



186105 Grey Rd 9 RR1  
Official Plan and Zoning By-law Amendment

September 28, 2022 –Public Meeting  
Township of Southgate

# SUBJECT LANDS



### Context Map

186105 Grey Rd 9  
Township of Southgate  
Grey County

**LEGEND**

- Subject Lands
- 1km Radius
- Water Streams
- Water Bodies
- Wetlands

**Sources:**  
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DATE:	July, 2022
FILE:	22114A
SCALE:	1:12,000
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North

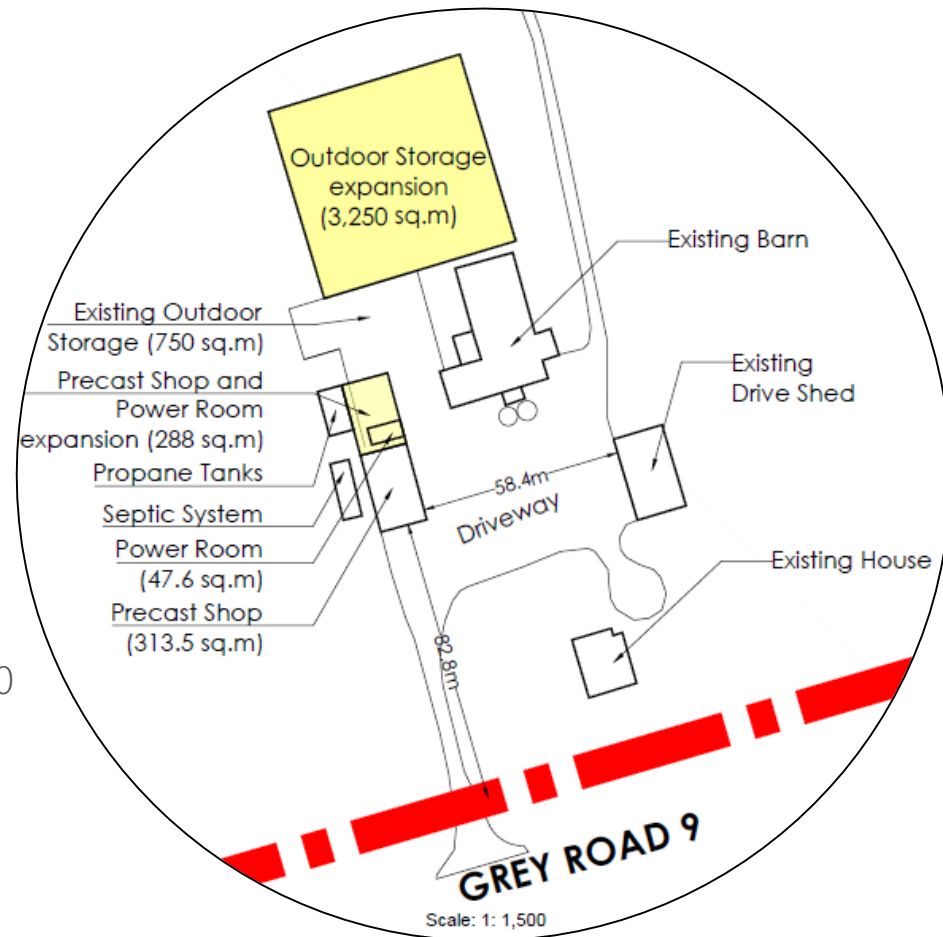
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**PLANNING  
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& LANDSCAPE  
ARCHITECTURE**  
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# SUMMARY OF PROPOSAL

- Permit the minor expansion of the existing Hopeville Precast Inc. business.
- Introduce special policies through the Official Plan Amendment to permit an expansion of the existing small scale industrial use on the property
- Amend the Zoning By-law to add new site specific standards to the existing A1-433 zone to permit:
  - A precast concrete and welding shop, power room and office with a maximum combined size of 650 sq m
  - Outdoor Storage to a maximum size of 4,000 sq m



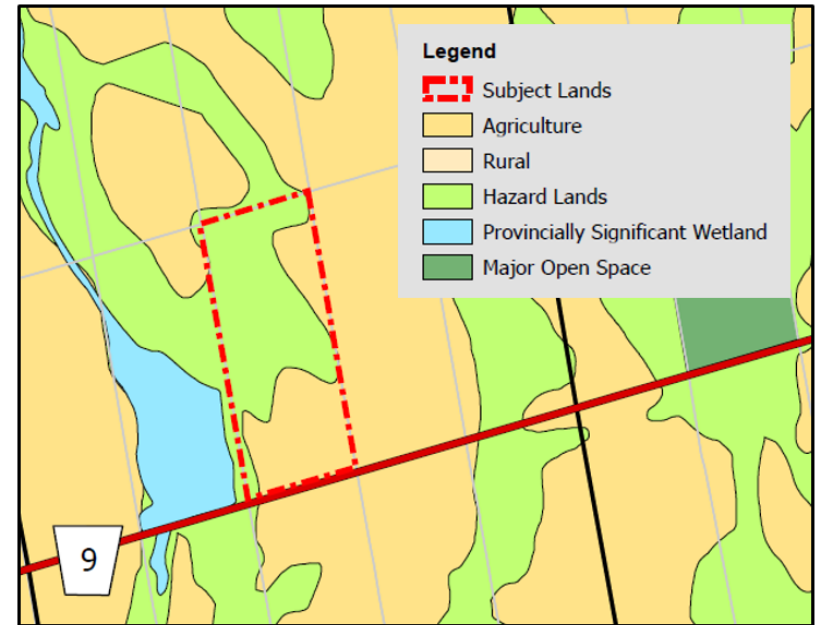
CONCEPTUAL SITE PLAN



# POLICY FRAMEWORK

## Township Official Plan

- Agriculture & Hazard Lands
- Amendment to establish a Special Policy Area to permit a small scale industrial use with a maximum combined structure size and outdoor storage area of 4,650 sq. m



# TOWNSHIP OFFICIAL PLAN POLICY

## Agriculture Designation

- Permits small scale commercial or industrial uses directly supportive and related to or required in close proximity to farm operations

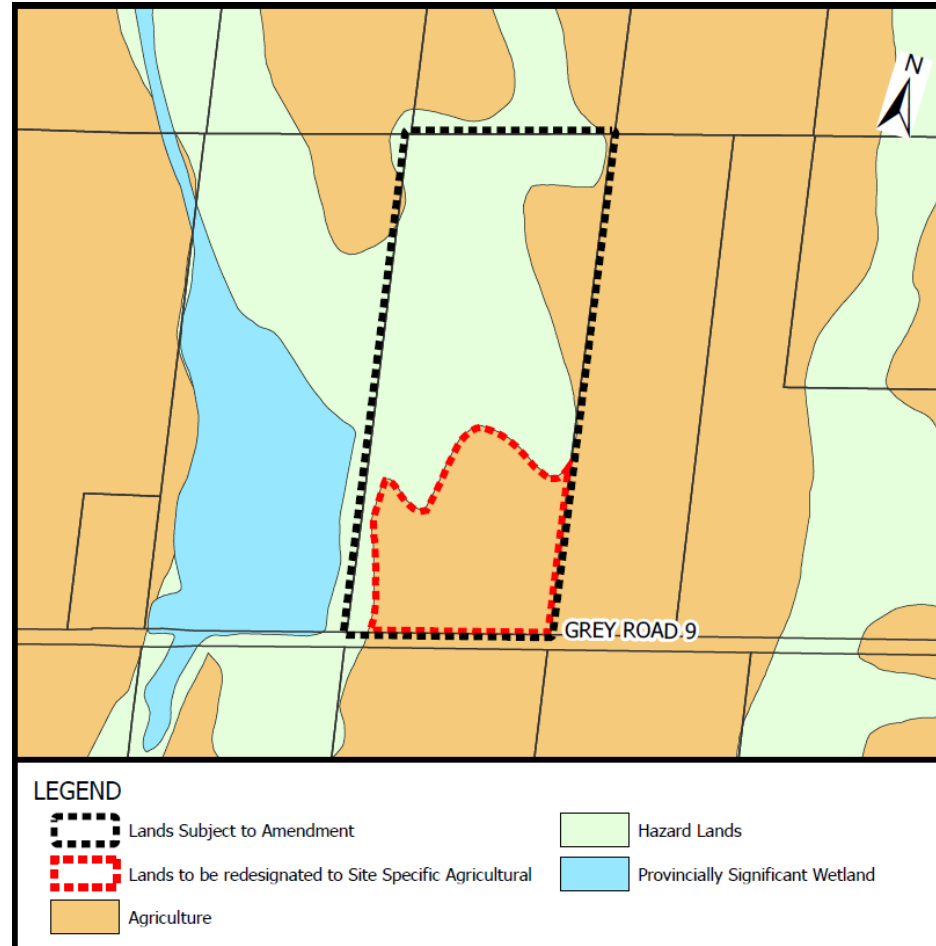
Industrial development on agriculture designated lands must:

- Be supportive and related to the agricultural operation and located in close proximity to other farm operations in the area.
- Be located in close proximity to the existing farm building cluster on the property
- Maximum structure size: 750 sq m
- Maximum outdoor storage: 500 sq m
- If the maximum structure size is reduced, outdoor storage can be increased to a maximum total combined area of 1250 sq m
- Only permitted on farm parcels over 20 hectares



# PROPOSED OFFICIAL PLAN AMENDMENT & SCHEDULE

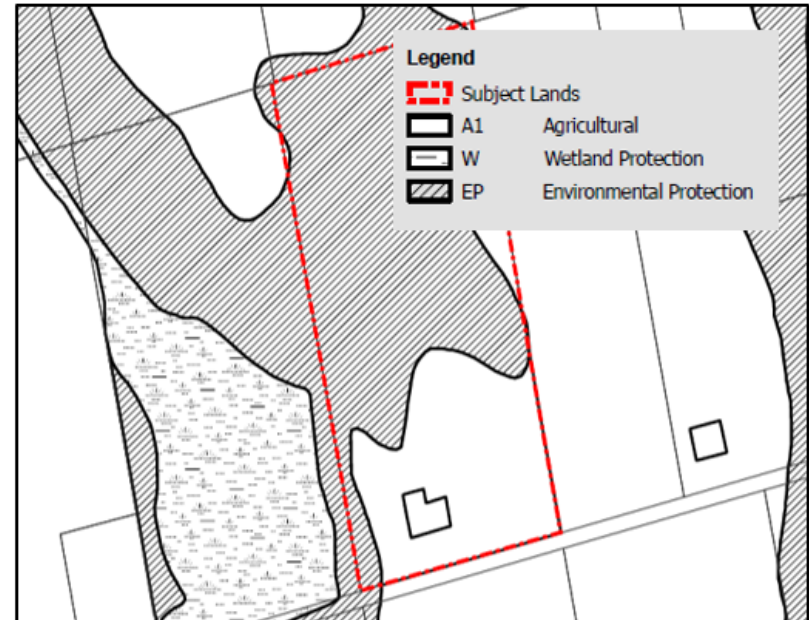
- New Special Policy Area:
  - Permits the development of a small scale industrial use on the subject lands, with a maximum building footprint of 650 sq. m and a maximum outdoor storage area of 4,000 sq. m. The small scale industrial use, and the related performance standards, shall be implemented through the Zoning By-law.
  - The Official Plan permits a larger building footprint, but less outdoor storage



# POLICY FRAMEWORK

## Zoning By-law

- Zoned Agricultural (A1), Agricultural Exception 433 (A1-433) and Environmental Protection (EP)
- Amendment to permit the expansion of the existing industrial use on the subject lands.



# TOWNSHIP ZONING

Agricultural (A) zone permitted uses:

- Agricultural uses including a home industry and home occupation.
- The existing small scale industrial use exceeds the scale of a Home Industry and Exception 433 was previously applied to the A1 zone to permit the use.

Exception 433 (A1-433) zone regulations:

- Permitted uses of the A1 Zone
- A small scale industrial use being a precast concrete forming and welding shop with office and power room.
- Existing site specific regulations:
  - The use shall remain secondary to the principle use of the property, being an agricultural use.
  - The maximum combined size of the precast concrete and welding shop, power room and office shall be 400 sq. m
  - The maximum size of all outdoor storage shall be 750 sq. m
  - All outside storage shall be screened from view by way of fencing or landscaped buffer.
  - The shop shall be setback a minimum of 112m from the side lot line.
  - The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
  - The maximum number of employees is limited to (5) persons plus the owner.

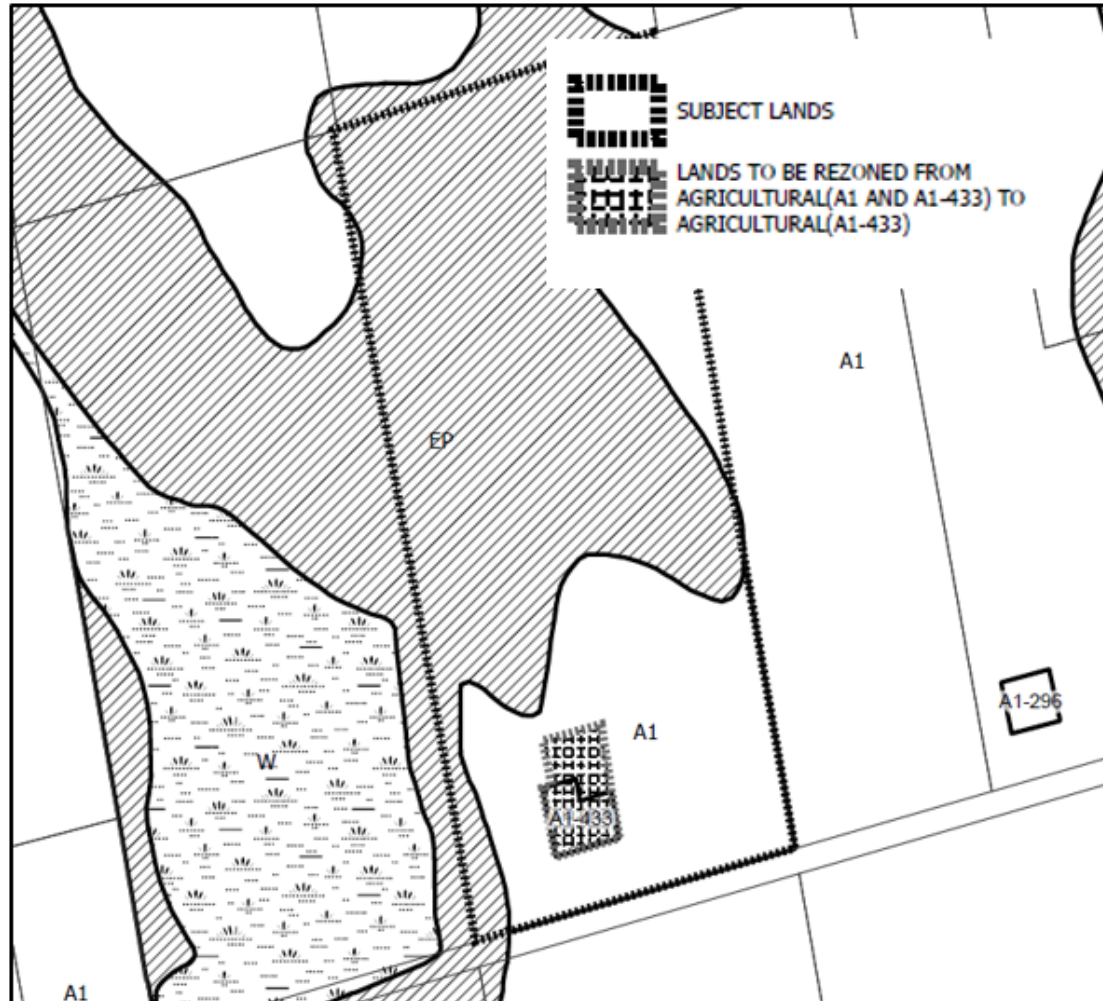




# PROPOSED ZONING

- Agricultural Exception 433 (A1-433) zone with additional site specific provisions to permit an expansion of the existing small scale industrial use, being a precast concrete forming and welding shop with office and power room.
  - New site specific regulations:
    - The maximum combined size of the precast concrete and welding shop, power room and office shall be 650 sq. m
    - The maximum size of all outdoor storage shall be 4,000 sq. m
    - A minimum of one (1) parking space per employee shall be provided for the use.
- 
- Existing site specific regulations which will continue to apply:
    - The use shall remain secondary to the principle use of the property, being an agricultural use.
    - All outside storage shall be screened from view by way of fencing or landscaping.
    - The shop shall be setback a minimum of 112m from the side lot line.
    - The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
    - The maximum number of employees is limited to (5) persons plus the owner.

# PROPOSED ZONING BY-LAW AMENDMENT SCHEDULE



# CONCLUSION

- The proposed expansion of the industrial use on the lands will be contained within and adjacent to the existing farm building cluster, will not impact the continued operation of the farm, and will not reduce the amount of lands or other accessory buildings used for farming.
- The proposed development is accessed from Grey Road 9 RR1, a County Highway and the minor intensification is not expected to result in any negative impacts on the County Road.
- The proposed development meets the definition of an Agriculture-related use in the County of Grey Official Plan and will help support the County's farming community.
- The Proposed Township Official Plan Amendment (OPA) will recognize the proposed expansion of the area for the small scale industrial use and will maintain an appropriate balance of Agriculture and agriculture-related uses on the site.
- The proposed A1-433 exception zone will implement the OPA by permitting the proposed expanded use and will apply appropriate site specific regulations to manage the scale of the industrial use.
- The proposed expansion does not increase the number of employees or result in new washrooms or servicing upgrades.

# THANK YOU

