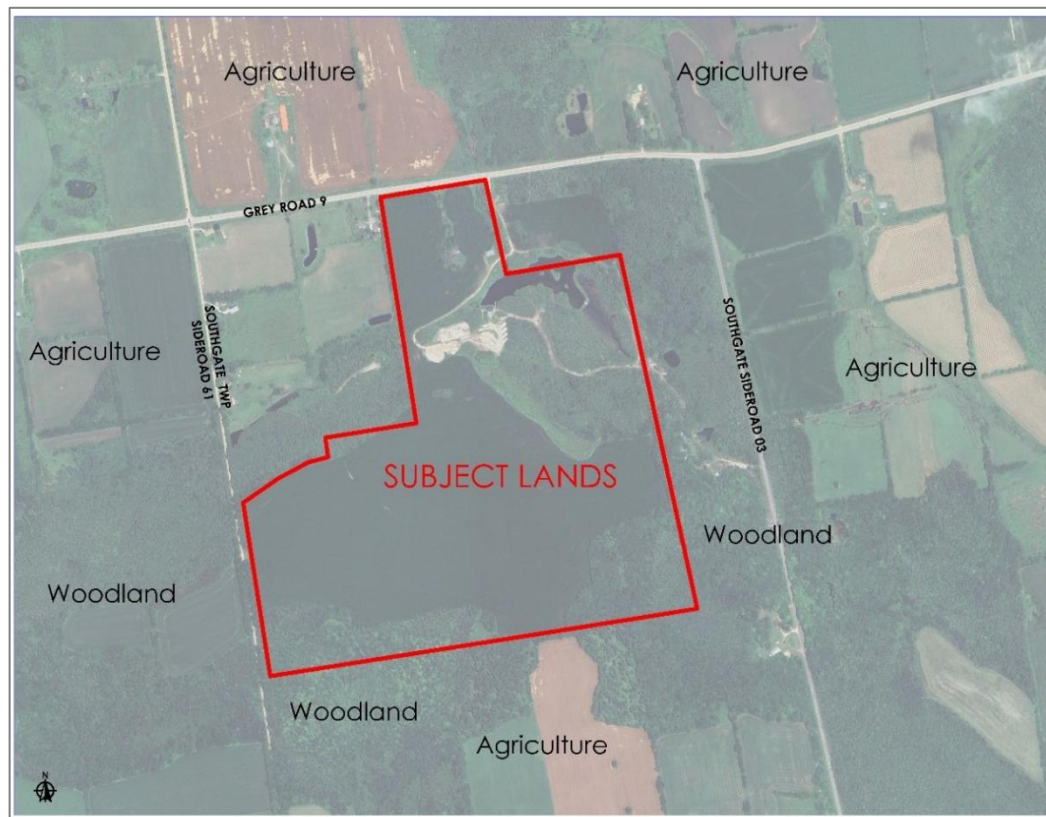


Figure 6: Surrounding Land Uses

1.4 Pre-Submission Consultation and Approvals Required

The landowner-initiated consultation with the SVCA in 2016 for the construction of the hunting cabin. The SVCA issued permit 16-016 on June 29, 2016, for the cabin, the sewage system and grading. The permit is included in Appendix 1 of this report.

Initial conversations with the Township of Southgate planner occurred in June 2021. The Township raised concern about the construction of the hunting cabin and trailer pads. The owner was unaware that these uses were not permitted as he had assumed a permit from the SVCA for the use was sufficient. The owner assumed that, as this is not a traditional residence, it would be allowed without needing relief from the planning regulations. Since being made aware of this oversight, the applicant has acted in good faith to legalize the uses that he had previously obtained approval from the SVCA to construct. During these initial discussions with the municipal planner, it was determined that a Scoped Environmental Impact Study (SEIS) and a Servicing Study would be required for the application to be determined complete. Roots Environmental and GM BluePlan (now GEI) were retained to complete these studies, respectively.

In November 2022, a joint site inspection was held with Cuesta Planning Consultants Inc. (CPC), the Municipal Planning staff and staff of the SVCA. County staff attended on the same day at a later time. The county staff prepared a joint response on the site visit and identified several issues that should be addressed (Appendix 1).

The response to the County review follows:

- Drawings for the cabin and site plan have been provided to the Chief Building Official for the Township of Southgate on June 21, 2021 and subsequently, updated drawings dated February 2024 were also provided to Township staff.
- A photo record of the installation of the sewage system was provided and is shown in Appendix 2 of this report.
- An aggregate stockpile was noted and CPC, on behalf of the landowner, filed a Registration of Activities with the Ministry of Natural Resources (MNR), County and Township. Acknowledgement of this registration was received from MNR on June 4, 2024.
- A sign-off on the planting program was received from the SVCA on May 27, 2024, Appendix 1.
- The concern with access over the adjacent lands was not considered a significant matter as JJC Farms (Mr. McLaughlin) own the land where the existing access to the recreation facilities are located. Also, access to Sideroad 61 is available along the western boundary of the subject property.

- The application has since been amended, and the private recreation area will now be part of a 13.6 ha wetland/hazard land area that is to be merged with a 4.12 ha parcel northeast of the subject property. The application has since been amended, and the private recreation area will now be part of the 13.6ha wetland/ hazard area that is to be merged with a 4.12ha parcel north-east of the subject property.
- MDS calculations, while not necessarily required of the application, have been completed and have confirmed MDS setbacks can be met by the proposal.

A re-submission was made in October 2024 to the Township for re-zoning and consent to sever applications. The package included a revised planning report and the supporting materials required by the Township and County planners. Following consultation between County staff, Township staff and Cuesta Planning Consultants, an additional memo was provided by the County on November 8, 2024, see Appendix 1.

In its November 8, 2024, comments the County staff identified six items to be addressed in order to have the application deemed complete;

COMMENT:

1) PJR: It would be helpful if this could contemplate the OFDU policies of the County's Official Plan as well as the policy guidance from the Province's Guidelines for Permitted Uses in Prime Ag Areas. I would note that page 17 of the Guidelines states: "On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in prime agricultural areas." Additionally, it should be noted that this application has been revised to exclude the prime agricultural area.

- The Planning Justification Report refers to the hunting cabin as an "on-farm diversified use" although it is not for commercial purposes. The owners have established six concrete pads where recreational vehicles could be placed. These concrete pads are ancillary to the hunt camp structure. It should be noted as well that this application has been revised to exclude the agricultural area.
- The proposed zoning bylaw amendment that will permit the creation of the lot for the surplus farmhouse can also include provisions for the creation of a hazard/wetland area which will include the private recreation area, which will be merged with the adjoining property.
- November 2024 discussions with staff of the Ontario Ministry of Agriculture, Food and

Agribusiness confirmed that on-farm diversification is not explicitly required to generate revenue and provided the example of non-profit groups adding on-farm diversified uses such as animal therapy to working farms.

2 & 3) Servicing Study & EIS

- The servicing study and EIS are summarized in the Planning Justification Report and the full text of the studies have been submitted with the application.

4) Further explanation of how access will be addressed (as access is taken across adjacent property).

- As noted previously, the present access to the hunt camp is on the adjacent property owned by the applicant. Merging the wetland/ hazard area that contains the hunt camp will remove this issue. As lot boundaries for the 4.12ha property changes, the municipality may require the frontage to be recognized in an amending bylaw.

5 & 6) Complete County OPA application form, including required fee of \$2775.00 + \$2000.00 peer review fee. Draft OPA bylaw.

- The revised application does not impact an agricultural area, except for the lot being created for the surplus farmhouse. The agricultural area shown near the hunt camp on the municipal official plans is quite small and surrounded by environmentally sensitive lands. The area where the hunt camp is located is on adjacent lands as confirmed by the SEIS and should not be considered agricultural. This appears to be a mapping error in this section of the subject property.

The required approvals identified through the consultation process and a preliminary review of policy are summarized in Table 1.

Table 1: Approvals Required

Application	Approval Authority
<u>A Zoning By-Law Amendment (ZBA)</u> is required to permit the creation of a lot for the surplus farmhouse and restrict the use of the retained lands from the creation of a new residential development.	Township of Southgate
<u>Two Consents to Sever are necessary:</u> • To create a 13.6 + ha. area that will be merged with • To separate the surplus farm dwelling from the remaining agricultural parcel and to define the environmentally sensitive block that is to be merged with the adjoining 4.12ha lot. An easement for the existing hydro easement may also be required.	Township of Southgate

1.5 Required Studies

As indicated in Section 1.4 above, the required studies, to consider the application complete, included a Scoped Environmental Impact Study and a Servicing Study. The following provides a description of each of the reports including study methodology and findings. These required reports have been submitted with this Planning Report.

1.5.1 Scoped Environmental Impact Study (SEIS), Roots Environmental (March 2022).

Roots Environmental was retained by the proponent, to complete a Scoped Environmental Impact Study in support of the application. The purpose of this SEIS is to identify the limits of natural heritage features on the property, demonstrate no negative impacts to natural features within or adjacent to the proposed development, and ensure compliance with applicable municipal/provincial policies and legislation.

A desktop review was completed which included a review the available online mapping from the Ministry of Natural Resources (MNR) Natural Heritage Information Centre (NHIC) Natural Areas Mapping, County of Grey Interactive Mapping, and the Township of Southgate Official Plan. Through the review of these sources, the occurrence of the Snapping Turtle was noted as well as the proximity of the Yoevil Swamp Wetland Complex.

The SVCA referred to these wetlands as “man-made” ponds. A site investigation was conducted to confirm ground conditions and analyze the natural heritage features based on the Provincial Policy Statement (Section 2.1). The report found that the development that had occurred on-site had not resulted in a negative impact on the natural heritage features on the adjacent lands. Restoration of areas of the site by means of native vegetation planting will offset any loss of buffer areas and will provide a net benefit for the protection of the natural features and their ecological functions. At the request of the SVCA, a follow-up site inspection and planting program was required to compensate for intrusion into a setback along the drainage system by placement of aggregate stockpiles. This additional planting scheme was approved by SVCA on May 27, 2024 (permit 24-121). (Appendix 1)

1.5.2 Servicing Study, GM BluePlan, December 2021.

GM BluePlan was retained by the proponent, to complete a Servicing Study in support of the application. The purpose of the study was to determine if the local hydrogeological system can support the proposed private recreational use. The study was carried out in accordance with D-5-4 procedures.

For residential developments, D-5-4 (MECP, 1996), indicated that a property that is more than 1 hectare in size does not require a detailed assessment with respect to nitrogen attenuation unless there is a particularly sensitive receptor within the scope of the project. Although the proposed project may not be a residential development, it is a relatively low intensity land use and there does not appear to be any sensitive receptors in the area.

The study noted that the water well records in the area generally appear to reflect deep bedrock wells. Given the property size, the required nitrogen attenuation can be achieved for the proposed project. The proposed project can be provided with private water and sewage services without impacting any other local water users or the surrounding environment.

2. LAND USE POLICY CONSIDERATIONS

County Official Plan Amendment

Initially, a County amendment was considered based on lot density of the original Township lot. Amendment 11 to the County Official Plan removed the density restrictions for surplus farm residence consents. The existing private hunting camp can be considered as an "On Farm Diversified Use" as noted in Table 7 in Section 5.2 of the County Official Plan. Incorporating the private recreation area into a 13.6 ha wetland/hazard area will support the findings of the SEIS which determined that the private recreation area is more aligned with the wetland complex than the agricultural area of the subject property.

Township of Southgate Official Plan Amendment

When the Southgate Official Plan was updated and approved, lot density restrictions for surplus farm consents were removed. The surplus farmstead consent will still require a zoning by-law amendment which will permit a consent to create the lot for the farm residence and to prohibit any residential use on the retained 52.58ha area, as shown in Figure 4 of this report.

2.1 Provincial Planning Statement – 2024 (PPS)

As stated under Section 3 of the Planning Act, all decisions by any authority that affects a land use planning matter shall be consistent with the Provincial Policy Statement (PPS). On October 20th, 2024, the Province of Ontario implemented the updated Provincial Policy Statement which is now referenced as the Provincial Planning Statement. Any decisions made, on or after this date, are

to be consistent with the 2024 PPS.

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

Table 2: PPS Evaluation

4.3 Agriculture 4.3.2 Permitted Uses <i>1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.</i>	
Policy Compliance:	The private recreation use has been determined to be located on the CLI Class 6 lands (Figure 9) and within the adjacent lands of the wetland complex. CLI class 6 lands are not considered prime land and are not part of the tillable area on the subject property. It would still be classified as an "on-farm" diversified use if one disregards the CLI category.
4.3.3 Lot Creation and Lot Adjustments <i>1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:</i> <i>c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:</i> <i>1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and</i> <i>2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective.</i>	
Policy Compliance:	The proposed surplus farmhouse consent is .34 ha in area, including the existing driveway. No tillable land will be removed from the cash crop operation. The area and configuration of the lot will be determined in an amendment to the Southgate zoning Bylaw.

	The amendment will also prohibit residential development on the retained land. The existing residence is surplus to Mr. McLaughlin as he resides in the Town of Minto at 6715 6 th line.
2. <i>Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.</i> 3. <i>The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1.c).</i>	
Policy Compliance:	The PPS permits minor boundary adjustments in prime agricultural areas as contemplated by the subject proposal. As "minor is not defined by the PPS, approval authorities are to consider a number of items including existing and proposed land uses, potential impacts on agriculture, the surrounding area and land uses, and the size of the boundary adjustment. The goal is to consider the potential impact of a proposal and how it relates to the overall policy goals. In this case, the one lot would be brought into greater conformity with Grey County Official Plan lot area requirements. The other lot will continue to meet lot area requirements. No new building lot would be created, therefore, no new conflicts with agricultural uses would result from the proposal. No new land uses are proposed which represents a status-quo scenario. The adjustment would result in a 100 acre plus cropland parcel and a 50-acre parcel (farm-sized lot as per in the Rural designation requirements) that would contain the non-farmable lands which are more suitable for a recreational use. Both these lot sizes and uses are appropriate for rural areas. The proposed natural heritage lot and its merger is consistent with the PPS.
2.5 Rural Areas in Municipalities 1. Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; d) using rural infrastructure and public service facilities efficiently;	
Policy Compliance:	The proposal to create a wetland/Hazard are and merge it with the small lot to the north-east will preserve this natural feature which is part of the rural character of the area. The existing rural infrastructure will not be impacted by either aspect of this proposal.

2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

2. Development that can be sustained by rural service levels should be promoted.

3. Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the uneconomical expansion of this infrastructure.

Policy Compliance:	Figure 9 indicates that the CLI Class 6 soils were downplayed during the preparation of land use designations. The provisions of Section 2.6 are appropriate as they reflect the appropriate management of resources, i.e.: preserving agricultural resources and protecting significant wetlands and woodlands while not negatively impacting municipal infrastructure.
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Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

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

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Policy Compliance:	The creation of a 17.62 ha parcel that contains the key natural heritage features of the property will protect these features for the long term. The SEIS has determined that the hunt camp is located on the lands adjacent to the identified natural heritage features and its location has had no negative impacts. Incorporating this use into the proposed natural heritage lot will therefore have no impact on the natural heritage area.
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5. Development and site alteration shall not be permitted in:

a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Policy Compliance:	The Scoped Environmental Impact Study identified a significant wetland. The 13.6 ha wetland complex is located on the north eastern section of the subject lands. As noted elsewhere, the SEIS determined that the existing hunt camp (private recreation area) was on adjacent lands and it confirmed that no negative impacts have occurred on the natural features or their ecological functions. The enlargement of the adjacent 4.12 ha parcel to the north east, to contain this natural heritage complex and its adjacent lands supports the provisions and objectives of Section 4.1 of the PPS and preserve these natural heritage features for the long term.
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4.2 Water

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

Policy Compliance:	The SVCA advised that the major water feature has been created by a man-made dam. Although the water feature is man-made, the SEIS did not identify any negative impact create by the private recreation area. The SEIS did call for planting along the periphery to mitigate any potential impact.
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PPS Summary:

The zoning bylaw modification that would permit the creation of a lot for the surplus farm residence is consistent with the provisions of Section 4.3; 3.1 c). The zoning will include a residential restriction on the retained parcel, which will comply with Section 4.3.3 as well. The proposal to separate the natural heritage area from the agricultural area complies with the natural provisions of Section 4.1 and 4.2.

2.2 Grey County Official Plan (ReColour Grey) (Figures 7 to 9)

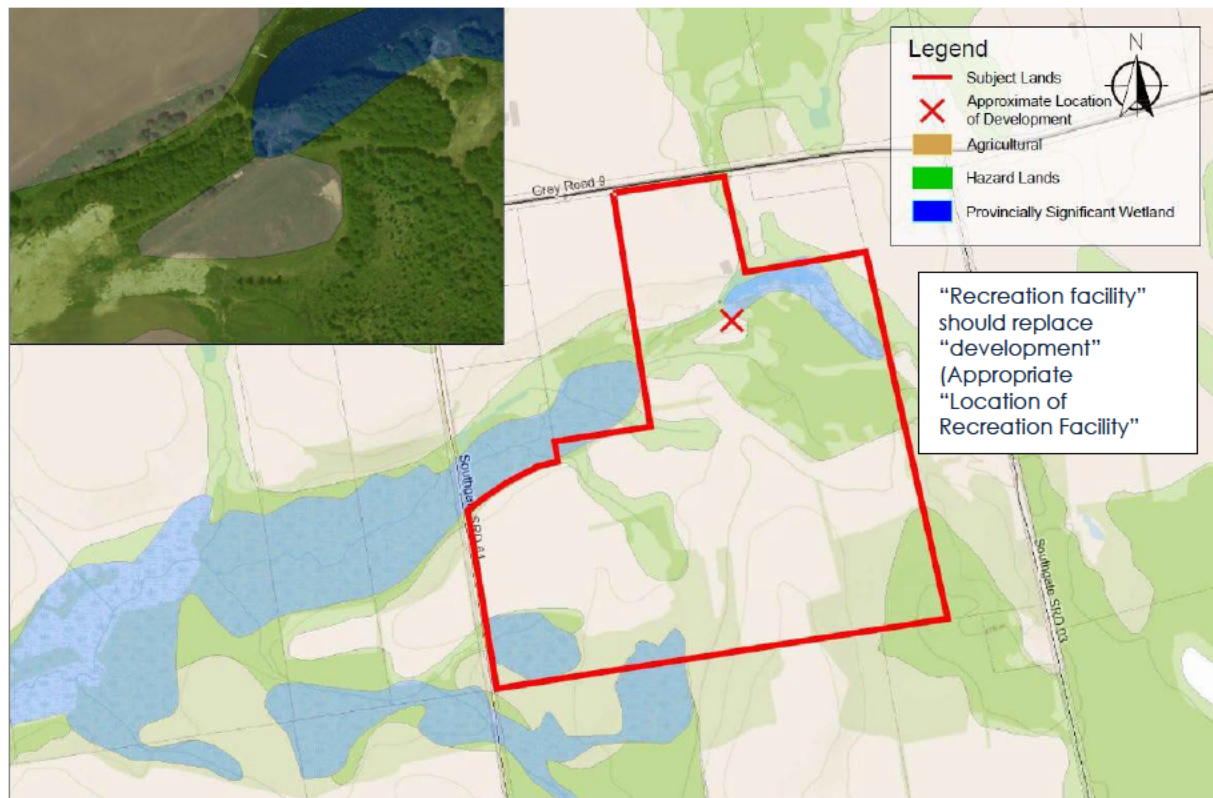


Figure 7: Grey County Official Plan (excerpt)

The area affected by this application is designated as a mixture of Agriculture, Hazard Land and Provincially Significant Wetlands in accordance with Schedule A of the Grey County Official Plan. Figure 9 also shows that the subject lands contain a mix of soil classifications which are used to help create the various designations in the Official Plan.

The existing private recreational use is located on an isolated section of CLI class 6 lands and is not part of the farming operation. The CLI classification of soils shows Class 6 extends over a much larger area which generally reflects Rural areas in the Official Plan.

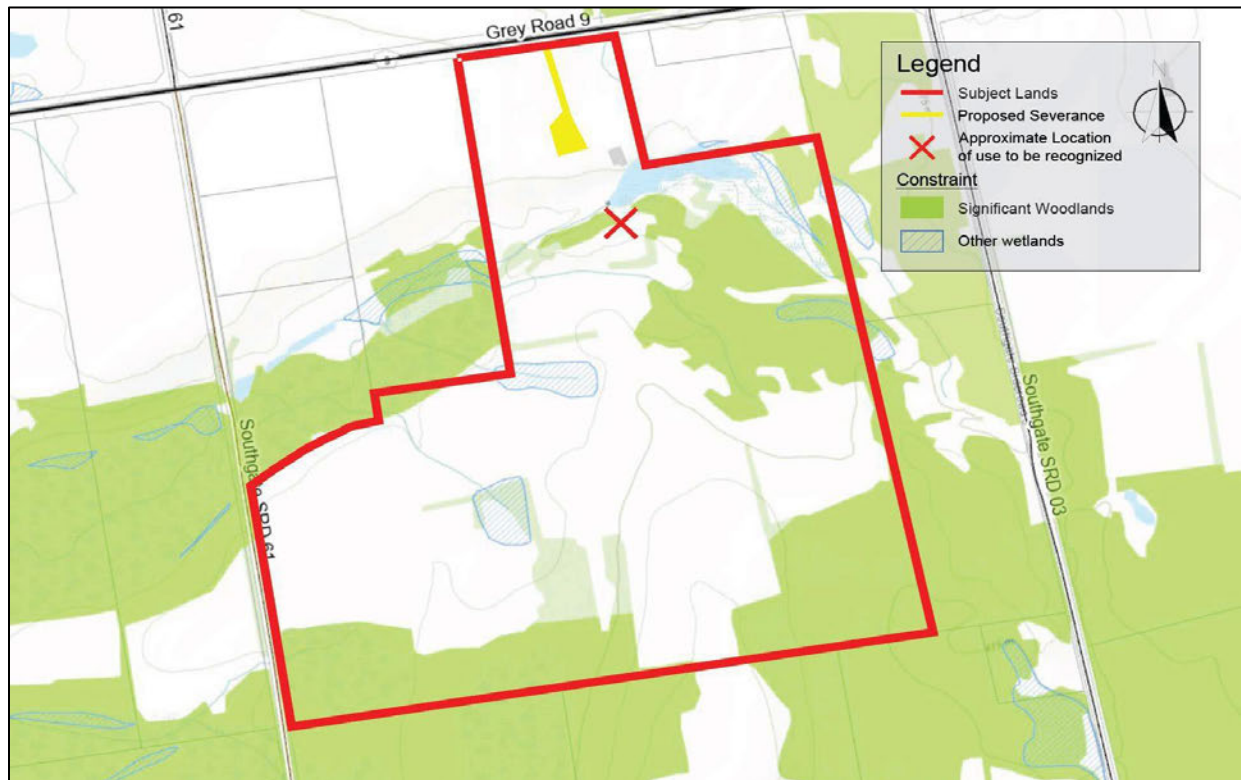


Figure 8: Significant Woodlands – Appendix B of the Grey County Official Plan (excerpt)

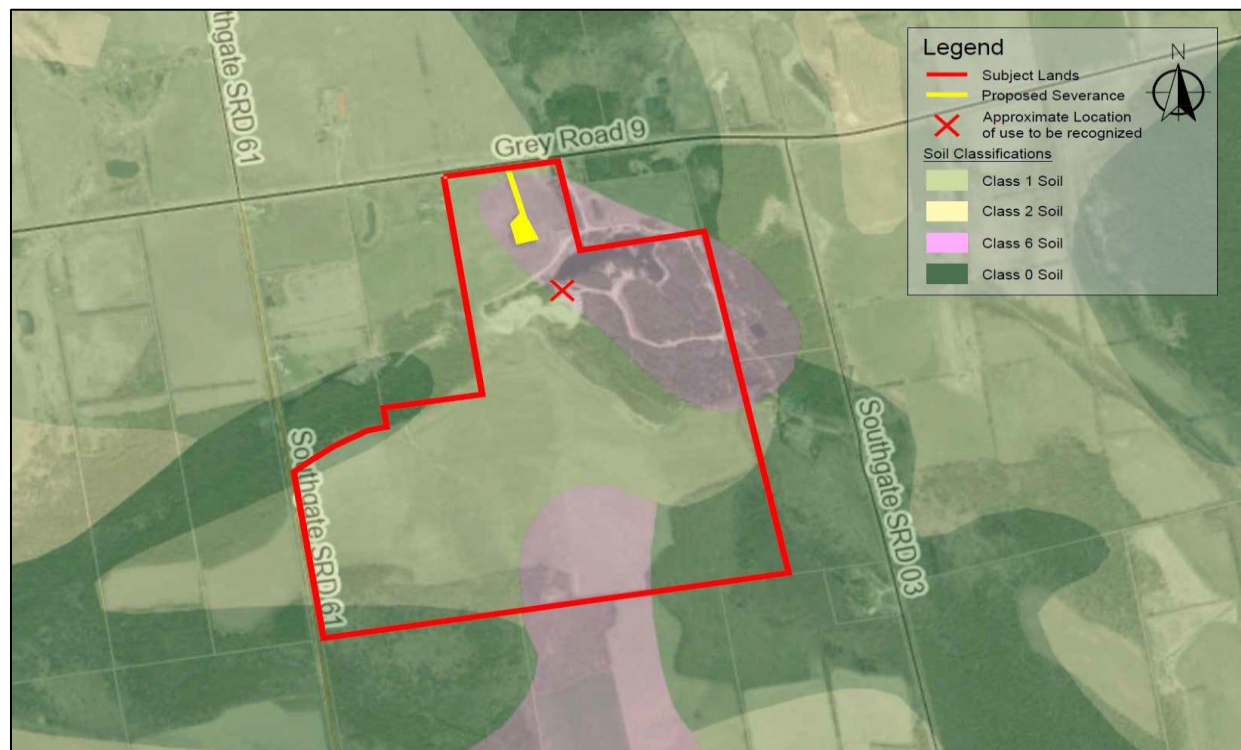


Figure 9: OMAFRA Soil Classifications

The following policy review repeats a significant amount of policy in the Provincial Policy Statement with regard to consents in the prime agricultural areas and the protection of Natural Heritage Features.

Table 3: CGOP Evaluation

5 Cultivate Grey 5.2 Agricultural Land Use Type (in part) 5.2.1 Permitted use Policies (in part) 1) Permitted uses in the Agricultural land use type include: a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses (see Table 7); b) Agricultural-related uses (see Table 7); c) On-farm diversified uses (see Table 7); 2) Forestry; 3) Conservation uses; 5) Sand and/or gravel operations proposed within Aggregate Resource Areas on Schedule B to this Plan	
Policy Compliance:	As noted previously, there are two aspects to this proposal: a surplus farm dwelling consent, which is permitted by the Provincial Policy Statement as well as the County and Local Official Plans. The second aspect of the application is the creation of a merged lot that separates the agricultural land from the natural heritage section of the subject property. The second portion of the proposal is to recognize the existing hunting cabin and trailer pad area as an 'On-Farm Diversified Use'. The reviewers considered the hunt camp use as being in an agricultural designation although remote from the agrarian operations and does not affect the functioning of the cash crop agricultural operation. The generalized mapping of the Official Plan indicates that recreational use is within the bounds of the Provincially Significant Wetland Designation. Based on the findings of a SEIS, the location of the recreational use is more accurately described as being within the adjacent lands of the on-site Provincially Significant Wetland (PSW) which permits various uses provided the ecological function of the

	Provincially Significant Wetland (PSW) is maintained. The scoped EIS confirmed that the existing use is appropriately located and does not impact the PSW. To further, assess the original consideration that the hunt camp is in an agricultural area. Table 7 of Section 5 prohibits campgrounds from qualifying as an 'On-farm Diversified Use'. The definition "campground" refers to commercial campgrounds which is not the case with this application. Table 7 provides some examples of 'On Farm Diversified Use', but the list does not limit the uses. The private hunting camp use is secondary to the agricultural operation, which is one of the criteria to be considered. Table 8 contains size limits for 'On-farm Diversified Use'. The hunting cabin and accessory uses conform to the 2000m maximum constraint in Table 8. The hunt camp, when included in the proposed merged lot, will still be considered as a recreational facility, which is quite compatible with the natural heritage area.
4) Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a surplus farmhouse severance. Where a new dwelling is permitted, Provincial Minimum distance separation formulae is applied to the new house. If there is no building area available which meets MDS I setbacks, then the house will be as far from the neighboring livestock facility or manure storage facility as possible. In the case of lots created after March 1, 2017, MDS I shall be met to the proposed house.	
Policy Compliance:	A zoning by-law amendment will be sought to rezone the remnant agricultural portion of the property to prohibit any further permanent residential dwellings. The private hunting use can be limited to seasonal use in the Zoning By-Law amendment. As noted, the lot to be severed and the proposed hunting cabin to be recognized do meet the MDS requirements. See Appendix 3 of this report.

Section 5.2.1

Section 5.2.1 permits municipalities to require a zoning by-law amendment to regulate "On-farm Diversified Uses". This section would enable the Township to limit the use to seasonal only and prohibit any commercial use as a campground.

5.2.2 Agricultural Development Policies

3) The minimum lot size within the Agricultural land use type for non-agricultural permitted uses is restricted to the minimum size required, with as little acreage as possible taken out of productive agricultural land.

Policy Compliance:	The proposed farmhouse consent is approximately 0.34 ha in area including the laneway. The use exists and has not interfered with ongoing agricultural practice. The dwelling is rented and is habitable.
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15) New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels. Municipal official plans may choose to set local road standards required for such uses, which are in-line with the level and type of traffic being generated by the uses.

Policy Compliance:	Should the reviewers wish to consider the hunt camp as an on-farm diversified use, subsection 15 and Table 8 provides size guidelines for the establishment of "On-farm Diversified Uses". The JJC Farms proposal satisfies the size limits in Table 8.
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Traffic Impact Studies may be required to determine the impact of the proposed operation on the local road network, as per section 8.3 of this Plan. Servicing or Noise Studies may also be required for new or expanded on-farm diversified or agricultural-related uses. Municipal official plans or zoning by-laws may also choose to limit individual uses that could otherwise be directed to settlement areas. Agricultural-related uses are not required to be limited in size, whereas on-farm diversified uses are required to be limited to the sizes shown in Table 8. Subject to the size limitation requirements of Table 8 of this Plan and section 5.2.2(17), on-farm diversified uses may be considered on lots less than 10 hectares in size in the Rural land use type.

Policy Compliance:	The proposed surplus farm lot and the merged wetland/ hazard lot will conform to the requirements of Subsection 15 as no new traffic impact will be generated.
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1) A consent for one new lot may be permitted provided the original farm parcel is a minimum of 40 hectares. The options for consent would be:

b) New residential lots are not permitted in the Agricultural land use type. Where a house is deemed surplus to a farm operation as a result of farm consolidation, a lot may be severed provided that:

The owner of the lands to be severed is a 'bona fide farmer', or as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.

Policy Compliance:	The landowner is a 'bona fide farmer' who owns or rents approximately 2700 acres of farm land and resides elsewhere. In particular, the applicant owns over 100 acres of farmland in Grey County.
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2) The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (where including accessory buildings does not make the lot excessively large), a well, and a sewage treatment and disposal system, while ensuring that as little land as possible is removed from the agricultural lands.

Policy Compliance:	As depicted on the site plan (Figure 5), the proposed lot configuration is to only accommodate the dwelling and the accessory structure located to the west of the dwelling and the laneway. There will be no productive land removed from the existing agricultural cash crop operation.
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3) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.

Policy Compliance:	An amendment to the Southgate Zoning By- Law is being sought to rezone the parcel to prohibit any further permanent residential uses on the property and define the lot configuration for the existing farm residence. In addition to the residential restrictions, the zoning by-law, if required, can recognize the associated recreational use as an On-farm Diversified
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	Use. The hunting camp recreational use is a seasonal use that is located near the central portion of the property on class 6 soil and cannot be economically used as part of the agricultural operation. Including the hunt camp area within the merged lot will compliment its use as part of a passive recreational natural environmental area.
4) The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance.	
Policy Compliance:	Both the lot to be severed and the proposed hunting cabin to be recognized meet the MDS requirements. (See Appendix 3 of this report).
5) Given that no new house can be built as a result of the surplus farmhouse being severed from the land holding, the requirements for an environmental impact study, do not apply; however no new surplus farmhouse severances will be permitted in the Aggregate Resource Areas identified on Schedule B to this Plan; and,	
Policy Compliance:	The proposal does not affect the Aggregate Resource area policy. There is an aggregate resource area on the southern section of the property, which is approximately 250 metres away from the private recreational use and over 350 metres from the proposed surplus farmhouse lot. The aggregate stockpile on the property is for the use of the McLaughlin farm operation. This has been recognized through the registration of the activity with the appropriate authorities.
6) The existing farmhouse is habitable at the time of application.	
Policy Compliance:	The structure is currently inhabited by a tenant.
Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so	

as to avoid natural hazards, they also contribute to the natural environment within the County. New development shall generally be directed away from Hazard lands. The policies of this section of the Plan work together with MNRF Natural Hazards Technical Guidelines, as well as conservation authority regulations, and policies.

Policy Compliance:	The scoped EIS prepared to support the application confirmed that the private recreational use is within the adjacent lands of the Provincially Significant Wetland. The Scoped EIS also demonstrated that there is no impact on the ecological function of the Provincially Significant Wetland. The merger with the proposed natural heritage lot will not alter any ecological function.
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7.3 Wetlands

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

7.3.1 Provincially Significant Wetlands and Significant Coastal Wetlands

The identification and delineation of Provincially Significant Wetlands and Significant Coastal Wetlands is the responsibility of the province. These features may be more accurately shown on mapping available from the province.

- 1) No development or site alteration is permitted within the Provincially Significant Wetlands and Significant Coastal Wetlands land use type (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the Wetland.
- 2) No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. Development or site alteration within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type will require a permit from the appropriate conservation authority.
- 3) Changes to the Provincially Significant Wetlands and Significant Coastal Wetlands land use type or the adjacent lands requires the approval of the Ministry of Natural Resources and Forestry or its delegated authority.

Policy Compliance:	Presently, the use to be recognized is within the adjacent lands of the on-site Provincially Significant Wetland. A Scoped EIS was conducted in support of the proposal and found that the development that has occurred on-site, has not resulted in a negative impact to the natural heritage features of the Provincially Significant Wetland. Restoration of a small area of the site, as recommended by the SVCA, will further offset any perceived loss of buffer area and will provide a net benefit for the protection of those features and their ecological functions. In general, it has been demonstrated that the proposed development is consistent with and conforms to, the applicable environmental policies of the Provincial Planning Statement, County of Grey Official Plan and Township of Southgate Official Plan. The second aspects of the proposal, the removal of the natural heritage area from the agricultural area and merging this area with adjoining lands owned by the applicant, support the Hazard Lands policy. The merged lot will also create road frontage for the merged lot.
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2.3 Township of Southgate Official Plan (TSOP) (Figure 10)

The property has been designated as a mix of Agricultural, Hazard Lands and Provincially Significant Wetland in accordance with Schedule A of the Southgate Official Plan (Figure 10).

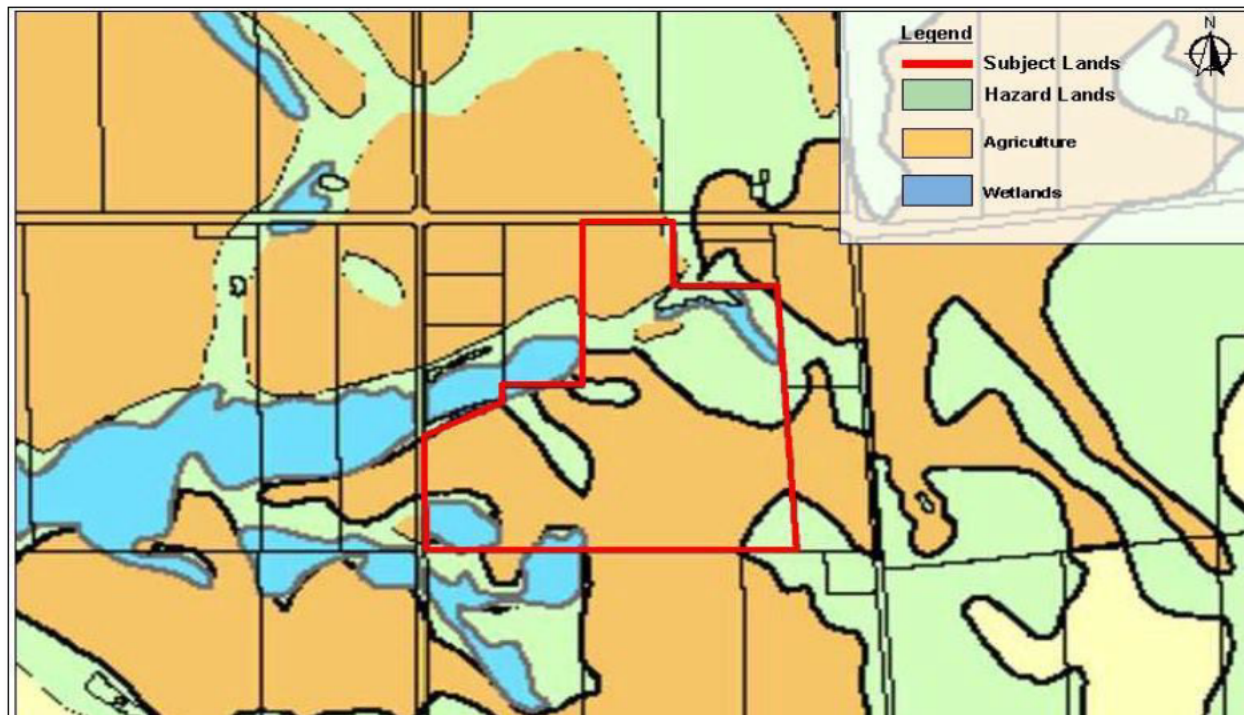


Figure 10: Township of Southgate Official Plan (Excerpt)

The relevant policies from the Official Plan that was adopted by Township of Southgate Council on May 4, 2022 (TSOPD), will be evaluated with respect to this proposal.

Table 4: Township of Southgate Official Plan Evaluation

5.4 Countryside

The Agricultural designation applies not only to lands having a soil rating of Class 1, 2 or 3 on the Canada Land Inventory mapping but also includes lands with a lower soil rating that form part of larger blocks of good agricultural land under active production, generally in blocks of 160 hectares or larger.

The remainder of the lands in the countryside have been identified as Rural on Schedule A Map 1 except where the Hazard Lands, Provincially Significant Wetlands, Mineral Resource Extraction Area and Major Open Space designations have been applied. Despite having a lower agricultural capability in some instances, Rural lands can often be used for agricultural purposes and can help protect agricultural operations on adjacent lands.

5.4.1.1 Permitted Use

1) Permitted uses in the Agricultural designation are: all types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses, as per Table 1; agricultural- related uses as per Table 1; on-farm diversified uses as per Table 1; marihuana/cannabis production in accordance with any Federal laws as per subsection 5.4.1.2 (2); forestry; conservation uses; institutional uses on existing lots servicing those segments of the population whose primary means of transportation is via horse and buggy and active transportation, wayside pits and quarries; and, portable asphalt or concrete plants used for a specific public use contract.

Policy Compliance:	If requires a zoning by-law amendment could be required to recognize the private recreational use as it reflects the plethora of samples of 'On-Farm Diversified Uses' in the Official Plan. The SEIS determined that this area was within the adjacent area of the PSW and will form part of a larger natural heritage area when merged with adjacent lands. The new merged lot will ensure the integrity of the natural heritage area, for the long term.
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5.4.1.3) Consent Policies

New residential lots are not permitted in the Agricultural designation except however that consideration may be given to the creation of a small lot containing a residence that is deemed surplus to a farm operation as a result of farm consolidation, provided that:

a) The owner of the lands to be severed is a bona fide farmer, or as a condition of the consent application the lands will be sold to a bona fide farmer. For the purposes of this policy, the bona fide farmer must have a farm business registration number and may include a limited company, sole proprietorship, incorporated company, numbered company partnership, and other similar ownership forms.

Policy Compliance:	The landowner is a 'bona fide farmer'. The applicant owns over 100 acres of farmland in Southgate Township and ±2700 acres of farm land in Bruce, Grey, Huron and Wellington counties.
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b) The lot proposed for the surplus farmhouse (and accessory buildings if applicable) will be limited in area and shall only be of sufficient size to accommodate the surplus farmhouse to the farming operation, accessory buildings (where including accessory buildings does not make the lot excessively large), a well, and a sewage treatment system, while ensuring that as little land as possible is removed from the agricultural lands.

Policy Compliance:	As depicted on the site plan (Figure 5), the proposed lot configuration is designed to only accommodate the dwelling and the accessory structure
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	located to the west of the dwelling. There will be no productive arable land removed from the existing agricultural operation.
c) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type.	
	An amendment to the Southgate Zoning By- Law is being sought to rezone the parcel containing the agricultural land to prohibit any further residential uses on the property. The private recreation area is primarily a seasonal use that is ideally located in the central portion of the property that does not have agricultural potential as does the remaining farm holding. When merged with the "wetland/hazard" area the option to zone the structure for a seasonal use is still available.
d) The severance of a surplus farmhouse shall comply with the MDS formulae only in situations where the livestock facility and the surplus farmhouse are currently situated on the same property but would end up situated on separate properties as a result of the severance.	
Policy Compliance:	Both the lot to be severed and the proposed hunting cabin to be recognized, meet the MDS requirements. See Appendix 3 of this report.
e) A surplus farmhouse severance will be not be permitted on lands shown as Aggregate Resource Area on Schedule B.	
f) The existing farmhouse is habitable at the time of application.	
Policy Compliance:	The proposal does not negatively affect any Aggregate Resource Area. There is an aggregate resource area on the southern section of the property, which is over 350m away from the existing residence. As any pit would be on the agricultural section of the property, it would not restrict any possible pit proposal. There are other rural residential uses on adjoining properties that would have more effect on the creation of a pit. The structure is currently habitable and is presently rented.
5.5 Natural Environment and Open Space	
<u>5.5.1 Provincially Significant Wetlands Designation</u>	
The Provincially Significant Wetlands designation mapping shown on Schedule A of this Official Plan has been provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry.	

5.5.5.1 Permitted Uses

1) No development or site alteration is permitted within the Provincially Significant Wetlands designation except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources and will not negatively impact the integrity of the wetland but shall not include buildings. With regard to forestry, selective cutting practices are acceptable whereas clearcutting is not permitted. In all instances, the Conservation Authority must be consulted prior to tree/vegetation removal to ensure conformity with the Conservation Authority's regulation. Clearcutting in wetlands is considered an interference with a wetland, which is prohibited in the 'Development Interference with Wetlands, and Alterations to Shorelines and Watercourse Regulation'.

Policy Compliance:	See Provincial Policy Statement evaluation (Section 2.1, Table 2 of this report).
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5.5.1.2 Development Policies

1) No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands designation unless it has been demonstrated through an Environmental Impact Study that there will be no negative impact on the natural feature or its ecological functions.

2) Development or site alteration within the adjacent lands of the Provincially Significant Wetlands designation will require a permit from the appropriate Conservation Authority. Changes to the Provincially Significant Wetlands designation boundaries requires the approval of the Ministry of Northern Development, Mines, Natural Resources and Forestry or its delegated authority.

Policy Compliance:	In addition to the previous assessment of the hunt camp location, the Schedule A of the TSOP indicates the area is surrounded by an environmental designation, which removes the hunt camp further from the cash crop lands and renders the area more suitable as part of the proposed merged lot.
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2.4 Township of Southgate Zoning By-Law 19-2002 (Figure 11)

The County and municipal Official Plans permit the creation of a lot for surplus farm residences. Passage of an amendment to the Zoning By-law to create the lot and to prohibit any future permanent residential development on the retained lands, would conform to provincial, county and municipal policy.

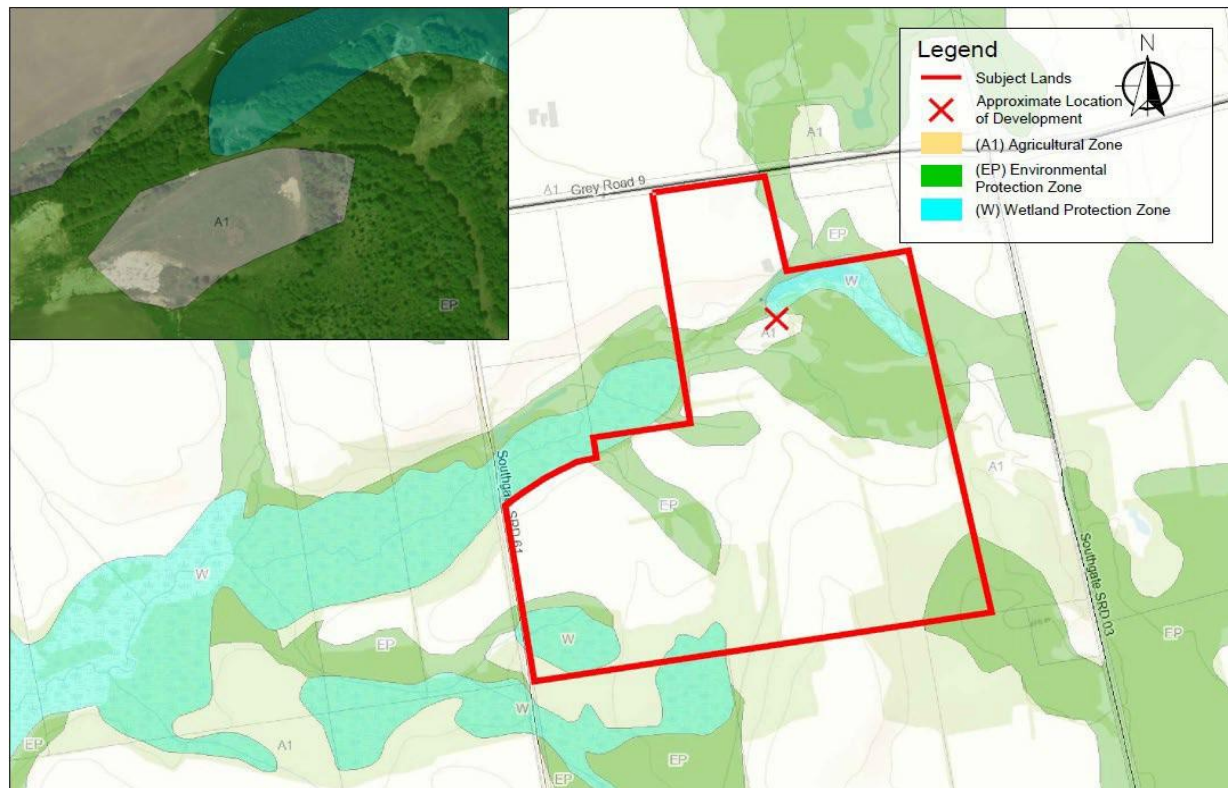


Figure 11: Township of Southgate Zoning By-Law 19-2002 (excerpt)

To permit the surplus farm consent, the Agricultural zone (A1) needs to be amended to:

- Reduce the minimum Lot Area from 0.8ha to 0.34ha
- Reduce the minimum Lot Frontage from 100m to 10m
- Reduce the minimum Rear Yard from 10m to 5.8m
- Zone the retained land to prohibit any new residential use. The amending by-law could provide restrictions on the On-farm Diversified Use, if deemed desirable by the Township. The merged lot will require a reduced lot frontage provision on Grey Rd 9 and permit the hunt camp.

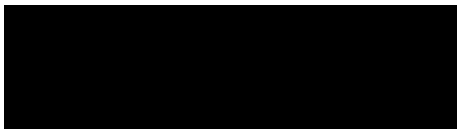
3. SUMMARY AND CONCLUSIONS

The 2024 PPS permits the creation of lots for the removal of farm residences from the farming operation. The County and municipal official plans implement these provincial provisions. The hunt camp facility is located on CLI Class 6 lands, as well as being within the adjacent lands of the provincially significant wetland and will form part of a merged lot containing the natural heritage features. The scoped EIS prepared for this area demonstrated that the existing use has not negatively impacted the ecological function of the Provincially Significant Wetland. Although consideration of the private recreation area as on-farm diversified use has been evaluated previously, it is also reasonable to consider a hunt cabin as an accessory use in the Grey/Bruce region . The merged lot will help preserve the natural heritage features for the long term and the SEIS has demonstrated the compatibility of the hunt camp within the natural heritage area.

In consideration of the findings and analysis of this report, the following can be concluded:

1. The proposal is consistent with the Provincial Planning Statement through the preservation of the agricultural portions of the property and preventing future fragmentation by prohibiting future residential development on the retained agricultural lands.
2. The proposal meets the intent of the Grey County Official Plan and Southgate Official Plan by not permitting an increase in residential density conditions and by the protection of agricultural and natural heritage resources on the subject lands.
3. To facilitate the consent process, a Zoning Bylaw Amendment is required to provide relief from lot area requirements and to restrict future residential development and to take into account the frontage of the merged lot.
4. The proposed amendment could also place restrictions on the hunt camp facility by limiting its use to seasonal.
5. The proposal, in consideration of the preceding policy review, can be considered as appropriate rural land use planning.

Respectfully submitted,



*Prepared by Don Scott, MCIP, RPP
Cuesta Planning Consultants Inc.*

Appendix 1:
Agency Comments
and Clearances



Cuesta Cuesta Planning <cuesta@cuestaplanning.com>

County Pre-submission Comments - McLaughlin

Becky Hillyer <Becky.Hillyer@grey.ca>

Fri, Nov 8, 2024 at 11:59 AM

To: Genevieve Cuesta Planning <genevieve@cuestaplanning.com>, Cuesta Cuesta Planning <cuesta@cuestaplanning.com>

Cc: Ken Melanson <kmelanson@southgate.ca>, Bill White <bwhite@tritoneng.on.ca>, Victoria Mance <vmance@southgate.ca>

Hi Don and Genevieve,

Hope all is well with you.

I just wanted to follow-up from our recent discussion regarding the McLaughlin file.

We've had some further internal discussion on the file and can confirm that there is general alignment from County staff that a County OPA would be required for a site-specific amendment to the OFDU policies that limit campgrounds within the Agricultural designation. While I recognize that the use isn't "public," I think that the same (or similar) planning tests and potential impacts would generally apply for a private or public camping use.

In chatting further with Scott, he suggested it would likely be preferable to pursue a County OPA concurrent with any municipal applications, just to make the process as clear and efficient as possible for the public, etc. That said, I'll leave that decision to you and Township staff to chat further on.

In terms of submission items, the County will require the following for a complete submission:

1. PJR: It would be helpful if this could contemplate the OFDU policies of the County's Official Plan as well as the policy guidance from the [Province's Guidelines for Permitted Uses in Prime Ag Areas](#). I would note that page 17 of the Guidelines states: "*On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in prime agricultural areas.*"
2. Servicing Study
3. EIS
4. Further explanation of how access will be addressed (as access is taken across adjacent property)
5. Complete [County OPA application form](#), including required fee of \$2,775.00 + \$2,000 peer review fee
6. Draft OPA By-Law

Please let me know in case of any questions or concerns on the above.

Thanks all,

Becky Hillyer,
MA, MPhil, RPP, (She/Her)

Senior Planner

Grey County

595 9th Avenue East

Owen Sound, ON N4K 3E3

Phone: 548 877 0715

Becky.Hillyer@grey.ca

<https://www.grey.ca>

<https://www.visitgrey.ca>

<https://greyroots.com>



Draft OPA By-Law.docx

30K

1. SVCA Correspondence – June 28, 2016
2. SVCA Correspondence – March 15, 2022
3. SVCA Correspondence – May 27, 2024



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY [REDACTED] AND BY REGULAR MAIL

June 28, 2016

James McLaughlin
[REDACTED]

Dear Mr. McLaughlin,

RE: Alteration of a Regulated Area
Part Lot 27, Con 15
Geographic Township of Egremont
Township of Southgate
SVCA Permit No. 16-016

The Saugeen Valley Conservation Authority (SVCA) has approved your application for the filling in of two man-made ponds, the construction of a 160 square meter (including the covered porch) building (hunt cabin), the installation of a sewage disposal system and associated filling, grading and excavation as indicated on the enclosed permit. This approval is subject to conditions, which are stated on the permit.

If you cannot or did not comply with any condition listed as part of this approval, you must notify the SVCA.

The site alteration and construction that was started without written permission from the SVCA constituted a violation of the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/09). This approval resolves the violation on the subject property associated with fill in a Regulated Area (two man made ponds), the construction of a hunt camp, dock and removable dock without the written permission from the SVCA and for the installation of a sewage disposal system. Provided the Specific and General Conditions of SVCA Permit No. 16-016 are complied with, the SVCA will consider this violation resolved and no further action will be taken by the SVCA on this matter.

Zoning and Official Plan

Administration and final interpretation of the Zoning By-law and Official Plan are the responsibility of the Municipality and/or County. We recommend you contact the Municipality and/or County to confirm the zoning status and/or designation for the property, and for all other items relating to the Zoning By-law and Official Plan.

As the provincial commenting agency for matters relating to Natural Hazards (Environmental Protection/Environmental Hazard/Hazard/etc. zones and/or designations) in association with applications made under the Planning Act, the SVCA is required to provide comments and assistance to the Municipality and/or



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

County and its residents for zoning and Official Plan matters in this regard. The SVCA also provides recommendations pertaining to Natural Heritage in accordance with the Plan Review Agreements currently in effect with our member municipalities, and as a watershed agency associated with Planning Act applications. Therefore, if a planning application (proposed Zoning By-law amendment, application for minor variance, application for consent, site plan approval, Draft Plan of Subdivision, Draft Plan of Condominium, etc.) is required in association with your proposal, the SVCA will be involved in that process as a review agency and the SVCA's comments to that process will be forwarded to the Municipality and/or County at that time. However, SVCA comments regarding Zoning and Official Plan matters are not included within this correspondence.

Thank you for your cooperation. Should you have any questions, please do not hesitate to contact Michelle Gallant of this office.

Sincerely,


Mike Downing
Manager, Environmental Planning and Regulations
Saugeen Conservation

ED/mg
Encl.

cc: John Acres, CBO, Township of Southgate (via e-mail)
Barbara Dobreen, Director, SVCA (via e-mail)



1078 Bruce Rd. 12, P.O. Box 150
Formosa ON N0G 1W0

PERMIT NO.

16-016

PERMIT

Conservation Authorities Act, R.S.O., 1990, Chap. C27

SCHEDULE 1 OF 2

THIS PERMIT ISSUED ON

June 28, 2016

AND EXPIRES ON

June 28, 2017

☐

Permit for Major Works

☐

Permit for Minor Works

☒

Permit for Standard/Other Works

PERMIT TO:

☐
☒
☒
☒

Alter a Watercourse

Place Fill or do Grading in a Regulated Area

Construct a Building in a Regulated Area

Construct a Structure in a Regulated Area

In accordance with Regulation 169/06 and amendments thereto, permission is granted to:

Name: James McLaughlin

Mailing Address:



Town:



Postal Code:



Phone No.:



For the following works:

The filling in of two man-made ponds, the construction of a 160 square meter (including the covered porch) building (hunt cabin), the installation of a sewage disposal system and associated filling, grading and excavation.

Note: This Permit recognizes work that has started prior to SVCA approval.

at Part Lot:

26

Concession:

15

Civic Address:

184678 Grey Road 9

Municipality:

Township of Southgate
(Geographic Township of Egremont)

for the period of:

June 28, 2016 to June 28, 2017

SUBJECT TO THE SPECIFIC CONDITIONS STATED IN SCHEDULE 2 TO THIS PERMIT:

NOTE:

BEGIN YOUR PROJECT ONLY IF YOU, THE APPLICANT, AGREE TO ALL OF THE SPECIFIC AND GENERAL CONDITIONS STATED IN THIS PERMIT. IF YOU DISAGREE WITH ANY CONDITION, YOU MUST NOTIFY THE SVCA AND YOU MUST NOT BEGIN YOUR PROJECT.

GENERAL CONDITIONS: See reverse side of this form.

Manager, Environmental
Planning & Regulations

Signature of Authority Official

Title

IMPORTANT! Read the reverse of this form

GENERAL CONDITIONS

The applicant, by acceptance and in consideration of the issuance of this permit, agrees to the following conditions:

1. The applicant shall comply with the Specific Conditions in the attached schedules.
2. This permit is valid only for the time period specified and the applicant agrees to request an extension from the Saugeen Valley Conservation Authority prior to the expiration of this period should an extension be required.
3. This permit does not preclude any other legislation, federal or provincial, or necessary approvals from the local municipality.
4. Authorized representatives of the Saugeen Valley Conservation Authority may, at any time, enter onto the lands which are described herein in order to make surveys, examinations, investigations or inspections which are required for the purpose of ensuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. The applicant agrees
 - (a) to indemnify and save harmless on a solicitor and client basis, the Saugeen Valley Conservation Authority and its officers, employees, or agents, from and against all damage, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the owner and/or applicant or of any of his/her agents, employees or contractors relating to any of the particulars, terms or conditions of this permit;
 - (b) that this permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
 - (c) that all complaints arising from the execution of the works authorized under this permit shall be reported prior to the expiration of this permit by the applicant to the Saugeen Valley Conservation Authority. The applicant shall indicate any action which has been taken, or is planned to be taken, if any, with regard to each complaint;
 - (d) that the permit issued herein is based upon the plans or sketches submitted to the Saugeen Valley Conservation Authority and the accuracy of the matters contained in the application to the Authority.
6. This permit is not assignable.
7. The applicant acknowledges that should the works be carried out in contrary to the terms of this permit, the permit may be revoked and the applicant may be in violation of the Saugeen Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06), and subject to the penalties imposed under the Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.

This permit is a public record which is accessible upon request.

**This information in this permit is collected under the authority of the
Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.**

SCHEDULE **2** **OF** **2****APPLICANT:** James McLaughlin**SPECIFIC CONDITIONS:**

1. Construction shall be and remain in accordance with site plan received by Saugeen Valley Conservation Authority (SVCA) on February 18, 2016 showing the fill removal and placement locations into the manmade ponds (completed) and the two site plans received by the SVCA on June 17, 2016 showing the location of the building (completed), and sewage disposal system and the area to be leveled for the purpose of providing cover for the sewage disposal system and the Application to Alter a Regulated Area dated February 17, 2016.
2. It is the responsibility of the Applicant (James McLaughlin) to ensure that any contractor(s) or persons engaged in these works are aware of this permit and conditions.
3. The SVCA does not warrant the suitability of the soils at the building site, and it is the responsibility of the Applicant (James McLaughlin) to ensure proper soil conditions.
4. Appropriate sediment control measures shall be in place prior to the commencement of any ground alteration and properly maintained to prevent the movement of sediment towards any watercourse or wetland. Vegetative growth is to be re-established or stabilization measures in place on the areas disturbed by demolition and construction.
5. Re-fueling and maintenance of equipment shall be done at least 30 metres from the wetland and where no fuel will the watercourse.
6. No construction debris or excavated material shall be stockpiled, even temporarily within any SVCA Regulated Area not included in the site plans without first obtaining permission from this office.
7. It is the responsibility of the Applicant (James McLaughlin) to ensure that all other agency and municipal approvals are in place. The Authority is not responsible for the approval of the design of the sewage disposal system. The issuance of this permit indicates that the ground alteration necessary for the installation of the sewage disposal system is acceptable to the SVCA.
8. This permit grants permission for the installation of a sewage disposal system and the related grading and excavation required to allow for cover of such and hereby acknowledges the construction of a 160 square meter (including porch) building and the filling in of 2 ponds with a total area of 625 m squared with fill that was adjacent to these areas. Should any other work be proposed on the property in the future, the SVCA should be contacted, as permission may be required.

SENT BY E-MAIL [REDACTED]

March 15, 2022

James Russell McLaughlin
[REDACTED]

Dear Mr. McLaughlin,

RE: Concrete Trailer Pad Construction and Related Excavation and Grading Violation Resolved
184678 Grey Road 9
Roll No. 420706000414300
CON 15 S PT LOT 26 W PT LOT 27
Geographic Township of Egremont
Township of Southgate

On March 14, 2022, Saugeen Valley Conservation Authority (SVCA) staff received your Application to Alter a Regulated Area dated March 10, 2022 and the associated site plan prepared by Cuesta Planning Consultants Inc. dated June 21, 21, 2021. The application is seeking permission after the fact for construction of 6 concrete trailer pads and related excavation and grading on the property. It is understood that some minor application and grading of topsoil remains to be completed in 2022.

The unauthorized works have been approved after the fact by SVCA staff. Should future development, including excavating, filling or grading, be proposed within the SVCA Regulated Area, please contact our office as permission may be required.

Thank you for your cooperation.

Sincerely,

[REDACTED]

Darren Kenny
Regulations Officer
Saugeen Conservation

DK/

cc: Bev Fisher, CBO, Township of Southgate (via email)
Barbara Dobreen, Authority Member, SVCA (via email)

Sent By E-Mail: [REDACTED]

May 27, 2024

James McLaughlin
[REDACTED]
[REDACTED]
[REDACTED]

Application to Alter a Regulated Area
184678 Grey Road 9
Part Lot 26 West Part Lot 27 Concession 15
Roll No. 420706000414300
Geographic Township of Southgate
Township of Southgate
Permit No. 24-121

Dear James McLaughlin,

The Saugeen Valley Conservation Authority (SVCA) has approved your application for: restoration works including related grading, adjacent to a watercourse and wetland, as indicated on the attached permit.

This permit recognizes some grading works that occurred without first receiving SVCA permit/permission.

If you are unable to meet any of the permit's conditions, do not start the project. Please immediately inform SVCA staff to work towards a solution.

Other Approvals

Municipal Approvals

Please note, work should not begin until you have received any approvals that may be necessary from the Township of Southgate.

Zoning and Official Plan

SVCA comments on planning applications that involve natural hazards. These comments go directly to the Township of Southgate. Please contact them to learn about the zoning on your property and if a planning application is required for your project. Please note that if a planning application is required for your proposal, obtaining this permit does not guarantee that your planning application will be approved.

Drinking Water Source Protection

Your project is not located within a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan.

Choice to Appeal

If the permit has conditions you disagree with, there is a process for you to have them reviewed. This includes a review by SVCA's Board of Directors, and an appeal to the Ontario Land Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:

www.saugeenconservation.ca/appeal

Conclusion

Please read the attached permit carefully, especially the conditions. A follow-up inspection might be required, so please notify us when the work is complete. Please do not hesitate to contact Michael Oberle of this office if you have any questions. Thank you for working with Saugeen Conservation.

Sincerely,

A solid black rectangular box used to redact the signature of Erik Downing.

Erik Downing
Manager, Environmental Planning and Regulations
Saugeen Conservation

ED/mo

Enclosure: SVCA permit, Figure 5 Restoration/Planting Plan, SVCA application form

cc: Cuesta planning Consultants Inc., agent (via email)
Bev Fisher, CBO, Township of Southgate (via email)
Stephanie Johnson, building department, township of Southgate (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



1078 Bruce Rd. 12, Box 150
Formosa ON, N0G 1W0

PERMIT NO. 21-121

PAGE 1 OF 4

PERMIT

Conservation Authorities Act, R.S.O. 1990, Chap.C27

PERMIT ISSUE DATE: May 27, 2024

PERMIT EXPIRY DATE: May 27, 2026

☐ Permit for Major Works ☒ Permit for Minor Works ☐ Permit for Standard or Other Works

PERMIT TO: ☐ Alter a watercourse / shoreline ☒ Place or move material ☐ Construct a building / structure

IN ACCORDANCE WITH REGULATION 41/24, PERMISSION IS GRANTED TO:

Name: James McLaughlin

Phone No:

Mailing address:

FOR THE FOLLOWING WORKS:

Restoration works including related grading, adjacent to a watercourse and wetland.

AT THE FOLLOWING PROPERTY:

184678 Grey Road 9, Part Lot 26 West Part Lot 27 Concession 15

Roll number: 420706000414300

Municipality: Township of Southgate

FOR THE PERIOD OF:

NOTE: General and specific conditions are provided in the following pages and are integral components of this permit.

Should you disagree with any of the general or specific conditions of this permit, notify SVCA immediately and do not begin your project.

Manager, Environmental Planning and Regulations

Title

Important! Read all pages of this document.

GENERAL CONDITIONS

The applicant, by acceptance and in consideration of the issuance of this permit, agrees to the following conditions:

1. The applicant shall comply with the Conditions of this permit.
2. This permit is valid only for the time period specified.
3. The applicant shall request an extension from Saugeen Valley Conservation Authority 60 days prior to the expiration of the permit period indicated on the permit. (See page 1).
4. This permit does not preclude any other legislation, federal or provincial, or necessary approvals from the local municipality.
5. Saugeen Valley Conservation Authority staff may, at any time, enter onto the lands which are described in this permit in order to conduct surveys, examinations, investigations or inspections which are required to ensure that the work(s) authorized by this permit are being carried out according to the terms of this permit.
6. The applicant agrees:
 - a. at all times, whether occurring during the currency of this permit or thereafter, to fully defend, indemnify, and hold harmless the Saugeen Valley Conservation Authority and its officers, employees or agents from and against all damages, expenses, losses, costs, claims, demands, actions, lawsuits and proceedings, including reasonably attorney's fees, arising out of, resulting from or in any way related to an act or omission of the owner and/or applicant or of any of his/her/its agents, employees or contractors relating to the lands, works, premises, and purposes permitted herein. This indemnity shall survive termination of this permit with respect to matters related to this permit;
 - b. that this permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
 - c. that all complaints arising from the execution of the works authorized under this permit shall be reported by the applicant to the Saugeen Valley Conservation Authority immediately upon occurrence, and in any event, prior to the expiration of this permit. The applicant shall indicate any action which has been taken, or is planned to be taken, if any, with regard to each complaint. Notwithstanding the foregoing, the applicant shall have a continuing duty to report any complaints arising following the currency of the permit;
 - d. that the permit issued herein is based upon the plans or sketches submitted to the Saugeen Valley Conservation Authority and the accuracy of the matters contained in the application to the Authority;
 - e. that, without limiting the generality of the foregoing, all liabilities associated with the permitted matters herein shall be and are hereby assumed by the applicant.
7. This permit is not transferable.
8. The applicant acknowledges that should the works be carried out in a manner contrary to the terms of this permit, as determined by the Saugeen Valley Conservation Authority in its sole discretion, the permit may be revoked and the applicant may be in violation of the Ontario Regulation 41/24, Prohibited Activities, Exemptions and Permits, and subject to the penalties imposed under the *Conservation Authorities Act*, R.S.O, 1990, Chap. C27, as amended.

This permit is a public record which is accessible upon request. This information in this permit is collected under the authority of the *Conservation Authorities Act*, R.S.O, 1990, Chap. C27, as amended.

APPLICANT NAME: James McLaughlin

SCHEDULE 1 - SPECIFIC CONDITIONS

Work shall be in accordance with this permit and:

1. Drawing: Figure 5 Restoration/Planting Plan, prepared by Roots Environmental; and
2. SVCA Application to Alter a Regulated Area form, dated May 22, 2024.



1078 Bruce Road 12
P.O. Box 150
Formosa, On N0G 1W0

SAUGEEN VALLEY CONSERVATION AUTHORITY (SVCA)

APPLICATION TO ALTER A REGULATED AREA

Ontario Regulation No. 41/24, and amendments thereto,
Conservation Authorities Act, R.S.O., 1990, Chap. C.27, as amended.

Application No.

For Office Use

The SVCA will consider your proposal based upon the information that you provide in this application.

Please ensure that your proposal is clearly described and that all relevant information is included. Additional pages may be submitted as needed.

LANDOWNER INFORMATION

Name(s) James McLaughlin	Phone [REDACTED]
Mailing Address [REDACTED]	City/Town [REDACTED]
Email [REDACTED]	Postal Code [REDACTED]

APPLICANT INFORMATION

☐ Applicant is the Landowner or one of the Landowners; or ☒ Applicant is acting on behalf of the Landowner(s) and has submitted written authorization from the Landowner(s) to SVCA.	
Applicant Name Don Scott	Company Name Cuesta Planning Consultants Inc.
Email wiartoncuesta@gmail.com	Phone 519 372 9790

LOCATION OF PROPOSED PROJECT

Street Address 184678, Grey Road 9	Municipality/Town Southgate
Lot(s) and Concession(s) CON 15 S	Lot and Plan No. PT LOT 26 W PT LOT 27
Other Location Information Former Town of Proton	Roll No. 420706000414300

PROJECT DATES

Proposed Start Date -	Proposed Finish Date -
-----------------------	------------------------

COMPLETE IF CONSTRUCTION PROPOSED

Type of Project or Work Proposed Planting plan adjacent to water course		
Intended Use of Building/Structure N/A	Present Use of Building/Structure N/A	
Square Footage (All Floors) of Existing N/A	Square Footage (Footprint Only) of Existing N/A	
Square Footage (All Floors) of Proposed N/A	Square Footage (Footprint Only) of Proposed N/A	
What is the height difference between the ground & the proposed building's lowest exterior opening (e.g. door, window, vent)?		
Basement/Cellar Proposed Yes ☐ No ☒	Crawlspace Proposed Yes ☐ No ☒	Deck/Porch Proposed Yes ☐ No ☒
Equipment to be Used (e.g. excavator, bulldozer, etc.)		
Any Other Relevant Information N/A		

COMPLETE IF FILLING, GRADING OR EXCAVATION ARE PROPOSED

Purpose of Filling/Grading/Excavation N/A	
Intended Use of Land When Finished Buffer area adjacent to drainage system.	
Volume of Fill to Add to Site N/A	Type of Fill and Source N/A
Volume of Fill to Remove from Site N/A	Excess Fill or Spoil Relocated To N/A
How much higher or lower will the proposed ground elevation be compared to existing? N/A	

(See Other Side)

EROSION AND SEDIMENT CONTROL

[illegible]

Planting programme, no sediment issue

PLANS

A site plan must be included with your application. Check ☒ each box to confirm it is on the plans:

(One copy of each plan or drawing is to be submitted. Additional copies must be provided if requested by the SVCA).

- ☐ 1. Property dimensions.
- ☐ 2. Nearest streets, roadways, laneways etc.
- ☐ 3. Watercourses on or near the property.
- ☐ 4. Existing buildings and structures and distance to lot lines, centre of road, watercourse etc.
- ☐ 5. Proposed building or structure and dimensions including decks or porches.
- ☐ 6. Proposed location of filling, area of excavation, dimensions and depths (if applicable).
- ☐ 7. Elevation of finished floor, basement/crawlspace, any windows, doors, vents, or other exterior openings in relation to finished grade
- ☐ 8. Septic bed including mantle (if applicable).
- ☐ 9. North arrow.
- ☐ 10. Other relevant site features.

Additional plans or drawings should be included showing side views, cross-section, building foundation (if applicable) and details.

IMPORTANT INFORMATION

- No work can be carried out until a permit is issued by the SVCA and all other necessary approvals are obtained.
- A non-refundable Application Review Fee must be paid when the application is submitted to the SVCA office. Several methods of payment are accepted. Cheques may be made payable to “Saugeen Valley Conservation Authority”.
- The applicant is responsible for obtaining any other agency, government or municipal approvals as may be required.
- The information obtained on this application is a public record collected under the authority of the *Conservation Authorities Act* and is accessible upon request in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.

DECLARATION

Read Carefully Before Signing

- I declare the information in this application to be true;
- I agree to allow authorized representatives of the SVCA to enter onto the property to review this application;
- I recognize and accept that the information in this application is a public record and some or all of it may be released; and
- I understand that the payment of the fee does not guarantee permission from the SVCA.

Applicant Name (Print) X Donald Scott

Applicant Signature* X _____

Date May 22, 2024

* Typed name will indicate a signature on digital applications.

DO NOT WRITE IN THIS SPACE

Fee Amount Received

Date Application Received



Legend

Watercourses (MNR)

Treed Restoration Area (1824 m2)

30-metre Setback to be Restored (2,646m2)

PLANTING NOTES

Site Preparation

- Remove all debris from planting locations.
- Ensure there are no pre-existing structures above or underground that will impede growth.
- The soil should be loosened if compacted.
- Where topsoil has been removed, 30 cm (300mm) of good quality top soil shall be added to facilitate proper growth.
- Restoration areas shall be seeded with a nurse crop of Annual Oats at a sow rate of 22kg/ha

Planting of Shrubs/Trees

- Planting of trees and shrubs shall occur between early October and late November.
- Ensure the hole is 2-3 times in width as the tree or shrub pot/bowl. The hole should only be as deep as the root bowl.
- Remove all containers from the root bowl and gently loosen the roots prior to planting.
- Ensure the tree or shrub is planted at the correct depth in that is level with ground.
- Once planted, cover any exposed roots with soil and gently compress.
- Water all trees and shrubs that have been planted.
- Apply 2-3 inches mulch around the based of each planted tree or shrub.

Maintenance

- Inspect all planted trees and shrubs for a period of 2 years. Replace all trees and shrubs which have been harmed or died.

30-METRE SETBACK AREA RESTORATION

All aggregate material will be removed. Disturbed areas within the setback will be graded and topsoil added to a depth of 300mm. A nurse crop of Annual Oats (see Planting Notes) will be applied in addition to a native seed mix at an appropriate sow rate (see Ontario Seed Company for appropriate seed mixes).

TREED RESTORATION AREA SPECIES	
SPECIES	SPACING
Trembling Aspen (<i>Populus tremuloides</i>)	4-5 m On-Centre (O.C.)
White Birch (<i>Betula papyrifera</i>)	4-5 m O.C.
White Pine (<i>Pinus strobus</i>)	4-5 m O.C.
Eastern White Cedar (<i>Thuja occidentalis</i>)	4 m O.C.
White Spruce (<i>Picea glauca</i>)	4 m O.C.
Red-Osier Dogwood (<i>Cornus servicea</i>)	2 m O.C.
Choke Cherry (<i>Prunus virginiana</i>)	2 m O.C.
Mapleleaved Viburnum (<i>Viburnum acerifolium</i>)	2 m O.C.
Winterberry (<i>Ilex verticillata</i>)	2 m O.C.

NOTE:
Even mixtures of the species listed above shall be planted to ensure complete coverage of the restoration areas.

Should species in this plan not be available, substitutions can be made under guidance of a qualified person.

ENVIRONMENTAL IMPACT STUDY

Figure 5
Restoration/Planting Plan

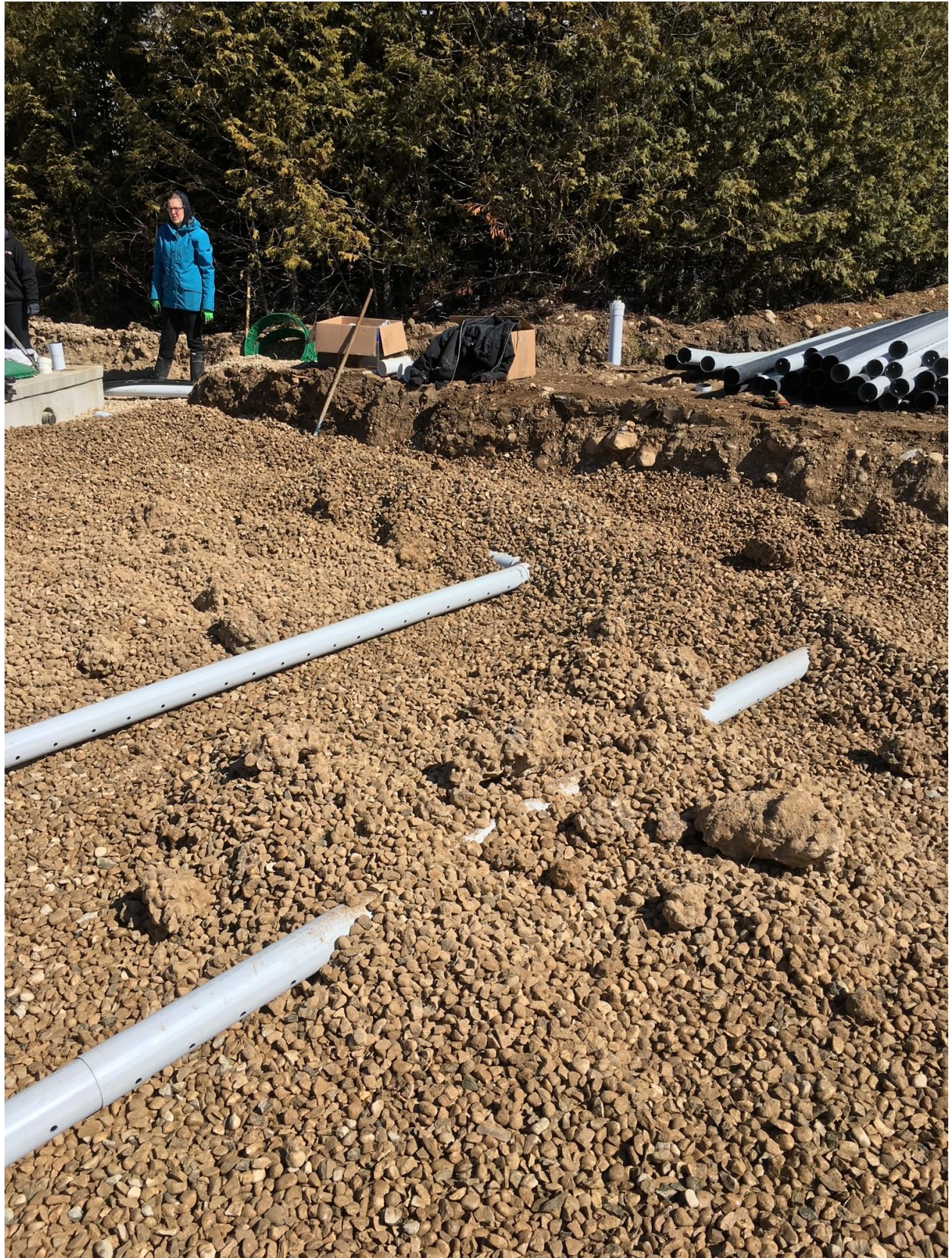
McLaughlin Farms
184678 Grey Road 9
Township of Southgate



Appendix 2:
Pictures of Septic Installation















Appendix 3:

MDS Calculations and Mapping

MDS I

General information

Application date Jun 23, 2022	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information 	Location of subject lands County of Grey Township of Southgate EGREMONT Concession 15 , Lot S PT LOT 26 W PT LOT;27 Roll number: 420706000414300	

Calculations

Northwest Farm

Farm contact information Not Specified ON	Location of existing livestock facility or anaerobic digester County of Grey Township of Southgate EGREMONT Concession 16 , Lot PT LOT 26 W PT LOT 27 Roll number: 420706000416700	Total lot size 65 ha
---	---	-------------------------

Livestock/manure summary				
Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	151	150.7 NU	700 m²



Confirm Livestock/Manure Information (Northwest Farm)

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

Setback summary				
Existing manure storage	V3. Solid, outside, no cover, >= 30% DM			
Design capacity	150.7 NU			
Potential design capacity	452.1 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	535.38	
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1	

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	289 m (948 ft)
Actual distance from livestock barn	417 m (1368 ft)
Storage base distance 'S' (minimum distance from manure storage)	289 m (948 ft)
Actual distance from manure storage	417 m (1368 ft)

Northeast Farm

Farm contact information	Location of existing livestock facility or anaerobic digester	Total lot size
Not Specified	County of Grey	34 ha
ON	Township of Southgate	
	PROTON	
	Concession 16 , Lot E PT LOT 27	
	Roll number: 420706000416900	

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	43	43.1 NU	200 m²

 Confirm Livestock/Manure Information (Northeast Farm)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	43 NU		
Potential design capacity	129.1 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	345.32
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			187 m (614 ft)
Actual distance from livestock barn			515 m (1690 ft)
Storage base distance 'S' (minimum distance from manure storage)			187 m (614 ft)
Actual distance from manure storage			515 m (1690 ft)

Preparer signoff & disclaimer

Preparer contact information
Vaishnan Muhunthan
Cuesta Planning Consultants Inc.
978 First Avenue West
Owen Sound, ON
N4K 4K5
519-372-9790
cuesta@cuestaplanning.com

Signature of preparer

	
Vaishnan Muhunthan , Junior Land Use Planner	Date (mmm-dd-yyyy)

Note to the user

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



184678 Grey Road 9
CON 15 S PT LOT 26 W PT LOT;27
Township of Southgate
(Egremont)
Grey County

Legend

- Subject Lands
- Proposed Severance
- X Approximate Location of use to be recognized
- Barn
- MDS I Setback Radius

* measurements are approximate



978 First Avenue West
Owen Sound, Ontario
N4K 4K5
(519) 372-9790
Fax: (519) 372-9953
1-800-653-7632
e-mail: cuesta@cuestaplanning.com

Dwn. By:	Date Printed:
V.Muhunthan	June 23, 2022
File:	Project Name:
x22198	Pondview

Appendix 4:
Grey County Official Plan
Table 7 and Table 8

Table 7: Permitted Use Examples in Agricultural and Rural Land Use Types

Agricultural Use	Agricultural-related Use	On-farm diversified Use
• Growing of all types of crops • Raising of all types of <i>livestock</i> • <i>Livestock barns / livestock facilities / manure storage</i> • Pastureland • Feedlot • Residential uses associated with farming such as houses on existing lots of record, farm help accommodation and <i>additional residential units</i> • Fish farm or aquaculture • Mushroom farm • Christmas trees farms / nurseries • Greenhouses • Grain dryers and feed storage for own farm's use • Feed storage i.e. bunkers / silos • Washing, sorting, grading (of farm's own commodities only) • Machine shed (for own farm's use) • Cold storage (for own farm's use) • Indoor/outdoor riding arenas/tracks • Minimum amount of processing to make a produce saleable (e.g. evaporating maple sap, or extracting honey) • Marijuana/Cannabis production in accordance with any Federal laws	• Apple storage and distribution centre (for multiple farms use) • Farm gate sales or farmers market primarily selling locally grown produce/goods • Agricultural research centre • Winery, cidery, meadery using mostly local fruit or honey • Flour mill for local grain • Grain dryer / storage for multiple local farmers • Farm equipment repair shop • <i>Livestock</i> assembly yard, or stockyard for local farmers • Auction for local produce or local <i>livestock</i> • Farm input supplier e.g. seeds, feed, fertilizer, etc. • Abattoir selling and processing local meat • Food processing plant for local produce (e.g. cider-making, pitting, canning, quick-freezing, packing)	• <i>Home rural occupations</i> (e.g. professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, classes or workshops) • Home industries (e.g. sawmill, welding or woodworking shop, manufacturing / fabrication, storage of boats or trailers, biomass pelletizer) • Veterinary clinic • Kennel • Café/small restaurant, cooking classes, food store (e.g. cheese, ice cream) • Agri-tourism and <i>recreational</i> uses (e.g. farm vacation suite, bed and breakfasts, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, horse/pony events, wine tasting) • A campground shall not be recognized as an on-farm diversified use, • Distillery or brewery partially using some local farm inputs • Value-added uses (e.g. processor, packager, cheese factory, bakery) • Retail uses (e.g. farm market, antique business, tack shop) • Food banks, second harvest, or gleaning operations

limitations in Table 8, only where permitted in municipal zoning by-laws, or where adequate justification has been provided in support of a zoning amendment.

- 16) When determining the size of the *on-farm diversified* use it shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the *on-farm diversified* uses. Shared laneways / servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size. The passing of an implementing zoning by-law amendment will generally be required to permit new *on-farm diversified* uses, unless otherwise permitted 'as-of-right' in municipal zoning by-laws.

Table 8: On-farm Diversified Use Size Criteria

<i>Land use type</i>	<i>Property Size</i>	<i>On-farm diversified Use Maximum Size</i>
Agricultural	20 hectares or greater	The lesser of; • 2% of the total size of the property, or • a maximum combined area of the use of 8,000 square metres
	Less than 20 hectares	Bed and breakfasts and/or <i>home rural occupations</i> within the <i>dwelling</i> only.
<i>Special Agricultural</i>	10 hectares of agriculturally productive area or greater	The lesser of; • 2% of the total size of the property, or • a maximum combined area of the use of 8,000 square metres
	Less than 10 hectares of agriculturally productive area	Bed and breakfasts and/or <i>home rural occupations</i> within the <i>dwelling</i> only.
Rural	20 hectares or greater	The lesser of; • 2% of the total size of the property, or • a maximum combined area of the use of 8,000 square metres
	Less than 20 hectares	The lesser of; • 2% of the total size of the property, or • a maximum combined area of the use of 2,000 square metres