

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

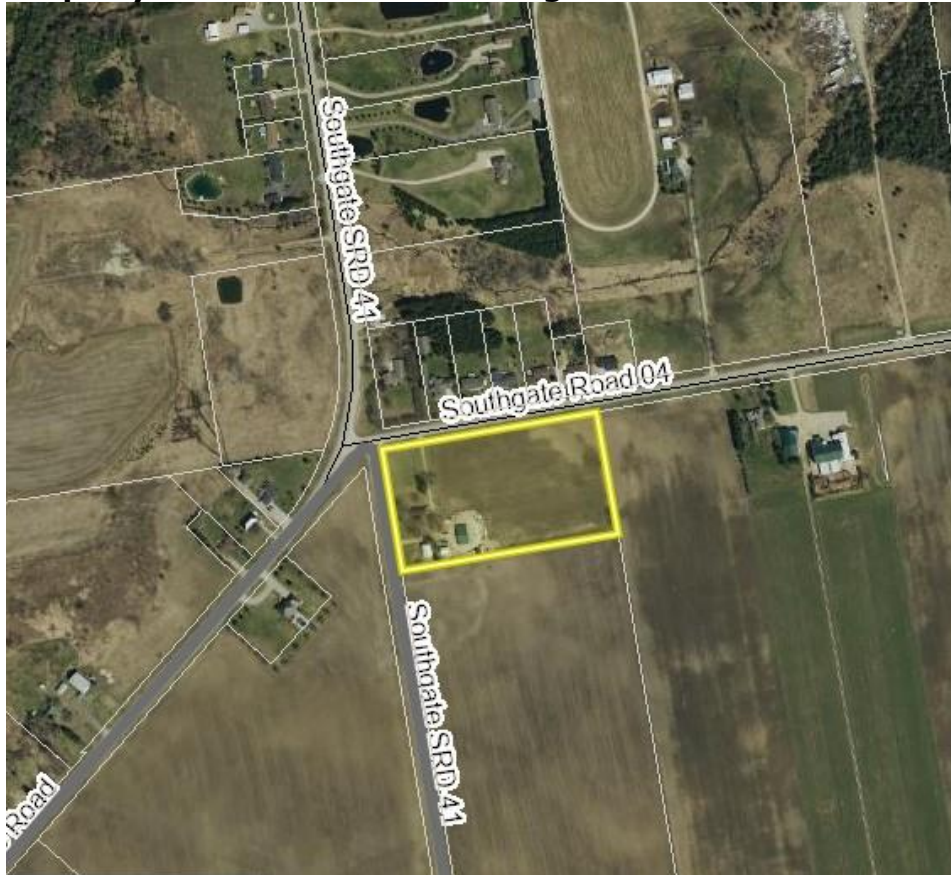
Staff Report PL2021-072

Title of Report: PL2021-072-C5-21 and OPA1-21 Elvin Martin
Department: Clerks
Branch: Planning Services
Council Date: September 1, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-072 for information; and
That Council consider approval of by-law 2021-125 adopting OPA 29, and
That Council consider approval of zoning by-law 2021-126.

Property Location: 411190 Southgate Side Road 41



Subject Lands:

The subject lands are legally described as Con 5 N Pt Gore A Geographic Township of Egremont, Township of Southgate. They are alternatively described as 411190 Southgate Sideroad 41. The lands are 2379ha (6.93 acres) in area with frontage on Sideroad 41 and Southgate Road 04.

The Proposal:

The development proposal is to legalization and expand the existing agriculture related use, "Cedar Creek Tools". Cedar Creek Tools is currently operated as a commercial business in an existing building on the subject lands. In order to bring the use into conformity with the County Official Plan, as well as the general intent of the Township Official Plan, the scope of products to be sold at the site will shift towards those that are primarily agriculture-related. Products to be sold will include livestock feeding and watering systems, livestock grooming supplies, irrigation equipment, fencing equipment and tools, agriculture related tools and other agriculture related products. The current operation also sells a number of other products that would generally be characterizes as "tools" and "hardware". The business will continue to sell tools and hardware but it will no longer be the focus of the business.

The existing site contains a single detached dwelling, barn, workshop/storage building and the existing commercial building. The existing commercial building was originally proposed to remain with an addition constructed on the east side of the building. This has been investigated further and it is not possible to add onto the building so the old building will not be utilized for the business but a new larger one will be constructed on the property within the building cluster. The business must still conform to the overall building size of 750m² or less.

The property has two existing driveways, one from Southgate Sideroad 41 and one from Southgate Road 04. Both driveways will be maintained with the entrance from Southgate Sideroad 41 mainly servicing the residential dwelling, barn and workshop, and the entrance from Southgate Road 04 serving the agriculture related commercial business. A draft Site Plan is included as attachment #1

A gravel surface parking area is provided on site and is accessed from the existing driveway, from Southgate Road 04. The parking area will be modified to accommodate the building expansion, with the intent to minimize impacts on the existing agriculture operation on the subject lands. A site plan application is required for the expansion to layout the proposed parking area.

Background:

A virtual Public meeting was held on May 26th, 2021 a link to the online file and comments is available at this link: <https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C5-21-and-OPA1-21-Elvin-Martin>

Comments from agencies include:

Building Department note that the development will require applicable permits.

County of Grey indicate that they have no concerns with the applications.

Public Works indicate The section of Sideroad 41 between Southgate Road 04 and Wellington Street East, just past the existing entrance of 411190 has No Winter Maintenance posted, snow plow uses the entrance of 411190 to turn around.

Historic Saugeen Metis has no objection or opposition

The Saugeen Valley Conservation Authority indicate the proposed zoning by-law amendment and official plan amendment applications are acceptable to SVCA staff.

Financial Considerations:

This proposal will have no negative impacts on Township finances and will indirectly benefit the Township by supporting rural business and jobs.

Staff Review:

A detailed review of the relevant planning policy documents was conducted by MHBC in the planning report submitted with the application, which is available online on the Township website. Township staff have reviewed this document and concur with its findings.

Provincial Policy Statement:

The Provincial Policy was reviewed by MHBC in their planning justification report. The review provided by MHBC in the Planning Justification Report indicates that the proposal is consistent with the policies of the Provincial Policy Statement. The Township agrees with this assessment.

The County of Grey Official Plan

MHBC have reviewed the policies of the Official Plan in the Planning Justification report as well as the addendum report submitted to the Township and available on the Township website for viewing. The Township agrees that the proposed applications conform to the County of Grey Official Plan.

The County of Grey Comments received similarly support that the proposal is consistent with the County policy.

Township Official Plan:

The Site is currently designated "Agricultural" in the Township of Southgate Official Plan. In order to permit a business on a parcel within the Agricultural designation that is less than 20 ha, an exception is required. The cap on size of 750m² will remain in place.

MHBC has provided sufficient justification for the amendment and the Township concurs with their analysis.

Based on the Justification provided by MHBC in the planning justification report it is staff's opinion that the proposal meets the intent of the plan.

Zoning By-law:

The property is currently zoned as Residential type 6 R6) which is the Township's rural residential zone. This zone does not permit a small scale commercial business.

MHBC in their planning justification report are suggesting a residential exception to allow for the commercial business as well as additions to the permitted uses to include agriculturally related uses such as Agricultural bulk sales and agricultural equipment sales. The Township and MHBC have tailored a by-law amendment that includes appropriate uses for this lot.

The Township is satisfied with the information and uses proposed by MHBC and support the amendment. The bylaw supports the intent of the official plan and implements the official plan amendment while still respecting agricultural and rural nature of the area.

Concluding Comments:

Based on the included reports with the application and comments received, staff are satisfied that the proposal represents good planning and the Official Plan Amendment and Zoning By-law Amendment should be approved.

Respectfully Submitted,

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



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

Attachments:

1.Attachment 1 - Draft Site Plan