



Staff Report PL2020-026

Title of Report: PL2020-026-C3-20 Red Barn Farms
Department: Clerks
Branch: Planning Services
Council Date: August 5, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-026 for information; and
That Council consider approval of By-law 2020-080.

Property Location: 265811 Southgate Road 26



The Subject Lands

The subject lands are described as the Con 19, lot 20 in the Geographic Township of Proton, Township of Southgate. The lands are approximately 48.9 ha (121 acres) in size.

The Proposal

The proposed zoning bylaw amendment, if approved, would allow for an additional permitted use to be added to the list of permitted uses for the A1-237 zone. In addition to the existing on farm diversified use shop the owner would like to rent,

repair and store construction and landscaping equipment on the property. No new buildings would be required, and no additional outside storage would be required.

Background

A Virtual Public meeting was held on June 10, 2020.

Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C3-20-Red-Barn-Farms-Ltd-Enos-Hoover>

The comments received include:

Building Department if the building is going to be repurposed for the storage and rental of equipment a change of use permit may be required.

The County of Grey indicates that provided positive comments are received from the SVCA then they have no further concerns with the proposal.

Enbridge Gas has no objection

Historic Saugeen Metis has no objection or opposition to the proposed development.

The Ministry of Transportation indicates that the proposal falls outside the Permit Control Area and therefore they have no concerns.

The SVCA indicate that the proposal is acceptable.

The Public works Department indicates that the property already has a commercial entrance.

The Health unit has no objection.

No comments were received from the public.

Financial Considerations:

As no new structures will be added to the property it is not expected to have any financial impact on the Township.

Staff Review

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Southgate Official Plan and the Zoning By-law.

The Provincial Policy Statement 2014 (PPS)

The PPS has been reviewed in its entirety however only the most relevant policies have been identified below. The subject land would constitute "Rural Area" under the definition of the PPS. The PPS allows for a variety of uses in the rural areas:

1.1.4.1 In rural areas located in municipalities:

f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

The PPS supports the diversification of the rural economy. The proposed construction and landscape equipment rental use will support farming and grow the rural economic base.

Section 1.1.5.2 On rural lands located in Municipalities, permitted uses are:

- a) the management or use of resources;*
- b) resource based recreational uses (including recreational dwellings);*
- c) limited residential development;*
- d) home occupations and home industries;*
- e) cemeteries; and*
- f) other rural land uses.***

The proposed construction and landscape equipment rental use can be considered a permitted use in the rural area and considered as "other rural land uses". The storage of large landscape and construction equipment is not as well suited to an urban area.

Section 1.1.5.3 Recreational, Tourism and other economic opportunities should be promoted.

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

The volume of traffic associated with this proposal can be sustained by rural service levels. The Site Plan Control process provides for screening and limitations on the operation to ensure that it remains small scale and blends in with the Rural area.

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

The proposed construction and landscape equipment rental use is appropriate for the area and the Rural infrastructure currently in place and will not necessitate an expansion of infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

This policy is directly supportive of construction and landscape equipment rental uses to assist agricultural and resource based use, and provides advice to the Township to promote them and direct non-agriculturally related uses to other areas of the Township.

1.1.5.8 Agricultural uses, Agricultural –related uses, on-farm diversified uses and normal farm practises should be promoted and protected in accordance with provincial standards.

Again this policy advises the Township to promote and protect agricultural, agricultural related uses and on farm diversified uses. The construction and landscape equipment rental use will broaden the tax base by supporting the farm and provide additional employment in the Township.

The definitions of Agricultural use, Agricultural related use and on farm diversified use are provided below from the PPS. A construction and landscape equipment rental use is secondary to the existing workshop on the farm and is meant to supplement the farm income and provide equipment to the rural area. It is staffs opinion that the use falls under an on farm diversified use and therefore is consistent with the definitions within the Provincial Policy.

Agricultural use "means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full time farm labour when the size and nature of the operation requires additional employment."

Agricultural related uses: means those farm uses related commercial and farm related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and or services to farm operations as a primary activity.

On farm diversified uses: "means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products."

Minimum Distance Separation (MDS)

Regarding MDS, it has been reviewed and there are no barns that will be negatively impacted by the proposed construction and landscape equipment rental use.

The proposal will not hinder surrounding agricultural operations and will not require infrastructure development. The proposal is consistent with the definitions and policies of the PPS including promoting diversification of the economic base and employment opportunities. Based on the foregoing, the proposal appears to be consistent with the PPS.

Township Official Plan

The Township of Southgate Official Plan (OP) designates the subject lands "Rural" and "Hazard lands". The OP provides for small scale commercial and industrial uses on properties greater than 20ha to a maximum of 750m² in size. The maximum outside storage is 500m² in addition to the 750m² building size. The proposal is to use the existing, approved, outside storage area for the storage and rental of construction and landscape equipment. The outdoor storage area will be screened

from view as per the Site Plan Control Agreement. The proposal complies with the above policy. The definition of small scale below further supports this conclusion.

The Official Plan defines Small Scale in the Rural designation on parcels larger than 20 hectares as: a maximum structure size of 750m² and a maximum outdoor storage display area of 500m² will be permitted. If the structure is less than 750m², the outside display area may be increased to a maximum, so that the combined outside display area and structure does not exceed 1250 square meters.

The proposal does not proposed to construct any new buildings and will utilize the approved outside storage area. The proposal is therefore considered small scale under the policies of the Township Official Plan.

The Township Official Plan section 5.2.1 Rural designation permitted uses include the following:

"iv. *small scale* commercial and industrial uses;"

As noted above, the proposal meets the Official Plan Definition of Small Scale and is therefore considered a permitted use in the Rural Designation.

Section 5.2.3 Development Policies

"5. For new or expanding small scale commercial and industrial uses, where the arm parcels are greater than 20 hectares, a maximum structure size of 750 square metres and a maximum outdoor storage size of 500 square meters will be permitted. Where the maximum structure size is less than 750 square metres, more outdoor storage space will be permitted up to a combined maximum of 1250 square metres. For those parcels less than 20 hectares, a maximum structure size of 250m² and a maximum outdoor storage area of 750m² will be permitted. The applicant must demonstrate that the proposed use is not better suited in a designated settlement area. These uses will only be permitted, subject to satisfying the Development Policies as outlined in this Section. Council may, in future limit the commercial or industrial use through the implementing zoning By-law Amendment.

6. That the location of the non-farm use imposes no operating constraints to an existing farm operation. Any non-farm land use must comply with the Minimum Distance Separation Formulae."

The proposal is consistent with the Development policies of the Official Plan and through site plan control will blend in with the Rural landscape. The proposal will assist the farming operation by providing support in the form of income and proximity to the farming operation to allow the farming operation to continue to be located in this area. While a use like this could potentially be situated in an industrial park, it is in my opinion, better suited to the rural area because it allows farming to continue on the property and supports the agricultural community. The storage of rental equipment use broadens the tax base and supports the rural economy while operating using minimal infrastructure and servicing. Furthermore,

it allows those citizens who rely on animals for transportation to live and work in the same area.

Zoning By-law

The subject property is currently zoned Agricultural exception (A1-237), and Environmental Protection (EP). The proposed amendment would add a construction and landscaping equipment rental use to the list of permitted uses of the A1-237 zone to allow for the use to be located in the outside storage area. Site Plan control will not be required as the existing agreement for the shop includes provisions for screening outside storage areas and their location.

Conclusions

Based on the above policy review and the information provided and comments received, the proposal is consistent with the Policies of the Provincial Policy Statement, The County of Grey Official Plan, The Township of Southgate Official Plan. The proposed zoning by-law amendment should therefore be approved and is considered appropriate for the area and good land use planning.

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments: