

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 PL2022-075

Title of Report: PL2022-075-C17-22
Department: Clerks
Branch: Planning Services
Council Date: October 5, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-075 for information; and
That Council Consider approval of Bylaw- 2022-151.

Property Location: 152149 Southgate Sideroad 15



Subject Lands:

The subject lands are described as Con 10, Lot 23, Geographic Township of Proton and are approximately 24.44ha (60.4 acres). The lands have frontage on Southgate Side Road 15 and Southgate Road 14.

The Purpose of the proposed zoning bylaw amendment application is to rezone the subject lands from Aggregate Extraction (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X) to allow for the construction of a residence and garage/shop. The shop will be located in the front yard require some relief from the exterior side yard setback provisions. The setback will be reduced to 10m.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the subject land from Extractive Industrial (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments and will be reflected in the bylaw.

Background

A Public meeting was held virtually on September 28, 2022. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C17-22-Clark-Construction-Management-Inc>

The comments received include:

The Public Works Department indicate that they have no concerns.

The County of Grey staff indicated that it is recommended that MDS be applied to the proposed dwelling. Provided positive comments are received by the Conservation Authority, the County has no further concerns.

The SVCA indicate that the application is generally acceptable to staff.

There were no comments received by members of the public.

Staff Comments

The conservation Authority has provided positive comments. The pit has been rehabilitated and is now suitable for limited development.

Financial Considerations:

There may be a reduction in taxes as a result of the lands being rezoned from Aggregate extraction to Agriculture.

Staff Review

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Southgate Official Plan and the Zoning By-law.

The Provincial Policy Statement 2020 (PPS)

The provincial Policy encourages the rehabilitation of aggregate resource areas once the aggregate has been removed. In this case the pit has been rehabilitated and the license has been surrendered on the property. An Aggregate is considered to be an interim land use and with the rehabilitation it has returned to its underlying designation of rural lands. The proposed residential use and private workshop is a permitted use and is consistent with the provincial Policy Statement.

County of Grey Official Plan

The County of Grey Official Plan designates the lands as Mineral Resource Extraction. The surrender of the license on the lands will return the designation to the rural designation. This will be implemented as part of OPA 11 to the County of Grey Official Plan once it has been approved by the County of Grey. Any Approval of an amending bylaw would be pending the approved of OPA 11.

Township Official Plan

The Township of Southgate Official Plan also designates the subject lands as Mineral Aggregate Extractive with an underlying designation of Rural and Hazard Lands.

With the surrender of the license the changes to remove the Mineral Aggregate designation and return the lands to rural have been included in the new Official Plan adopted by the Township which is now awaiting approval by the County of Grey. Any approval of the by-law would be subject to the Township Official Plan being approved with the removal of the Aggregate designation.

The proposed use of a residential dwelling and Personal shop is a permitted use within the rural designation of the Township's new Official Plan. The proposal will be consistent with the policies of the new Official Plan.

Zoning By-law

The current zoning on the subject lands is Extractive industrial (M4), Environmental Protection (EP) and a small portion as Agriculture (A1). The proposed zoning would remove the M4 zoning and return the lands to A1 Agriculture and refine the Environmental Protection (EP) zone boundary. There will also be a small exception area A1-532 to permit the construction of an accessory structure that is 10m from the exterior side lot line and that is located in the front yard. Both of these exceptions are necessary given the limited space to work with as a result of the ponds and Hazard lands on the property. It is staff's opinion that these changes are justified for the orderly redevelopment and use of the property.

Conclusions

Based on the above policy review and the information provided and comments received, the proposal is consistent with the Policies of the Provincial Policy Statement, The County of Grey Official Plan (once OPA 11 is approved) and the Township of Southgate Official Plan (once the new plan is approved). The proposed zoning by-law amendment should therefore be approved and is considered appropriate for the area and good land use planning.

Respectfully Submitted,

Municipal Planner:

Original Signed By

Clinton Stredwick, BES, MCIP, RPP



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

Attachments:

1. Site Plan