

**AMENDMENT NO. 29**

TO THE TOWNSHIP OF SOUTHGATE

OFFICIAL PLAN

The Corporation of The Township of Southgate  
By-law Number. 2021-125

**Being a by-law to adopt Amendment No.29 to the Township of Southgate  
Official Plan affecting the lands described as Part of Lot A, Concession 5, (in  
the former Township of Egremont) in the Township of Southgate.**

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 29 to the Township of Southgate Official Plan is hereby adopted.
2. This Official Plan Amendment shall come into force and take effect on the day of approval by the County of Grey, subject to the provisions of the Planning Act.

Read a first, second and third time and finally passed this 1<sup>st</sup> day of September, 2021.

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Mayor – John Woodbury

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Clerk – Lindsey Green

Schedule A-1

Amendment No 29

To the Township of Southgate Official Plan

Adopted by the Corporaton of the Township of Southgate on

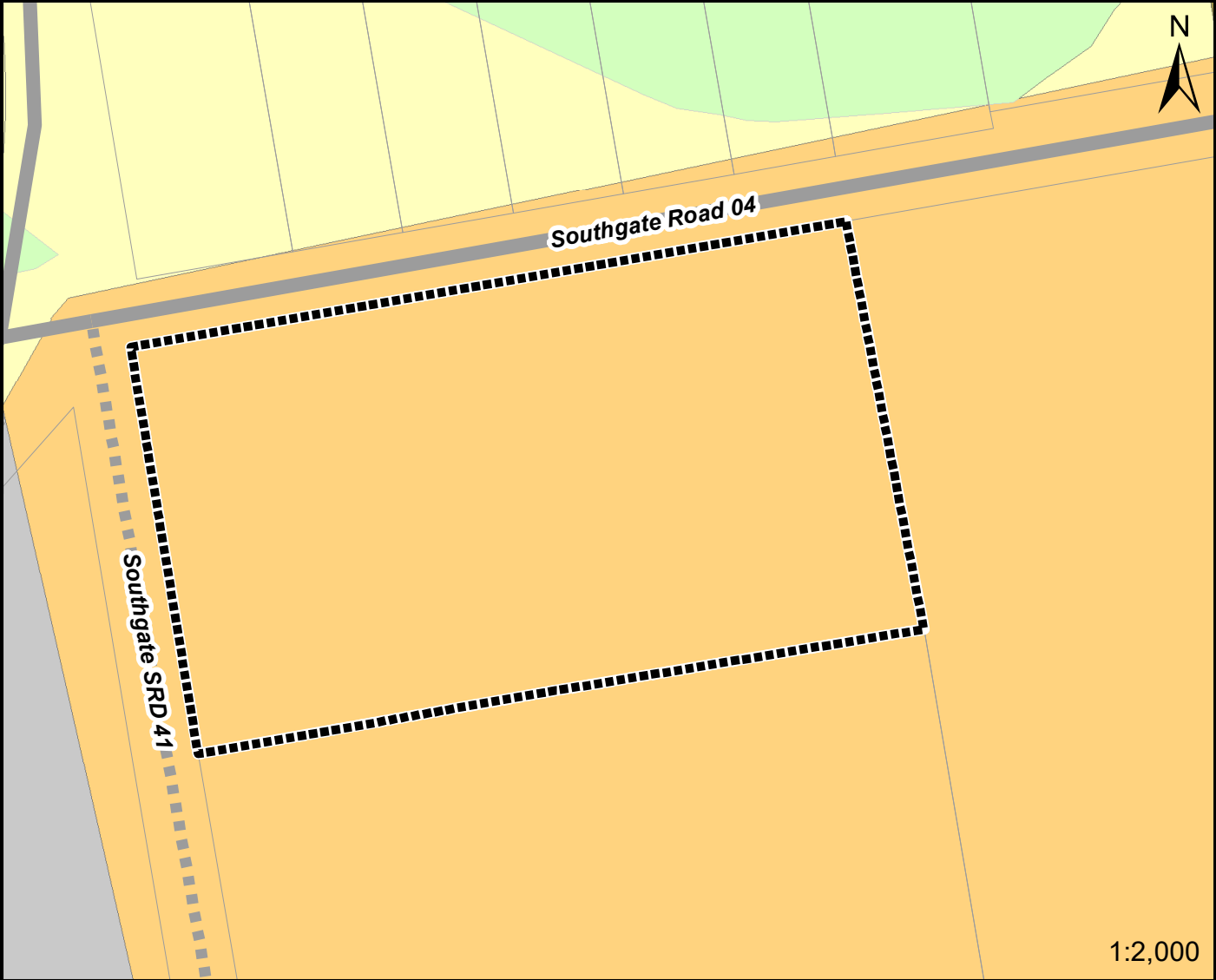
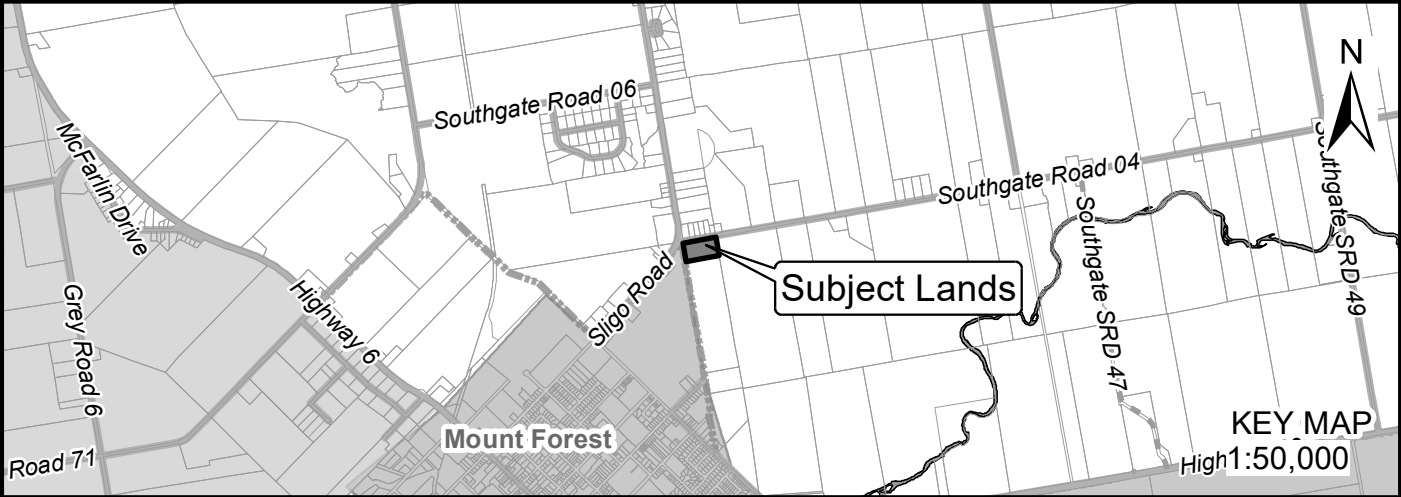
Date: \_\_\_\_\_

Signed: \_\_\_\_\_

John Woodbury, Mayor

\_\_\_\_\_

Lindsey Green, Clerk



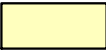
LEGEND



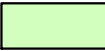
Lands Subject to Amendment



Agriculture



Rural



Hazard Lands

**Amendment No. 29  
to the  
Township of Southgate Official Plan**

**Index**

**Part A – The Preamble**

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

**Part B – The Amendment**

The Amendment describes the changes and/or modifications to the Township of Southgate Official Plan which constitutes Official Plan Amendment Number 29.

**Part C – The Appendices**

The Appendices attached hereto do not constitute part of this amendment. These Appendices contain background data, planning considerations and public involvement associated with this amendment.

## **PART A – THE PREAMBLE**

### **1. Purpose of the Amendment:**

The purpose of the Amendment is to amend Schedule “A” of the Township of Southgate Official Plan – Land Use, to apply a Special Policy Area to the lands municipally known as 411190 Southgate Sideroad 41 and legally described as Part of Lot A, Concession 5, (in the former Township of Egremont) in the Township of Southgate from ‘Agriculture’ to ‘Agriculture with Exceptions’, as shown on Schedule A.

### **2. Location:**

The lands subject to this Amendment are municipally known as 411190 Southgate Sideroad 41 and legally as Part of Lot A, Concession 5, (in the former Township of Egremont) in the Township of Southgate. The subject lands have a total area of approximately 2.79 hectares (6.9 acres), with approximately 125 metres of frontage on Southgate Sideroad 41.

### **3. Basis:**

The purpose of this Official Plan Amendment is to apply a Special Policy Area to the subject lands to permit the development of a small scale commercial use on lands that are less than 20 hectares in area.

The development will support the surrounding Agricultural land uses and will promote diversification of the Agricultural land base.

#### ***3.1 Provincial Policy Statement, 2020***

The Provincial Policy statement was reviewed in relation to the subject application with a focus on the following sections:

Section 1.1.4	Rural Areas in Municipalities
Section 1.1.5	Rural Lands in Municipalities
Section 2.3	Agriculture

The proposed development will encourage economic activity in a rural area through the development of an Agriculture-related use that is compatible with and will not hinder surrounding agricultural operations.

The proposed development is consistent with the Provincial Policy Statement.

#### ***3.2 Official Plan of the County of Grey, 2019***

The subject lands are designated ‘Agricultural’ within Schedule ‘A’ (Map 2) in the County of Grey Official Plan. The Agricultural section of the Official Plan allows for Agricultural

related uses, provided the use directly relates to farm operations in the area and provides products or services directly to farm operations as a primary activity. The proposed development will provide products directly to local farm operations and these products directly relate to farm operations.

The proposed development conforms to the policies of the County Official Plan.

### ***3.3 Township of Southgate Official Plan, 2006 Consolidation***

The subject lands are designated 'Agriculture' in the Township Official Plan. Through the proposed Official Plan Amendment, a Special Policy Area will apply to the property to permit a small scale commercial use on a property with less than the minimum required 20 hectares.

The minimum lot size is 20 hectares in order to ensure that lots can support a small scale commercial business alongside a productive farming operation. Additionally, the Plan directs that all buildings on an Agriculture lot are to be located in a cluster with existing farm buildings on the site.

The proposed development will not reduce the farmed area of land on the subject property and all buildings on the property will be located in the existing cluster on the western side of the property. The lands are suitably sized to accommodate the use, and associated parking without impacting the agricultural area of the lands.

The proposed development meets the intent of the Official Plan, and the Special Policy Area to permit a small scale commercial use on an undersized lot is appropriate for the subject lands.

## **PART B – THE AMENDMENT**

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text and schedule map constitutes Amendment No.29 to the Township of Southgate Official Plan.

### **DETAILS OF THE AMENDMENT**

The Township of Southgate Official Plan, as amended, is hereby further amended as follows:

1. **That** Schedule "A" to the Township of Southgate Official Plan, as amended, is hereby further amended by applying A Special Policy Area No.29 to the lands municipally known as 411190 Southgate Sideroad 41, legally known as Part of Lot A, Concession 5, (in the former Township of Egremont) in the Township of Southgate, as shown on Schedule 'A' attached hereto and forming part of this Amendment.
2. Special Policy Area No 29 permits the development of a small scale commercial use on the lands, with a maximum building footprint of 750 square metres. The small scale commercial use, and the related performance standards, shall be implemented through the Zoning By-law.

### **Implementation and Interpretation**

The implementation and interpretation of this Amendment shall be in accordance with respective policies of the Official Plan.

## **Part C – The Appendices**

The following Appendices do not constitute part of Amendment No. 29 but are included as information supporting the Amendment.

Appendix A      Supporting documents and reports including: Planning Report Prepared by MHBC and addendum report.

Appendix B      Minutes of the Public Meeting May 26, 2021 1pm

Appendix C      Township of Southgate Planning Staff Report PL 2021-072