

PLANNING REPORT

CUSTOM GRAIN DRYING EXPANSION AND SEVERANCE

***“SOUTHGATE GRAINS”
c/o Lawrence Martin***

**PART LOT 16, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF EGREMONT
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY**

Prepared by:



Ron Davidson
Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON. N4K 6X2

May 5, 2020

TABLE OF CONTENTS

1.	BACKGROUND	1
1.1	The Proposal	1
1.2	Approvals Required	1
1.3	Purpose of this Report.....	2
2.	SUBJECT LANDS AND SURROUNDING LAND USES.....	3
2.1	Property Description	3
2.2	Surrounding Land Uses.....	3
3.	OFFICIAL PLANS	4
3.1	County of Grey Official Plan	4
3.1.1	Land Use Designations	4
3.1.2	'Agricultural' Designation.....	4
3.1.3	Other Considerations	6
3.1.4	Official Plan Review Summary	6
3.2	Township of Southgate Official Plan.....	6
3.2.1	Land Use Designation	6
3.2.2	'Agriculture Designation	7
3.2.3	Other Considerations	9
3.2.4	Official Plan Amendments	10
3.2.5	Proposed Official Plan Amendment.....	11
4.	THE PROVINCIAL POLICY STATEMENT	13
4.1	Prime Agricultural Lands.....	13
4.2	Natural Heritage	14
4.3	PPS Review Summary	14
5.	ZONING BY-LAW	15
5.1	Current Zoning	15
5.2	Proposed Zoning	15
6.	PLANNING DISCUSSION	17
7.	RECOMMENDATION	18

TABLE OF CONTENTS (continued)

APPENDIX A: FIGURES	A
Figure 1: Location Map	
Figure 2: Proposed Expansion Of Custom Grain-Drying Operation	
Figure 3: Site Plan	
Figure 4: Proposed Severance (Lot Addition)	
Figure 5: County of Grey Official Plan Schedule A	
Figure 6: Township of Southgate Official Plan Schedule A	
Figure 7: Township of Southgate Zoning By-law Schedule	

1. BACKGROUND

1.1 The Proposal

Lawrence Martin owns a 24.7 hectare parcel of land located at the northeast corner of the Provincial Highway No. 86 / Southgate Sideroad 55 intersection, illustrated on Figure 1 to this Planning Report. The site is situated approximately seven kilometres east of Mount Forest.

Situated on the property is Mr. Martin's custom grain-drying business - operating as *Southgate Grains* - which involves a series of grain bins, a dryer, parking and loading areas for farm trucks and trailers, two weigh scales, a small office building, a building used for office and storage, and a parking area for the storage of grain trailers.

A portion of the property was rezoned to in 2013 to allow for this business; and, in 2020, an Official Plan Amendment and Zoning By-law Amendment were approved to allow for an expansion.

Mr. Martin now wishes to sever the business from his farming operation. The parcel would comprise 2.0 hectares of land, which would include all of the aforementioned buildings and structures, in addition to the existing barn plus additional land that could accommodate parking and additional grain bins. The business would be sold to another party; however, Mr. Martin would remain as an employee.

The proposed expansion area is illustrated in Figure 2.

A Site Plan showing the existing and proposed use of the site is provided in Figure 3.

1.2 Approvals Required

In order to sever a parcel containing the existing business, approval of the following is required:

- an application to amend the Township of Southgate Official Plan;
- an application to amend the Township of Southgate Zoning By-law; and,
- a Consent (to sever) application.

The new County of Grey Official Plan now allows for the severance of an agricultural-related use on lands designated 'Agricultural', as explained in detail later in this

Planning Report; and, a grain-drying operation is considered to be an agricultural-related use. This particular policy is in keeping with the Provincial Policy Statement (PPS). Given, however, that the County Official Plan only came into effect approximately six months ago, the Township has not yet had an opportunity to update its own Official Plan to reflect the various changes to the upper-tier document; and, rather than wait for the Township to undertake a review of its Official Plan, a site-specific Official Plan Amendment application is being filed on behalf of Mr. Martin to facilitate this severance in a more expeditious manner.

The lands must also be rezoned to facilitate the severance.

Additional details regarding the Official Plan Amendment and Zoning By-law Amendment are provided later in this Planning Report.

The proposed severance will not actually result in the creation of a new lot. As recommended during the preconsultation discussions, Mr. Martin will be merging the retained farm parcel with a 4.86 hectare lot located to the immediate north, which he also currently owns. The lot line adjustment is shown on Figure 4.

1.3 Purpose of this Report

Ron Davidson Land Use Planning Consultant Inc. has been retained by Lawrence Martin to submit the above-noted Planning Act applications to the Township of Southgate and to prepare a Planning Report that evaluates the proposal within the context of sound land use planning principles.

2. SUBJECT LANDS AND SURROUNDING LAND USES

2.1 Property Description

The subject property comprises 24.7 hectares of land of which approximately 23.6 hectares are actively cash-cropped by Mr. Martin. Situated in the southwest corner of the site are the aforementioned grain bins and industrial building. Also located within this cluster of buildings and structures is a barn that is currently used to accommodate livestock. The barn will be converted to storage as part of the grain-drying operation.

Please note that another large farm building is shown on the 2015 aerial photograph provided on the County's GIS website; however, that structure has been removed. All buildings and structures currently situated on the site are illustrated in Figure 3.

2.2 Surrounding Land Uses

The lands located in the general vicinity of the subject property are used as follows:

- A 4.86 hectare property used partially for cash-cropping is located to the north. This parcel is also owned by Mr. Martin, contains a mobile home and will be merged on title with the retained parcel. The mobile home is leased to another party.
- A farm comprising 205 hectares is located to the immediate east. The lot is owned by Mr. Martin and his wife and contains the family home and a livestock barn.
- A 1.1 hectare non-farm residential lot is located to the west, along the opposite side of Southgate Sideroad 55. This property is also owned by Mr. Martin and the dwelling is leased to another party.
- A 19.2 hectare property, mostly used for cash-cropping, is also situated to the west. No buildings or structures exist on this lot.
- Several non-farm residential lots occupied by detached dwellings are located to the south, along the opposite side of Provincial Highway No. 86.

3. OFFICIAL PLANS

The subject lands fall within the Planning jurisdiction of the County of Grey Official Plan and the Township of Southgate Official Plan.

3.1 County of Grey Official Plan

3.1.1 Land Use Designations

The majority of the Martin farm, including the lands subject to the proposed amendments, is designated 'Agricultural' on Schedule A to the County Official Plan, as illustrated on Figure 5 to this Planning Report. A small area at the north end of the property is designated 'Hazard Lands'.

3.1.2 'Agricultural' Designation

Section 5.2 *Agricultural Land Use Type* of the Official Plan states the following:

5.2.1 *Uses Permitted Policies*

(1) *Permitted uses in the Agricultural land use type include* (edited for relevancy):

b) *Agricultural-related uses (see Table 7).*

Comment: Table 7 is entitled "*Permitted Use Examples in Agricultural and Rural Land Use Types*" and lists "grain dryer / storage for multiple farmers" as an example of a permitted use within the 'Agricultural-related Use' category.

The new Grey County Official Plan uses the term "agricultural-related use", along with "agricultural use" and "on-farm diversified use", all of which are similar to the broader term "small-scale commercial/industrial" which was used in the previous Official Plan to describe certain land uses within the 'Rural' and 'Agricultural' designations. Under the former Official Plan, limitations were placed on the amount of land and the size of the building that can be used for such uses; however, the new Official Plan does not place numerical restrictions on the size of "agricultural uses" or "agricultural-related uses. As such, the Grey County Official Plan would now give consideration to a 2.0 hectare grain-drying operation, as proposed.

With regard to the setbacks from adjacent livestock facilities, Section 5.2.2, paragraph 5) states:

- d) *MDS I is not required for agricultural-related uses, or for the severance of an existing agricultural-related use.*

Comment: Regardless of this exemption from the MDS requirement, it's worth noting that there are no livestock facilities nearby. The closest barn is almost 800 metres to the east of the lands in question.

The consent policies found in Section 5.2.3 *Consent Policies* of the County Official Plan state (edited for relevancy):

- 2) *Consent may be permitted to create a new lot for an agriculture-related use, provide the use is as small as possible to permit the use, servicing, and required accessory facilities (e.g. parking, storage, etc.)*

Comment: The buildings, structures and outdoor storage and parking areas - plus the existing barn that will be converted to a storage building - currently occupy about 70% of the 2.0 hectare area proposed to be severed. (It should be noted that lands along the east side of the proposed lot, which are currently beyond the boundary of the lands zoned for the grain-drying operation, appear to have already been excavated in anticipation of being used for this business.) This leaves about 0.6 hectares of land – all of which is currently farmed – for future expansion of the business. As shown on the site plan provided in Figure 3, this additional land will be used for a combination of future grain bins and truck/trailer short-term parking. There is no doubt that on-site parking is definitely needed for vehicles waiting in line. At the present time, some vehicles park on the side of the Township Road during the fall's busy season, and whereas this road is seldom used by anyone else, onsite parking is always ideal. It should also be noted that Township staff were insistent during preconsultation discussions that a lot created for an agricultural-related use in the 'Agricultural' designation comprise at least 2.0 hectares.

Based on the foregoing, it is evident that the proposed expansion of the existing agricultural-related operation and the severance of these lands from the balance of the farm property conform to the 'Agricultural' policies of Grey County Official Plan.

Merging the retained farm parcel with the 4.86 hectare property to the north, also owned by Mr. Martin, is strongly supported by the Official Plan. The intent of the 'Agricultural' policies is generally for farm parcels to maintain at least 40 hectares of land and to limit the number of lots within this designation. Whereas the existing farm holding is

currently only 24.7 hectares in size and severing 2.0 hectares makes the holding even smaller, Mr. Martin's farm holding will increase in size to 27.56 hectares if this matter is treated as a lot addition. As well, the number of lots will not change.

3.1.3 Other Considerations

Appendix B of the Official Plan (not provided in this Planning Report) identifies the forested lands on Mr. Martin's abutting property (which are to be merged with the retained parcel) as 'Significant Woodland'. Section 7.4 *Significant Woodlands* (edited for relevancy) states:

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

Comment: The Official Plan defines "Adjacent lands" as those lands situated within 120 metres of this type of natural heritage feature. In this regard, please note two things: Firstly, the area being developed is over 600 metres from the woodland feature; and secondly, the merging of this parcel containing the woodlands with the retained parcel will not impact this feature, as no changes to these lands are proposed.

3.1.4 Official Plan Review Summary

Based on the foregoing, the proposed amendments to the Township's Official Plan and Zoning By-law, along with the proposed lot addition, will conform to the County of Grey Official Plan.

3.2 Township of Southgate Official Plan

3.2.1 Land Use Designation

The subject property is designated 'Agriculture' and 'Hazard Lands' on Schedule A (Land Use) to the Township of Southgate Official Plan, as shown on Figure 6 to this Planning Report. This mapping for the property appears to be identical to Schedule A of the County Official Plan (Figure 6).

3.2.2 'Agriculture' Designation

Section 5 *Agriculture* of the Township Official Plan identifies the following as a permitted use:

- v. *small scale commercial and industrial uses directly supportive and related to the agricultural operation and required in close proximity to the farm operations in the area. (including bulk seed, transportation of agricultural products or livestock, sawmills, woodworking shops, metal works shops and the production of forest products);*

With regard to this type of use, the *Development Policies* of Section 5.1.3 states:

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

Comment: Southgate Grains provides a service for farmers and it is imperative that this business be located in close proximity to the customers. The buildings and structures on the site are clustered together.

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

Note: This policy was recently amended through Official Plan Amendment No. 24 to facilitate an expansion of the operation. The new site-specific policy for this property now reads:

Notwithstanding the provisions of subsection 5.1.3 (6) for the lands described as S Pt Lot 16, Concession 4, Geographic Township of Egremont, in the Township of Southgate, and indicated on the attached Schedule "A", the following shall apply:

- i. *A custom grain drying operation shall be permitted subject to the following:*

- a. *The area involving the operation, which shall include the buildings, grain bins, dryers, weight scales, loading areas and parking shall not exceed 0.94 hectares of land;*
- b. *The combined floor area of all buildings shall not exceed 1000 m².*

Comment: Presumably, Section 5.1.3 (6) will be deleted when the Township updates its Official Plan in order to make the lower tier Official Plan consistent with the new Grey County Official Plan and the Provincial Policy Statement; and when that occurs, there will be no specific (i.e. numerical) limitation on the amount of land and the size of the buildings associated with agricultural-related uses. In the mean time, Mr. Martin's proposal does not conform to the Township Official Plan, as amended. He has received an offer from another party to acquire his business; and, therefore, he doesn't want to wait for the Township to initiate the Official Plan update. As such, another site-specific Official Plan Amendment application is being submitted. The suggested wording of the proposed Official Plan Amendment is provided in Section 3.2.5 of this Planning Report.

7. *All new commercial, industrial, institutional and recreational development will require an amendment to the implementing Zoning By-law and may be subject to Site Plan Control.*

Comment: If deemed necessary by the Township, Mr. Martin will enter into a Site Plan Agreement.

The severance policies for the 'Agricultural' designation contained in Section 5.1.2 Section 5.1.2 *Consent Policies* of the Official Plan state the following:

1. *Consent for lots may be permitted to create new farm parcels, provided both severed and retained parcels are generally a minimum of 40 hectares.*
2. *Consents may be considered where the land being conveyed is to be added to an existing farm or non-farm use or to provide for minor lot line adjustments or correct lot boundaries. The granting of such a consent shall not be permitted if it results in the creation of an undersized remnant lot.*
3. *New lots for institutional uses such as churches, schools, cemeteries and community halls are permitted only for the segment of the Township's society whose primary means of transportation is horse drawn vehicles and where it has been demonstrated that there is a need, there are no reasonable alternative locations which avoid the Agricultural designation, and there are no reasonable alternative locations with a lower priority ranking under the Canada Land Inventory*

and where the land is not improved land. In all cases, the establishment of more than one institutional use shall be clustered with other institutional uses.

4. *New lots created for a residence surplus to a farming operation as a result of a farm consolidation is permitted, provided an implementing zoning by-law is passed which ensures that new residential dwellings are prohibited on any vacant remnant parcel.*
5. *In addition to Sections 7.4, 8.0 and 9.0, the following conditions must be met:*
 - i. *the lot severed for the non-farm use shall be rezoned for the appropriate use;*
 - ii. *the lot severed for the non-farm use is no larger than necessary but large enough to accommodate the use and on-site servicing;*
 - iii. *the minimum distance separation distance can be met; and,*
 - iv. *the lot severed for the non-farm use, will not create more than two lots per original township lot.*
6. *Consents shall not be in conflict with Section 5.1.3.*

Comment: The above policies do not give consideration to the severance of an agricultural-related use, unlike the new County of Grey Official Plan and the Provincial Policy Statement. Whereas it's highly likely that these consent policies will be amended during the next Official Plan review/update exercise, the owner of the subject lands wishes to proceed now with the severance as stated above, given that an offer has been made to acquire his business operation. As such, an amendment to the consent policies is necessary. The suggested wording of the proposed Official Plan Amendment is provided in Section 3.2.5 of this Planning Report.

3.2.3 Other Considerations

Unlike the County Official Plan, the Township's Official Plan does not contain 'Significant Woodland' mapping. In any regard, there would be no impact on the woodland located on the property to the north, as explained earlier in this Planning Report.

3.2.4 Official Plan Amendments

With regard to the Official Plan Amendment application, Section 3.2.3 *Official Plan Amendments* states:

In considering an amendment to this Plan, Council shall be guided by the following, in addition to the requirements of the County of Grey Official Plan:

- (a) *The need for the proposed change save and except those amendments to permit mineral aggregate resource operations.*

Comment: The success of Mr. Martin's grain-drying business over the last few years has warranted another expansion to the current operation. It has also attracted the interest of another party hoping to acquire the business.

It is important to keep in mind that this amendment would not be required if the owner could wait for the Township Official Plan to be updated.

- (b) *The effect of the proposed change on the demand for services and facilities.*

Comment: The Official Plan Amendment will not increase the demand for any municipal services.

- (c) *The physical suitability of the land for such proposed use as it relates to the following:*

- i. environmental and/or physical hazards;*
- ii. natural heritage features;*
- iii. traffic impacts and safety, accessibility and convenience;*
- iv. adequacy of the potable water supply and suitability of the site for sewage disposal facilities;*
- v. the compatibility and potential affects of the proposed use on the surrounding area; and*
- vi. environmental, engineering, hydrogeological or other studies that may be required to determine the suitability of the site.*

Comment: Expanding the business slightly beyond the existing cluster of buildings and structures should present no concerns with regard to physical hazards or natural heritage features.

The existing business involves unloading and loading approximately four to six feed trucks per day and one semi-transport truck during the less-busy winter months, and up to 25 trucks during the peak harvest time which is spread out over a 24 hour period. (The business operates 24 hours per day, six days a week during the busy period). Mr. Martin believes that there should only be a minimal increase in traffic. With the expansion of the area to be used for such use, a larger onsite parking area will be provided, thereby allowing for more onsite parking and fewer and smaller lineups, if any, on the Township Road.

The expansion will have no impact from a potable water and septic system perspective.

An Acoustic Assessment Report was prepared in support of the previous Official Plan Amendment / Zoning By-law Amendment request. The noise expert recommended three minor improvements to the existing operation, which were only necessary because of the existence of the detached dwelling located on the residential lot to the west (which is owned by Mr. Martin). The Acoustic Assessment Report also stated that any future expansion should include the use of noise controls such as silencers, enclosures and/or acoustical wrapping on future aeration fans and/or corn impact areas in grain elevator(s), i.e. elevator heads. Additionally, the use of existing and potential future structures (i.e. buildings, bins, barriers, etc.) to shield (break line of sight) future significant equipment (i.e. secondary grain dryer) and the neighbouring noise sensitive receptors should be considered. The intended purchaser is aware of these recommendations and intends to follow the consultant's advice.

No other studies should be required to demonstrate the suitability of the site for this business expansion.

- (d) *The potential effects of the proposed use on the financial position of the municipality, particularly the demand for services and facilities.*

Comment: The proposed development should not affect the financial position of the Township in any negative manner.

3.2.5 Proposed Official Plan Amendment

The following text is suggested for the requested Official Plan Amendment:

Notwithstanding Section 5.1.3 (6) of the Township of Southgate Official Plan, on those lands identified as "Land Subject to Official Plan Amendment" on Schedule A, a custom grain-drying operation shall be permitted subject to the following:

- (i) *the area involving the operation, which shall include the buildings, grain bins, dryers, weight scales, loading areas and parking shall not exceed 2.0 hectares of land;*

Limiting the amount of land or the building size to a specific numerical amount is no longer required for agricultural-related uses under the County of Grey Official Plan or the Provincial Policy Statement as long as the parcel is kept as small as possible to permit the use, servicing and required accessory facilities (e.g. parking, storage, etc.). As such, the requested Official Plan Amendment does not include a specified maximum building area. The amount of land to be occupied by this activity is only mentioned because the severed lot itself will only comprise 2.0 hectares.

4. PROVINCIAL POLICY STATEMENT (2020)

Section 3 of the Planning Act (PPS) requires all decisions made under the Act by an approval authority to “be consistent with” the Provincial Policy Statement (PPS). The PPS provides a number of policies that are designed to protect planning matters of interest to the Ontario Government. The following is an evaluation of the proposed development within the context of the relevant PPS (2020) policies:

4.1 Prime Agricultural Lands

The land use designations that apply to the subject lands in both the Township and County Official Plans would qualify the site as ‘Prime Agricultural Lands’ under the PPS.

In this regard, Section 2.3 *Agriculture* of the PPS states:

2.3.3.1 *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.*

The PPS provides the following definition:

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

Comment: A grain-drying operation is clearly directly related to farm operations in the area, supports agriculture, benefits from being in close proximity to farm operations and provides a direct service to farm operations as a primary activity.

It is very important to note that the Ontario Government has developed criteria for agricultural uses, agriculture-related uses and on-farm diversified uses in the Province’s *Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas*. This document served as the basis for the recent changes to the County Official Plan policies with regard to permitted uses in the ‘Agricultural’ designation. It also specifically lists “grain dryer farm operations” as an example of an agricultural-related activity. Furthermore,

this provincial publication does not place limitations on the floor size of agricultural-related uses, an approach that is replicated in the new County Official Plan.

With regard to severing prime agricultural land, Section 2.3.4 *Lot Creation and Lot Adjustments* states the following (edited for relevancy):

2.3.4.1 *Lot creation in prime agricultural areas is discouraged and may only be permitted for:*

- b) *agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*

Comment: The proposed 2.0 hectare lot is large enough to accommodate the existing development, a new parking area and a few more grain bins. It is not an excessively large lot. A 2.0 hectare lot was recommended by Township staff during the preconsultation discussions.

4.2 **Natural Heritage**

The wooded lands on the property to the immediate north (which are to be consolidated with the retained farm parcel) are identified as 'Significant Woodland' in the County Official Plan, as explained earlier in this Planning Report. In this regard, Section 2.1 *Natural Heritage* states:

2.1.5 *Development and site alteration shall not be permitted in:*

- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Comment: There will be no impact on the forested area since no development will be occurring within 120 metres of this natural heritage feature and no other physical changes will be made to any of the subject lands as a result of the land merger.

4.3 **PPS Review Summary**

Based on the foregoing, the proposal should be deemed consistent with the PPS.

5. ZONING BY-LAW

5.1 Current Zoning

An area of the Martin farm property comprising approximately 0.93 hectares and containing all of the existing buildings and structures, except for the barn, is currently zoned 'A1-306' (Agricultural Exception) in the Township's Zoning By-law, as illustrated on Figure 7 to this Planning Report. The text associated with the 'A1-306' zone states:

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-306 shall be subject to the following regulations in relation to an additional permitted use being a custom grain-drying and similar uses provided:

- a) *The area involving the operation, which shall include the buildings, grain bins, dryers, weight scales, loading areas and parking shall not exceed 0.94 ha of land;*
- b) *The combined floor area of all buildings shall not exceed 1000 m².;*
- c) *Noise related to the operation shall remain with the acceptable limits as set out by the Ministry of the Environment, Conservation and Parks.*

The remainder of the Martin farm, including the livestock barn, is zoned predominantly 'A1' (Agricultural) in the Township's Zoning By-law. A small area along the northern boundary of the property is zoned 'EP' (Environmental Protection).

It should be noted that the mobile home located on Mr. Martin's abutting parcel – which is to be merged with the retained parcel – was legally recognized in 2002 through approval of a Minor Variance (file no. 42-2002) that allowed for the expansion of the existing mobile home.

5.2 Proposed Zoning

The proposed Zoning By-law Amendment would expand the area zoned 'A1-306' to include 2.0 hectares of land. It is recommended that the existing text of the 'A1-306' be replaced with the following:

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-306 shall be subject to the following regulations in relation to an additional permitted use being a custom grain-drying and similar uses provided:

- a) *The area involving the operation, which shall include the buildings, grain bins, dryers, weight scales, loading areas and parking shall not exceed 2.0 ha of land;*
- b) *Noise related to the operation shall remain with the acceptable limits as set out by the Ministry of the Environment, Conservation and Parks.*

The balance of the property will be merging on title with the abutting lot to the north to form a 27.56 hectare property. Even though Mr. Martin's farm parcel will be increasing in size as a result of this lot line adjustment involving his two parcels, the expanding lot will not comply with the 'A1' zone's minimum lot area requirement of 40 hectares and it would no longer qualify as an existing, undersized lot (as per Section 5.5 of the Zoning By-law), and therefore the Zoning By-law Amendment should acknowledge non-compliance matter – albeit a technicality - by reducing the lot area requirement for this expanding parcel. The suggesting word is:

Notwithstanding the provisions of Section 6.2 (a), or any other provisions to the contrary, the lands zoned A1-XXX shall be used in accordance with the provisions of 6 excepting however that the 'minimum lot area' shall be 27.5 hectares.

6. PLANNING DISCUSSION

The proposed severance and expansion of the custom grain drying operation is clearly permitted by the Provincial Policy Statement (PPS) and the PPS's associated Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

The new County of Grey Official Plan follows the approach of the above-noted Guidelines by allowing for commercial grain-drying operations and other agriculture-related uses in the 'Agricultural' designation, and does not place any numerical limitation on the size of the operation in terms of floor area or outside display/storage area. The Official Plan also allows for the severance of an agricultural-related use. As such, the proposal conforms to the new County Official Plan.

Presumably, the Township of Southgate will amend its own Official Plan in the future in order to make it consistent with the upper tier Official Plan and the Province's guidelines pertaining to prime agricultural land. If Mr. Martin could wait for this to occur, he wouldn't need to file an Official Plan Amendment; however, he has received an offer from another party to purchase the business and therefore proceeding with the severance at this time now is necessary.

In terms of land use compatibility, the neighbours should not notice much of an increase in traffic as a result of this business expansion. The main reason for the amendments is to facilitate a severance. With additional land, more onsite parking for trucks waiting in line and a lesser amount of parking on the road, which is ideal.

7. RECOMMENDATION

Given the merit of this proposed development, the requested amendments to the Township's Official Plan and Zoning By-law should be given favourable consideration, and the severance should be granted.

The merging of the retained parcel with Mr. Martin's property to the north may require a "spoiling" of the original severance of that abutting property, depending on when and how that parcel was created. This is a minor issue and will be addressed prior to the stamping of the deed.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, MCIP, RPP

APPENDIX A: FIGURES

Figure 1: Location Map

Figure 2: Proposed Expansion Of Custom Grain-Drying Operation

Figure 3: Site Plan

Figure 4: Proposed Severance (Lot Addition)

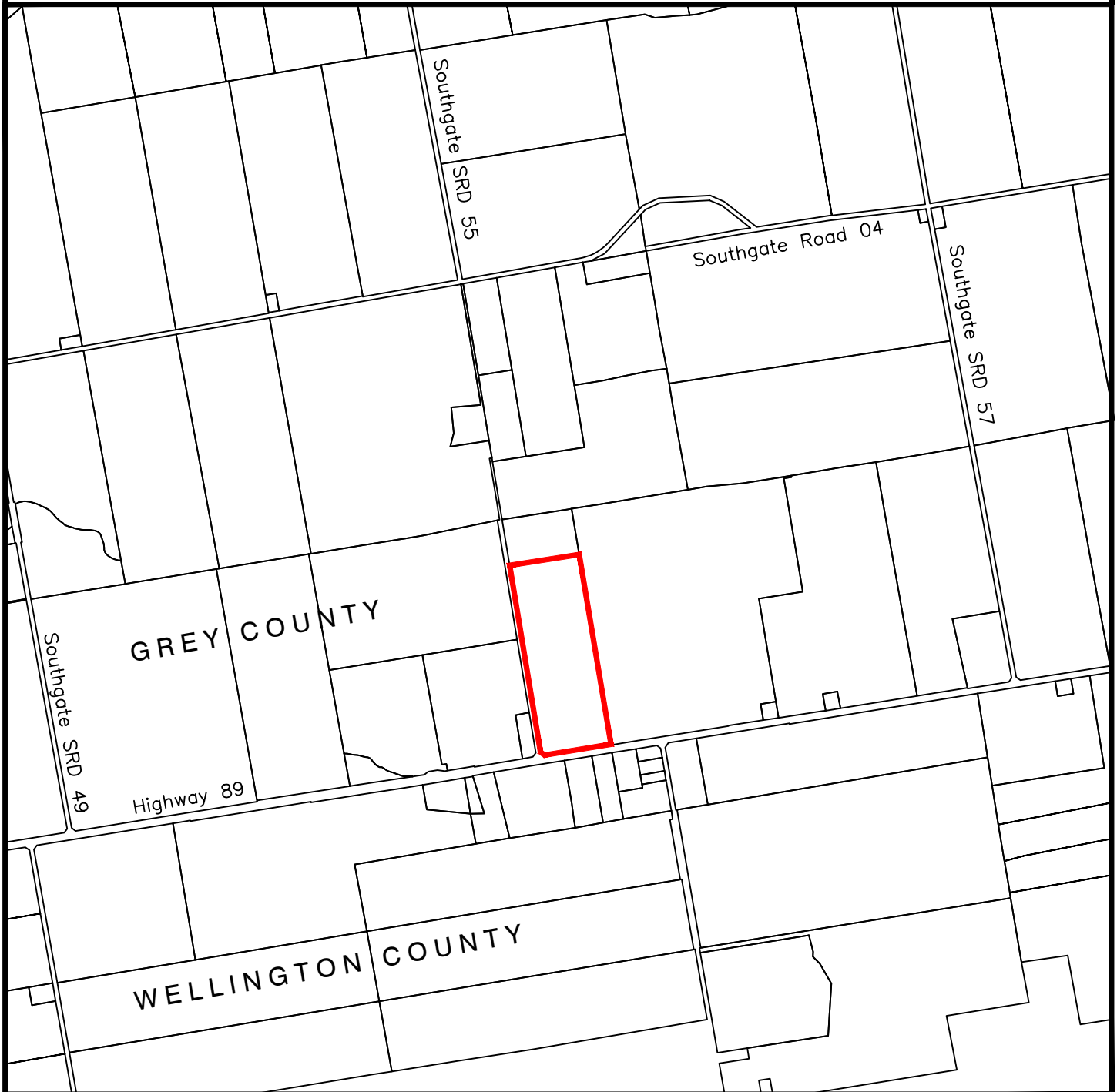
Figure 5: County of Grey Official Plan Schedule A

Figure 6: Township of Southgate Official Plan Schedule A

Figure 7: Township of Southgate Zoning By-law Schedule

Figure 1: Location Map



 Lands Owned By Lawrence Martin

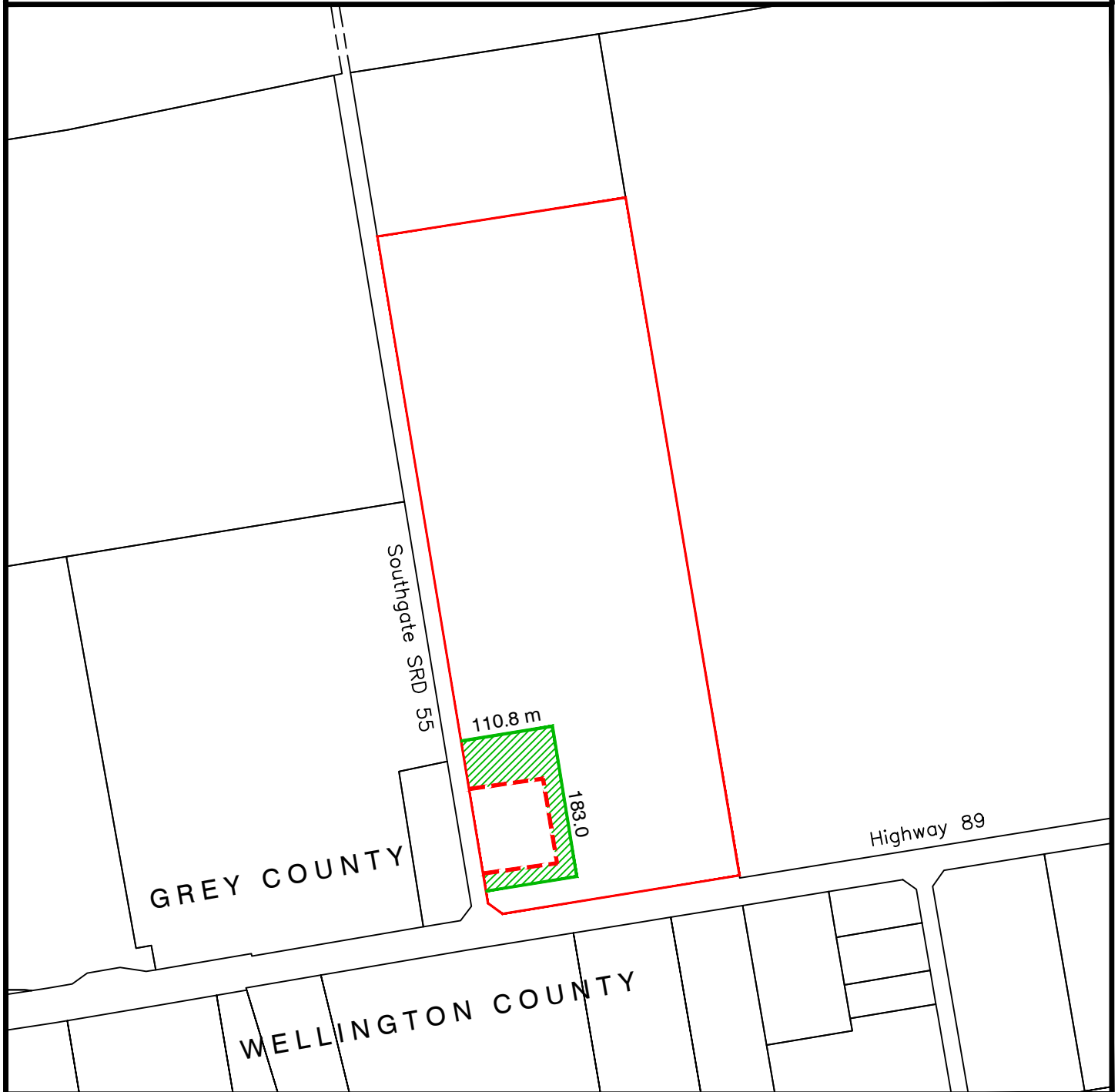
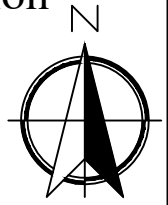


Southgate Grains
551003 Southgate SRD 55
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:25 000

Figure 2: Proposed Expansion of Custom Grain Drying Operation

-  Existing Area Approved for Custom Grain Drying Operation
-  Proposed Expansion Area




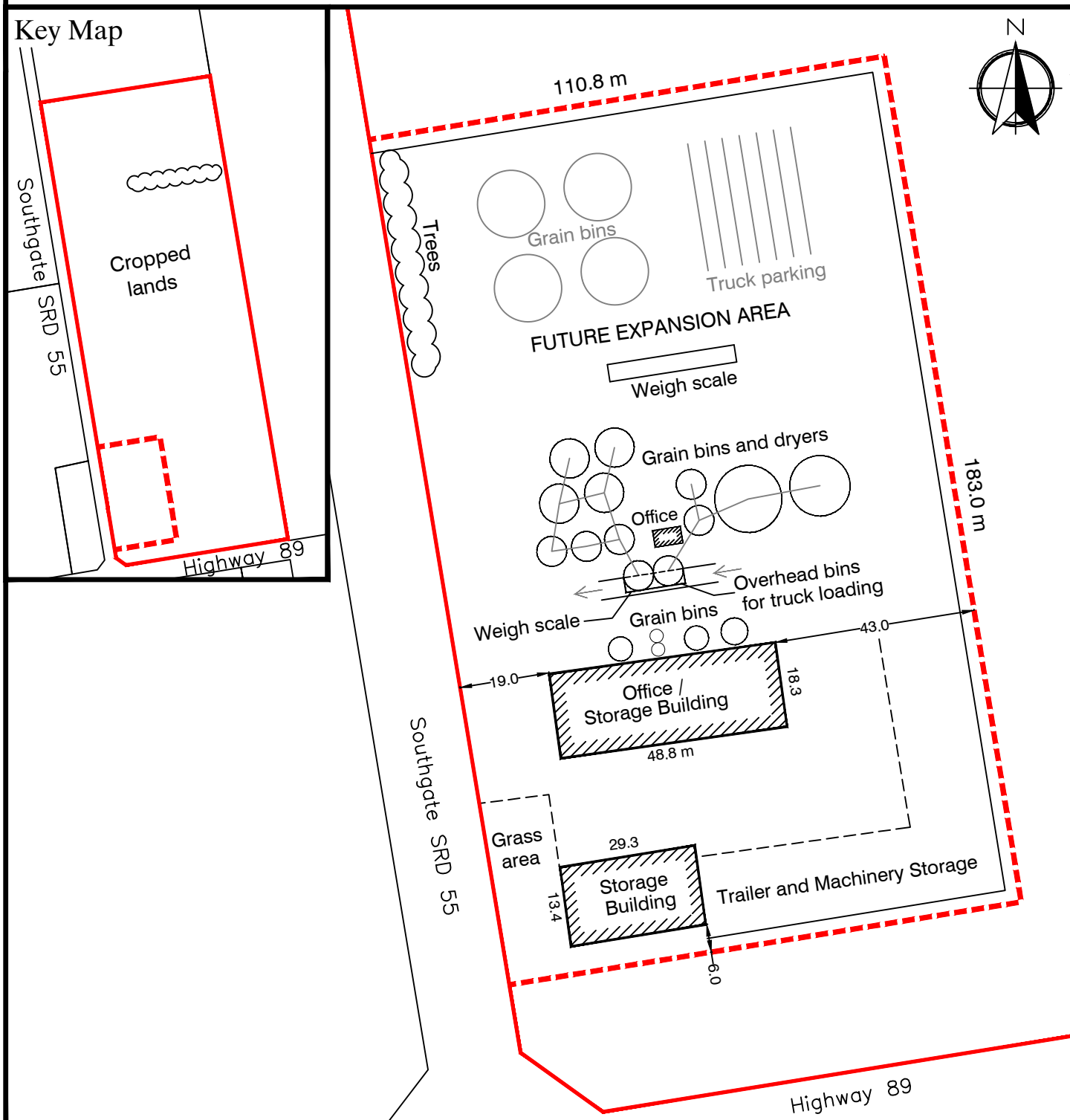
Southgate Grains
551003 Southgate SRD 55
Township of Southgate



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000

Figure 3: Site Plan


 Subject Lands



Southgate Grains
551003 Southgate SRD 55
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:1200

Figure 4: Proposed Severance (Lot Addition)

 Lands to be Severed



Southgate Grains
551003 Southgate SRD 55
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000

Figure 5: County of Grey Official Plan Schedule A



Subject Lands



Agricultural



Hazard Lands




Southgate Grains
551003 Southgate SRD 55
Township of Southgate



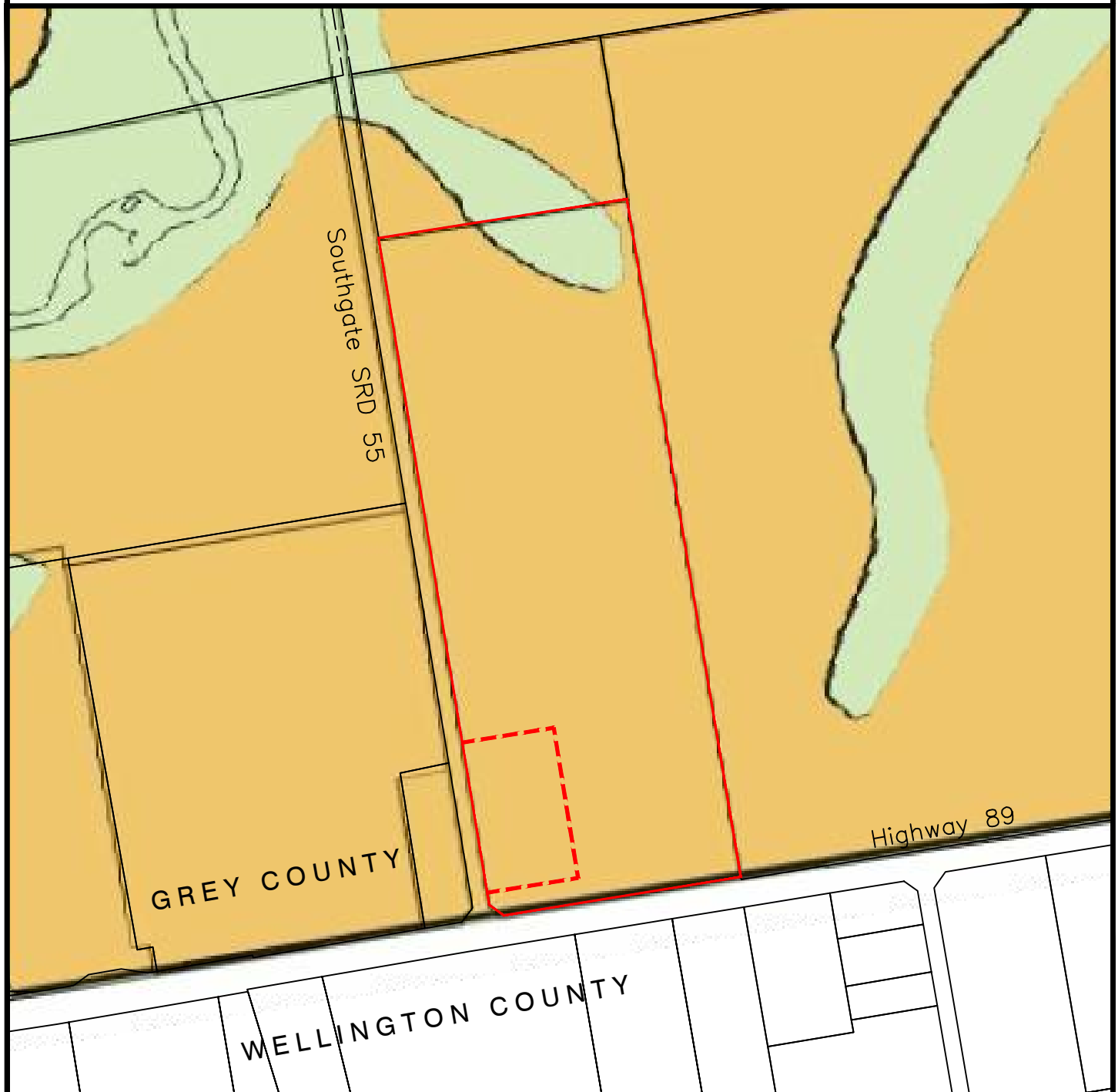
RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000

Figure 6: Township of Southgate Official Plan Schedule A

 Subject Lands

 Agriculture

 Hazard Lands

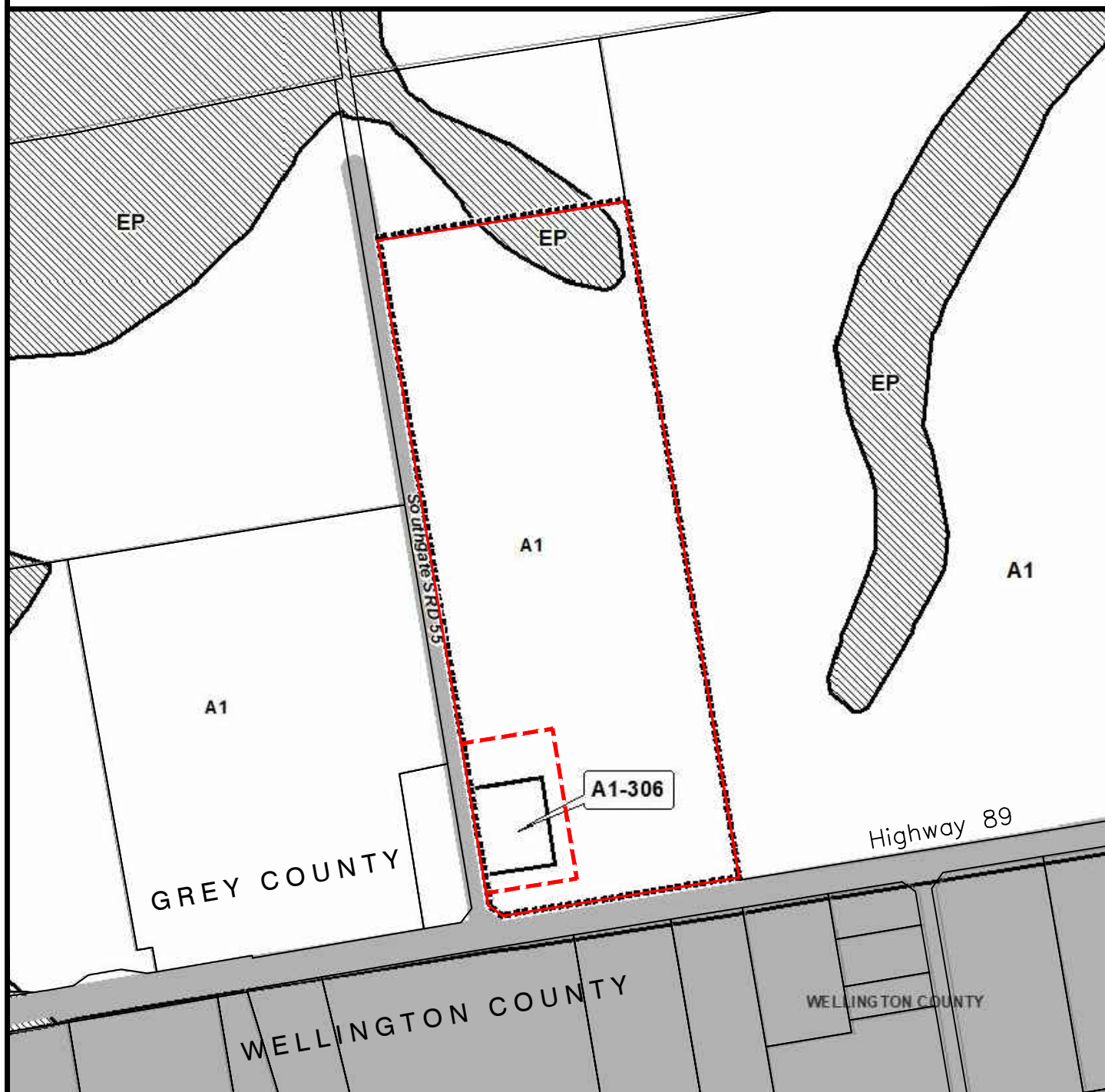


Southgate Grains
551003 Southgate SRD 55
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000

Figure 7: Township of Southgate Zoning By-law

 Subject Lands



Southgate Grains
551003 Southgate SRD 55
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000