



Staff Report PL2022-082

Title of Report: PL2022-083-C13-22 and OPA2-22 Hopeville Precast
Department: Planning
Branch: Planning Services
Council Date: December 21, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-083 for information; and
That Council consider adoption of the OPA by by-law 2022-175; and
That Council consider approval of the zoning application by By-law 2022-174.

Property Location: 186105 Grey Rd 9



Subject Lands:

The subject lands are described as Con 13, Pt Lot 25, Geographic Township of Proton and are approximately 40ha (100 acres). The lands have frontage on Grey road 9.

The Purpose :

The purpose of the proposed Official Plan Amendment is to permit the proposed precast concrete and welding shop use expansion to 650m² and outside storage area of 4000m². The zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop (precast concrete and welding shop) including office and power room to expand to 650m². The Outside storage area is to be expanded to 4000m². The owners wish to expand the existing use and outside storage as the business is growing. The area zoned Agricultural A1-433 exception will be enlarged to include the expanded area. The shop including office and power room is proposed to be up to 650m² with outside storage of approximately 4000m².

The Effect:

The effect of the proposed Official Plan amendment will be to designate the lands as a special policy area to permit the increased size of shop and outside storage. The zoning by-law amendment would be to change the zone on a portion of the subject lands from agricultural to agricultural exception A1-433 to permit the Industrial Use shop (precast concrete and welding shop). The number of employees clause will also be deleted from the bylaw. Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

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#C13-22-and-OPA2-22-Hopeville-Precast-Inc>

The comments received include:

The Public Works Department indicate that road is a Grey County Jurisdiction.

The County of Grey staff indicate County Transportation Services have reviewed the subject application and indicate that a commercial entrance permit is required to update existing entrance. Provided that D-6 Guidelines can be met, County Planning staff have no concerns with the subject applications.

The SVCA indicate the proposal is generally acceptable to SVCA staff and consistency with the PPS and County and Township Official Plans has been demonstrated.

No Comments were received from members of the public.

Staff Comment: The Applicant provided a response to the SVCA and County comments and has address the D-6 guidelines as well as the Endangered Species comments from the SVCA. Applicant further addressed the questions raised by

Council at the public meeting concerning leeching of runoff from the concrete into the soil and the difference between an on farm diversified use and an on farm related use. These responses can be found in Appendix two of this report.

Financial Considerations:

The business is already existing and the impact to taxation will be limited. There would be an increase as a result of the expanded workshop building to 650m² however the outdoor storage area is unlikely to have a significant impact on taxation.

Staff Review

Staff have 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 Township has reviewed the PPS and section 4.1 of the Planning Justification Report prepared by MHBC(Attachment #1). Township staff concurs with the opinions expressed by MHBC in the report that the proposal is consistent with the Provincial Policy Statement.

County of Grey Official Plan

The Township has reviewed the County of Grey Official Plan and section 4.2 of the Planning Justification Report prepared by MHBC(Attachment #1). Township staff concurs with the opinions expressed by MHBC in the report that the proposal is consistent with the intent of the County of Grey Official Plan.

Township Official Plan

The Township's new Official Plan Has recently been approved however the Clergy Principle dictates that an application should be evaluated by the policies in effect the day the application was submitted. The Township has reviewed the old Township official Plan and section 4.3 of the Planning Justification Report prepared by MHBC(Attachment #1). The Township concurs with the opinions expressed by MHBC in the report that the proposal is consistent with the Township Official Plan.

It should be noted that Township staff also reviewed the new Official Plan Policies and continue to have the opinion that the proposal is consistent with those policies.

Comprehensive Zoning By-law

Township staff have reviewed the Comprehensive Zoning By-law and section 4.4 of the Planning Justification Report prepared by MHBC(Attachment #1). The Township concurs with the opinions expressed by MHBC in the report that the proposal is consistent with and meets the intent of the Comprehensive Zoning Bylaw.

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, The Township of Southgate Official Plan. 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. MHBC Planning Justification Report
- 2. MHBC Responses