



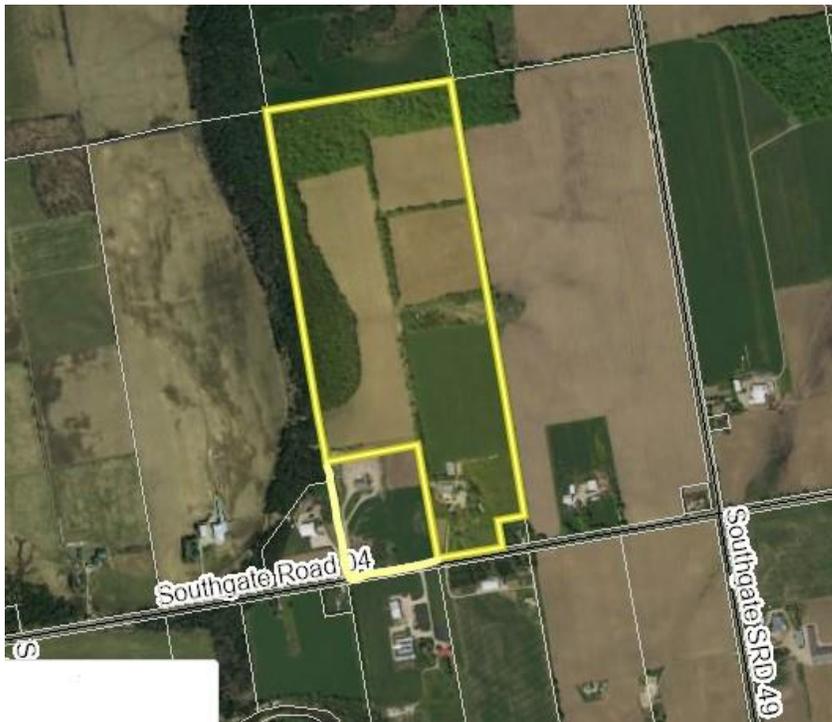
Staff Report PL2020-025

Title of Report: PL2020-025-C2-20- Levi Frey
Department: Clerks
Branch: Planning Services
Council Date: August 5, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-025 for information; and
That Council consider approval of By-law 2020-079.

Property Location: 043853 and 048873 Southgate Road 04



Subject Lands: The subject lands consist of two parcels. The larger farm parcel is 34.7 ha and has frontage on Southgate Road 04. The Ag auction parcel is 5.4 ha in size and has frontage on Southgate Road 04. The lands are legally described as Con 6, Pt Lot 9 and Con 6, Pt Lot 9 Part 1 of RP16R7259.

Background:

The Frey's own a 34.7 hectare farm parcel located along Southgate Road 04 in the Township of Southgate. On the property is situated a house, a mobile home, a barn and accessory buildings.

Joshua Frey, a mechanic specializing in repairing tractor engines proposes to erect a 446m² (60 feet x 80 feet) building in which he would operate his tractor engine repair shop. No other persons are expected to be employed in this business.

Given the site conditions, Mr. Frey wishes to erect the building near the front of the property. Township staff have met with Mr Frey Sr. and expressed general support of the proposal, but were concerned with Mr. Frey's original chosen site for the new building as it was situated closer to the neighbouring residential lot (located to the east) than deemed desirable by the Township.

To address this concern, The Frey's are interested in acquiring 0.8 hectares of land from the abutting 5.4 ha property to the west (owned by Mount Forest Ag Auction Co-operative Inc.), thus enabling the new tractor engine repair shop to be moved further away from the nearby residential lot. In exchange, the Frey's would convey 0.8 ha of land back to the neighbour. Attachment #1. This also benefits the neighbour who has a desire for a larger parking area for the auction house.

The proposed new building will be erected in the location shown on the Site Plan provided in Attachment #2. The new structure will be located approximately 18 m from the new lot boundary. Due to the topography of the site, it is not possible to locate the new building any further west. The building will be set back 167 metres from the neighbouring dwelling and 135 metres from the closest boundary of that residential lot. See attachment #3

In addition to the double lot addition, the zoning amendment will recognize the existing Agricultural Ag Action as a permitted use in the bylaw, establish a small engine repair workshop, and recognize a secondary dwelling on the lot. The proposed bylaw will also recognize the reduced lot areas and frontages for the proposed lot additions.

Planning Process:

An Application to amend the Township by-law was received in February and deemed complete in March. The file can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C2-20-Levi-Edna-and-Joshua-Frey-and-Mount-Forest-Ag-Auction-Co-op-Associated-with-applications-B1-20-B2-20->

A virtual public meeting was held on June 10th, 2020 at 9am. The comments from the meeting are summarized below.

Township Public works Department has no objections to the proposal
County of Grey indicates that provided positive comments are received from the SVCA Grey County has no further concerns.

Township Building Department indicates that all applicable permits will be required.

The project may require a water supply to meet OBC 3.2.5.7 Water requirements for firefighting. Although the auction house has been in operation for six years there has never been a change of use application for the building. A Change of use application needs to be completed, approved and required construction finalized to bring this property into Building Act and Code compliance.

Enbridge Gas has no objection to the proposal.

Historic Saugeen Metis have no concerns or objections to the proposed development.

Ministry of Transportation has no concerns.

Saugeen Valley Conservation Authority find the application acceptable.

Grey Bruce Health Unit have no concerns.

Financial Considerations:

The proposed development would slightly increased the accessed value of the site with the addition of the small engine repair shop on the property.

Staff Review:

The applicants Planning Consultant, Ron Davidson, has prepared a detailed Planning Justification report which is available at on the Township website at the link provided above. The planning report reviews the Provincial Policy Statement in Section 4, The County of Grey Official Plan and the Township of Southgate Official Plans in Section 3 of the report. The report finds that the proposal meets policy

The Township concurs with the findings and conclusions of the Planning report that the proposal is consistent with Provincial Policy, and conforms to the County and Township Official Plans.

Zoning:

The Frey farm is currently zoned primarily 'A1-71', a site-specific zoning that permitted a garden suite on a temporary basis until that temporary zoning recently lapsed. The westerly portion of the site is zoned 'EP'. Approximately 40% of the Co-op property is zoned 'M2-63', which allows for a sawmill and the balance of the property is zoned 'A1'.

To accommodate the proposed development the zoning must be amended to address a number of issues. The proposed Zoning By-law Amendment would amend the following zone provision:

The 'A1-71' zone boundary would be adjusted to reflect the reconfigured Frey property boundary; and, the text of the 'A1-71; zone would be amended to:

- reduce the 'minimum lot area' requirement to 34.0 hectares;
- reduce the 'minimum lot frontage' requirement to 140 metres;

- permit a “tractor engine repair shop”; and,
- permit a “second dwelling” in the form of a mobile home for a period of ten years.

The ‘M2-63’ zoning of the Co-op property would be replaced with an ‘A1-63’ zone and would reflect the boundaries of the reconfigured parcel; and, the text of this zone would:

- reduce the ‘minimum lot area’ requirement to 4.0 hectares;
- reduce the ‘minimum lot frontage’ requirement to 170 metres; and,
- permit an “auction house for farm produce and occasionally farm equipment”.

Concluding Comments:

Based on the above, Township staff are of the opinion that the proposal is consistent with Provincial Policy, The County and Township of Southgate Official Plans. Based on this it is recommended that by-law 2020-079 be **APPROVED**.

Respectfully Submitted,

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



CAO Approval: Original Signed By
 Dave Milliner, CAO

Attachments:

1. Map of lot additions
2. Map of Site plan
3. Map of Setbacks