

PLANNING JUSTIFICATION **REPORT**

OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT

186105 Grey Rd 9 RR1
Township of Southgate

Date:

July 2022

Prepared for:

David Bauman

Prepared by:

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

F: 519.576.0121

Our File 22114A

TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION AND SURROUNDING LAND USES	4
2.1	Site Description	4
2.2	Surrounding Land Uses	4
3.0	DESCRIPTION OF PROPOSAL	8
3.1	Proposed Development	8
4.0	PLANNING ANALYSIS	11
4.1	Provincial Policy Statement, 2020	11
4.2	Grey County Official Plan, 2019	13
4.3	Township of Southgate Official Plan	17
4.4	Township of Southgate Zoning By-law	20
4.4.1	Current Zoning	20
4.4.2	Proposed Site Specific Zoning	20
4.4.3	Zoning By-law Amendment Summary	22
5.0	PUBLIC CONSULTATION STRATAGY	24
6.0	CONCLUSION	25
	Appendix A – Draft Official Plan Amendment	26
	Appendix B – Draft Zoning By-law Amendment	34

LIST OF

FIGURES

		Page No.
Figure 1	Location Map	6
Figure 2	Context Plan	7
Figure 3	Concept Site Plan	10
Figure 4	Grey County Official Plan Schedule A Map 2	15
Figure 5	Saugeen Valley Conservation Authority Map	16
Figure 6	Township of Southgate Official Plan Schedule A	19
Figure 7	Township of Southgate Zoning By-law 19-2002	23

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning) has been retained by David Bauman to assist with the planning applications for the minor expansion of the existing Hopeville Precast Inc. business located at 186105 Grey Road 9 in the Township of Southgate (the “subject lands”).

The subject lands are designated Agricultural and Hazard Land in both the County of Grey Official Plan and the Township of Southgate Official Plan. The subject lands are zoned Agricultural (A1), Agricultural Exception 433 (A1-433) and Environmental Protection (EP) in the Township of Southgate Zoning By-Law 19-2002. Development is not proposed in areas designated Hazard Land or zoned Environmental Protection.

To permit the expansion of the existing building and outdoor storage area, an amendment to the Township of Southgate Official Plan and Zoning By-law is required to:

- Introduce a special policy area through a site specific amendment to the Township Official Plan on lands designated Agriculture to allow the expansion of an existing small scale industrial use that is directly supportive and related to agricultural operations to a maximum structure size of 650m² and a maximum outdoor storage size of 4,000m², which equates to a total area of 4,650 square metres; and
- Amend the existing A1-433 zone to expand the building size and the permissions for outdoor storage and to implement the proposed Special Policy Area.

This Planning Justification Report has been prepared for submission to the Township of Southgate and includes the following:

- An introduction and general description of the subject lands and surrounding uses to provide an understanding of the locational context;
- A description of the overall concept and design highlights of the proposed development;
- A review of the existing Provincial and Municipal policy framework in relation to the existing and proposed development and an assessment of consistency and conformity with Provincial Policy, and the County Official Plan; and,
- A justification for the proposed amendments to the Township Official Plan and Zoning By-law.

The subject lands comprise approximately 40 hectares, and contain a single detached dwelling, a drive shed, a barn (with two silos), a precast shop and power room, an outdoor storage area for the precast concrete business, and two large fields used for agriculture.

The proposed application is intended to allow for an expansion of the existing business through the construction of a small addition onto the existing industrial building and an expansion of the outdoor storage area.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

2.1 Site Description

The subject property is located on the north side of Grey Road 9, between Southgate Sideroad 15 and Southgate Sideroad 19. The location of the subject lands is illustrated on **Figure 1**.

The subject lands are comprised of approximately 40 hectares and contain a single detached dwelling, a barn (with two silos), a drive shed, a precast shop and power room, an outdoor storage area for the precast concrete business, and two large fields used for agriculture. The agricultural uses on the lands include the growing/production of corn, grain and beef cattle.

The lands are located in the northeast portion of the Township, east of the Hopeville secondary settlement area and are surrounded by agricultural uses and natural areas as illustrated on **Figure 2**.

2.2 Surrounding Land Uses

As noted above, the lands are located in the northeast portion of the Township, east of Hopeville. More specifically, the following describes the surrounding land uses:

- | | |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North: | To the north of the subject lands are agricultural operations which consist of large fields and small clusters of supporting agricultural or residential buildings including small-scale industrial and commercial agriculture-related and on-farm diversified uses. Environmental features consisting of woodlands are interspersed throughout the surrounding agricultural lands. |
| West: | To the west of the subject site are environmental features consisting of forested areas and wetlands beyond which are large agricultural parcels occupied by farm fields with small clusters of supporting agricultural buildings. |
| South: | To the south of the subject lands is Grey Road 9, beyond which are agricultural uses consisting of large fields and small clusters of supporting agricultural or residential buildings including small-scale industrial and commercial agriculture-related and on-farm diversified uses. Environmental features consisting of woodlands are interspersed throughout the surrounding agricultural lands. |

East:

To the east of the subject lands are agricultural operations, which consist of large fields and small clusters of supporting agricultural or residential buildings including small-scale industrial and commercial agriculture-related and on-farm diversified uses. Environmental features consisting of woodlands are interspersed throughout the surrounding agricultural lands.



Existing precast shop and power room



Driveway entrance to the subject site



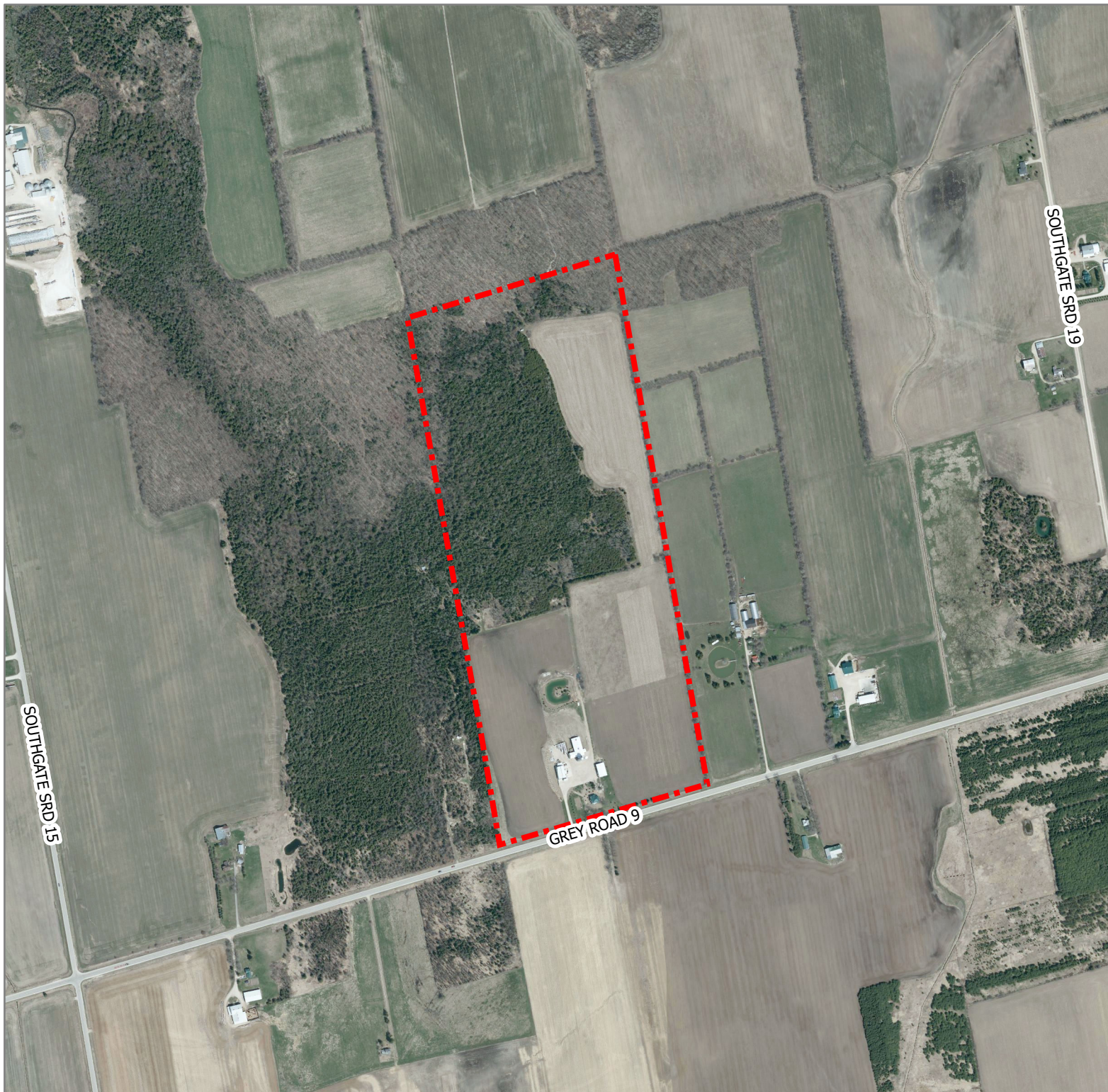
View of existing precast shop, power room and outdoor storage.



View of residential dwelling


2.3 Pre-Consultation

A virtual pre-application consultation meeting was held on June 10, 2022, to discuss the proposed Township Official Plan and Zoning By-law Amendment to permit the expansion of the existing Hopeville Precast business at 186105 Grey Road 9. A list of the technical requirements for the submission of a complete Official Plan and Zoning By-law Amendment application was discussed during the meeting and includes a Planning Justification Report and a Concept Site Plan, showing the existing buildings and the proposed expansion.



**Figure 1
Location Map**

Legend

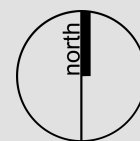
 Subject Lands

Date: July, 2022

Scale: 1:10,000

File: 22114A

Drawn: PL



K:\22114A Grey RD Grey County\RPT\22114A.aprx

186105 Grey Rd 9
Township of Southgate
Grey County

Image Source:
- Grey County Air Photo 2020



Figure 2 Context Map

186105 Grey Rd 9
Township of Southgate
Grey County

LEGEND

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

Sources:
- Contains information licensed under the Open Government Licence – Grey County.

DATE:	July, 2022
FILE:	22114A
SCALE:	1:12,000
DRAWN:	PL

Document Path: K:\22114A Grey RD Grey County\IPT\22114A.aprx

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

3.0 DESCRIPTION OF PROPOSAL

The following is a review of the proposed development for 186105 Grey Road 9 in the Township of Southgate, Ontario.

3.1 Proposed Development

The development proposal includes the expansion of the existing agriculture related use, "Hopeville Precast Inc". Hopeville Precast Inc. is currently operated as a small scale industrial use, as permitted by the Township Official Plan. The small scale industrial use operates on the subject lands from an existing workshop and power room with a total area of 362 square metres combined with 750 square metres of outdoor storage of completed products. Consistent with the County Official Plan, as well as the general intent of the Township Official Plan, the scope of products sold at the site are those that are primarily agriculture-related. The business specializes in pre-cast agricultural concrete products such as precast penning for hog farms, hog slats, dairy slats, beef slats, and columns and beams for barns.



View of Hopeville Precast Inc. agricultural concrete products in use (Photos via hopevilleprecast.ca)

The existing site contains a single detached dwelling, a barn (with two silos), a drive shed, a precast shop and power room, an outdoor storage area for the precast concrete business, and two large fields used for agriculture. The existing precast shop and power room is proposed to remain in its current location with a 288m² addition constructed on the north side of the building (for a total building area of 650m²). The existing outdoor storage area for the precast concrete business is proposed to remain in its current location with an addition of 3,250m² on the north side of the storage area (for a total outdoor storage area of 4000m²). After

the expansion, the use would occupy a total area of 4,650m² (1.2% of the lot area). Please see the enclosed Site Plan (**Figure 3**).

The property has one existing driveway from Grey Road 9 that will continue to service the property including the expanded precast business and accompanying storage area. Truck traffic will not be impacted by the proposed development and will continue to be limited to 6 to 8 trucks per week to support the business through shipping and receiving.

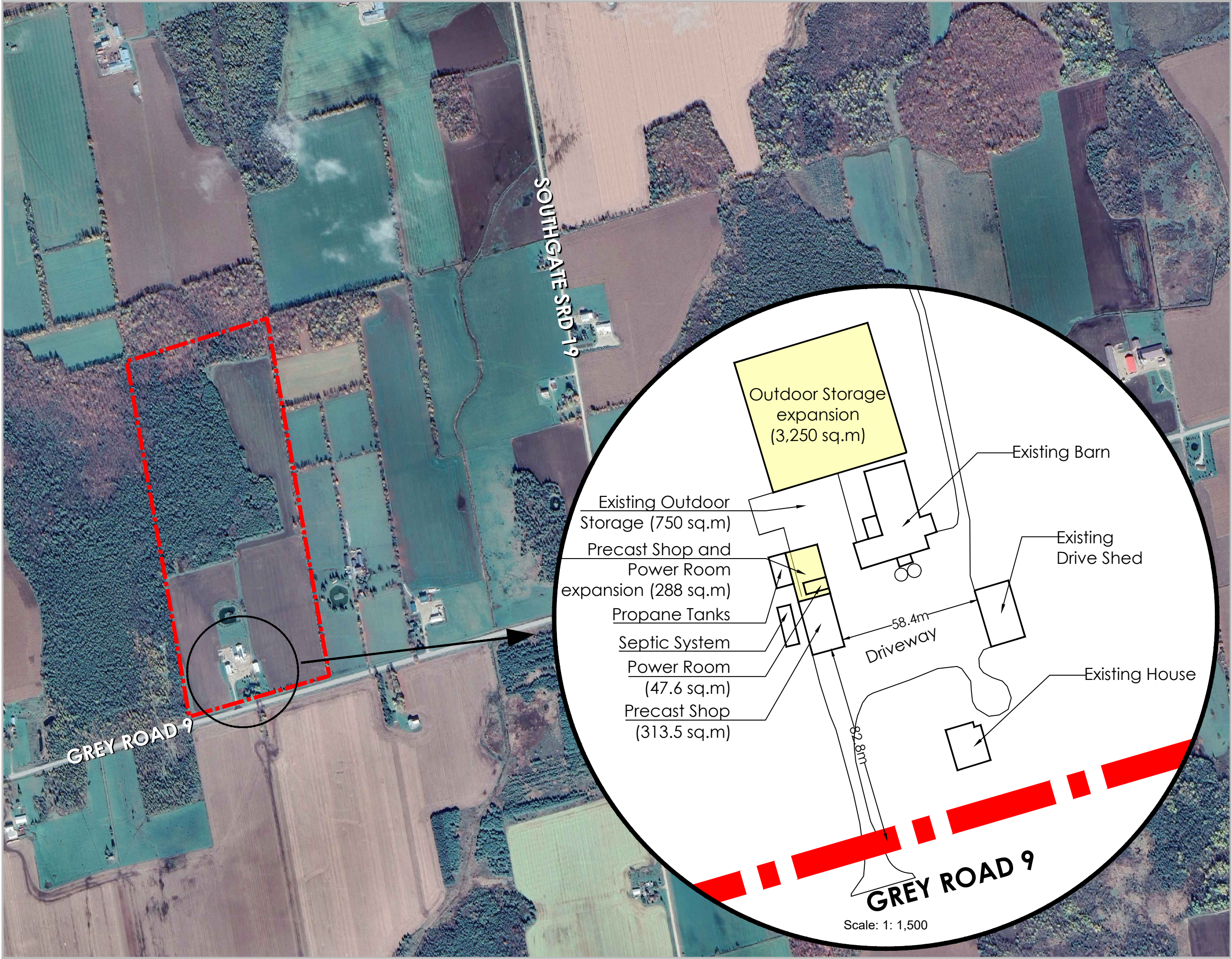


Figure 3
Concept Site Plan

186105 Grey Rd 9
Township of Southgate
Grey County

LEGEND
Subject Lands

	Storage	Precast Shop & Power Room
Existing Area	750.0 m ²	361.1 m ² - Precast Shop: 313.5 m ² - Power Room: 47.6 m ²
Proposed Expansion Area	3,250.0 m ²	288.0 m ² (include Power Room)
Total Area	4,000.0 m ²	649.1 m ²

Note:
- Measurements for building setbacks and street frontage are in metres and only approximate.
- Source: Google Satellite Imagery

Date:	July 2022	
Scale:	1:10,000	
File:	22114A	
Drawn:	PL	

K:\22114A GREY RD GREY COUNTY\PTIF_CONCEPT SITE PLAN.DWG

4.0 PLANNING ANALYSIS

This section of the report reviews the applicable land use policy framework as it applies to the subject lands and how the proposal is consistent with and/or conforms to, this framework.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) was issued by the Province of Ontario in accordance with Section 3 of the Planning Act. The 2020 PPS applies to all decisions regarding the exercise of any authority that affects a land use planning matter made on or after May 1st, 2020.

The PPS provides policy direction on matters of provincial interest related to land use planning and development and provides a vision for land use planning in Ontario that encourages the efficient use of land, resources and public investment in infrastructure and public service facilities. One of the key considerations of the PPS is that planning decisions '*shall be consistent*' with the Policy Statement. Below is a summary of applicable policies in the PPS followed by an analysis of the proposed development in the context of those policies.

Rural Areas in Municipalities (PPS Section 1.1.4)

Rural areas are a system of lands made up of rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resources and amenities. This policy also highlights the interdependent relationship between rural areas and urban areas in terms of markets and the foundation of a sustainable economy.

Section 1.1.4.1 states that healthy, integrated and viable rural areas should be supported by:

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) *using rural infrastructure and public service facilities efficiently;*
- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

Rural Lands in Municipalities (PPS Section 1.1.5)

Section 1.1.5.2 lists the permitted uses on *rural lands*, which include:

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*

- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *Other rural land uses.*

Agriculture (PPS Section 2.3)

Section 2.3.1 states that in prime agricultural areas, agricultural lands shall be protected for long-term use with specialty crop areas given the highest priority for protection, followed by classes 1, 2 and 3, and any associated class 4 through 7 lands. Section 2.3.3.1 lists permitted uses as agricultural uses, agriculture-related uses and on-farm diversified uses. Section 2.3.3.1 states: "Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives."

Definitions (PPS Section 6.0)

Section 6.0 of the PPS provides a definition of *Agriculture-related uses* as "those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

Analysis

The existing agriculture-related use supplies pre-cast agricultural concrete products such as precast penning for hog farms, hog slats, dairy slats, beef slats, and columns and beams for barns to the broader agricultural community. The business directly supports farm operations in the area and benefits from being in close proximity to those existing farm operations. The intent of the planning applications is to permit a minor expansion of the existing business and to provide more outdoor storage area to allow for the stockpiling of products during the off-season (agricultural). The products are delivered to agricultural properties, and would continue to be delivered. The additional outdoor storage area provides the necessary space to store the products awaiting delivery.

The proposed expansion of the precast concrete business would not remove any lands from agricultural production and would be located behind the existing industrial building. Since the business supplies agricultural operations, sufficient outdoor storage is required to stockpile materials fabricated outside of the agricultural season to ensure an adequate supply for agricultural operations in their peak season. The expanded outdoor storage area would be located to the north of the existing storage area and would occupy a grassed area of the site to the rear of the existing barn. There remains other sufficient lands for cattle grazing on the site and none of the proposed outdoor storage area would impact the agricultural fields. The precast concrete business does not create any forms of nuisance that harm or hinder the continued operation of the surrounding agricultural properties.

The subject lands are identified as being located outside of the County's designated settlement areas and included in the County's Agricultural Lands as identified through Schedule A of the Grey County Official Plan. The proposed use of the subject lands for a small scale industrial use intended to support the agricultural community is consistent with the permissions for agriculture-related uses within Rural Areas in the PPS. Except for the minor expansion to the existing precast shop and power room, and the expansion to the outdoor storage area, no further changes to the site's uses and structures are proposed.

Based on the above, it is concluded that the proposed Township Official Plan and Zoning By-law Amendment is consistent with the Provincial Policy Statement.

4.2 Grey County Official Plan, 2019

The Grey County Official Plan (OP) provides high level policy direction for the area municipalities within the County, including the Township of Southgate. The following includes an assessment of the County's Official Plan as it relates to the subject lands and the proposed development.

The subject lands are designated Agricultural and Hazard Land on Schedule 'A' (Map 2) of the Grey County Official Plan, as shown on **Figure 4**.

Permitted uses in the Agricultural designation include *Agricultural-related uses*. The County's OP defines Agriculture-related uses as: "those farm-related commercial and farm related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

The proposed precast concrete business directly relates to and supports farm operations in the area as it supplies agricultural products such as precast penning for hog farms, hog slats, dairy slats, beef slats, and columns and beams for barns as a primary activity. The location of the subject lands within the Township, in close proximity to multiple agricultural operations is important for the business as its close proximity to farm operations allows the business to directly supply products to farm operations. The proposed expansion will only occupy 1.2% of the lot area protecting agriculture as the primary and principal use of the property.

Section 5.2.2.14 of the County Official Plan requires that new agricultural-related uses shall be limited to uses that can be sustained by local service levels. Additionally, agricultural-related uses are not required to be limited in size; however, generally new lots in the Agricultural land use designation are required to be 40 hectares in size. The subject property is approximately 40 hectares in size and can be accessed from Grey Road 9. Truck traffic related to the shipping and receiving requirements of the business will not increase and will continue to be limited to 6 to 8 trucks per week. The existing and continued level of truck traffic associated with the pre-cast concrete business is not anticipated to have a significant impact on traffic generation. The agriculture-related use will benefit from being in close proximity to existing farming operations. Furthermore, the lot exists and no changes to the lot size or configuration are proposed as a result of the application.

The County Official Plan requires that when existing lots of record are re-developed, evidence of the site's suitability to provide adequate potable water supply and sanitary sewage treatment and disposal is required. The subject lands already contain existing services. The expansion to the existing industrial building and outdoor storage area will not result in any additional employees or any additional washroom facilities. As such, no expansions or changes to the existing private services are contemplated.

The County Official Plan identifies parts of the west and north-west portion of the subject lands as Hazard Lands as shown on **Figure 4** and the Saugeen Valley Conservation Authority (SVCA) identifies this area as screening area as shown in **Figure 5**. There is no development proposed in areas designated Hazard Land by the County or identified as screening area by the SVCA. The north-west portion of the subject lands are designated significant woodland as identified in Appendix B, Map 2 of the County Official Plan; however,

Section 7 only limits development within 120 metres of significant woodlands and the subject lands are over 120 metres from the woodland edge. Therefore, the location of the proposed development does not include any environmental constraints within the County of Grey's land use framework and SVCA review is not required.

Overall, the proposed development is ideally located to supply agriculture related supplies to local farmers and is consistent with the County's definition of an agricultural-related use. The proposed development will not create any servicing or traffic hazards as it fronts on an existing county road, which will not require any changes or upgrades. Finally, the area proposed for the minor expansion is not constrained by any environmental features identified in the County of Grey Official Plan. In summary, the proposed agriculture-related use conforms to the County Official Plan.



Figure 4
Grey County
Official Plan
Schedule A
 - Land Use Types

Legend

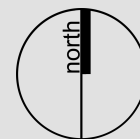
-  Subject Lands
-  Agricultural
-  Hazard Lands
-  Rural
-  Provincially Significant Wetlands

Date: July, 2022

Scale: 1:20,000

File: 22114A

Drawn: PL



K:\22114A Grey RD Grey County\RPT\22114A.aprx

186105 Grey Rd 9
 Township of Southgate
 Grey County

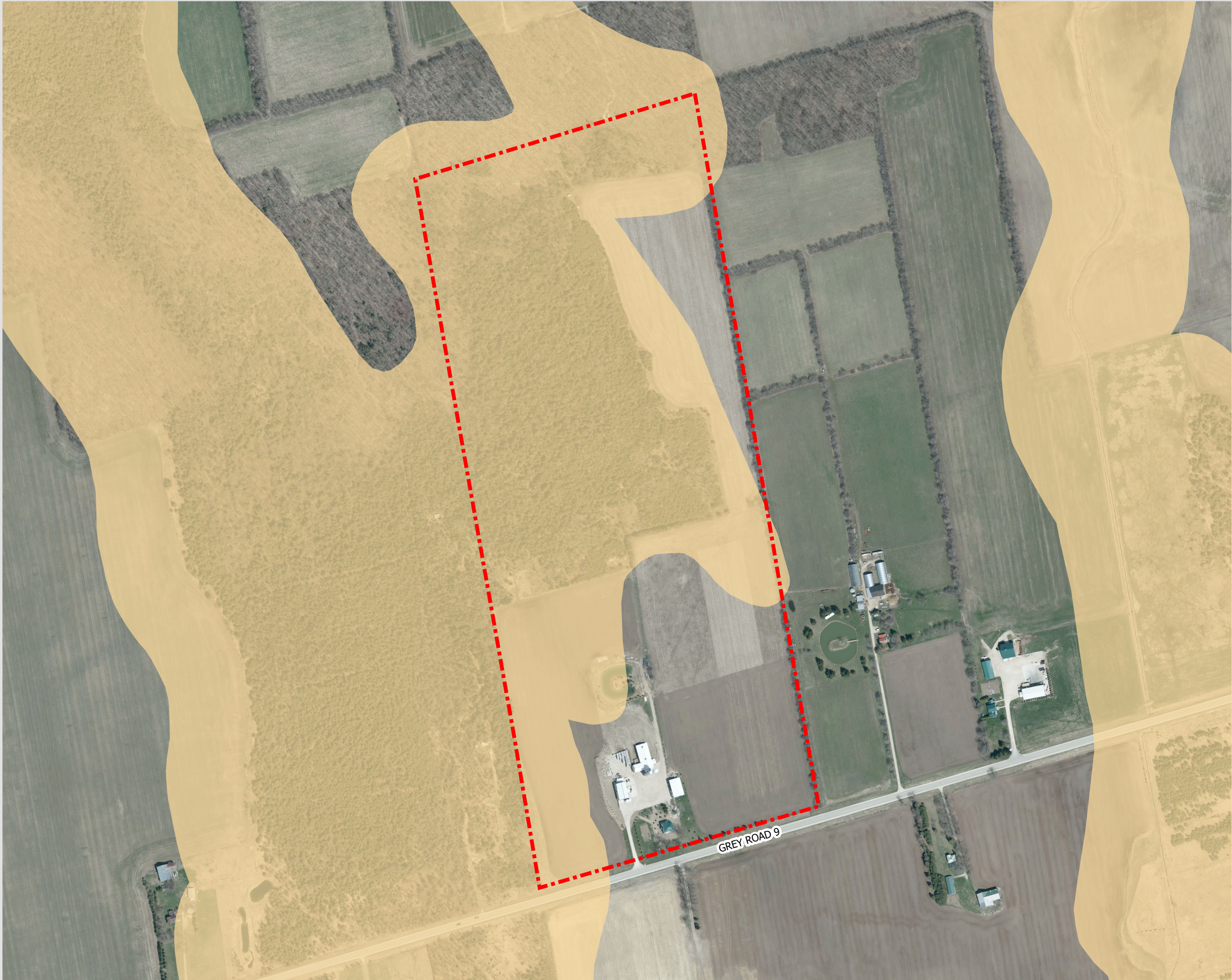




Figure 5
Saugeen Valley
Conservation Authority Map

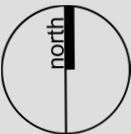
186105 Grey Rd 9
Township of Southgate
Grey County

LEGEND

-  Subject Lands
-  Approximate Screening Area

Sources:
- Contains information licensed under the Open Government Licence –
Grey County and Saugeen Valley Conservation Authority

DATE:	July, 2022
FILE:	22114A
SCALE:	1:5,000
DRAWN:	PL



Document Path: K:\22114A Grey RD Grey County\IPT\22114A.aprx

4.3 Township of Southgate Official Plan

The Township of Southgate Official Plan represents the Township's vision for growth and change within the community. The Official Plan (OP) sets out principles, objectives and policies designed to direct the form, extent, nature and rate of growth and change within the Township to 2025. The following outlines the applicable Schedules as contained in the Official Plan:

- Schedule 'A' – Land Use
- Schedule 'B' – Transportation
- Schedule 'C' – Environmental Constraints

The Township of Southgate directs the majority of growth to the Township's urban community of Dundalk to protect agriculturally productive lands and the expansion of the agricultural industry.

The subject lands are identified as *Agriculture* and *Hazard Lands* on Schedule 'A' of the Township OP (see **Figure 6**). The subject lands are not identified as containing any Environmental Constraints as per Schedule 'C' of the OP. Grey Road 9 is identified as a County Highway on Schedule 'B' of the OP.

The Agriculture designation identifies lands that meet certain criteria and that are considered to be prime agricultural lands. Permitted uses include "small scale commercial or industrial uses directly supportive and related to the agricultural operation and required in close proximity to the farm operations in the area." Section 5.1.3. of the OP sets out 3 key development policies for Commercial and Industrial development on lands identified as *Agriculture*. More specifically, Section 5.1.3.5) states:

Commercial and industrial development must be supportive and related to the agricultural operation and located in close proximity to the farm operations in the area. In addition, buildings used for small scale commercial and industrial uses shall be located in close proximity (cluster) to the existing farm buildings on the property.

Section 5.1.3.6) of the Official Plan further states:

The maximum structure size for new or expanding small scale commercial and industrial uses shall be 750 square metres, with a maximum outdoor storage size of 500 square meters. Where the maximum structure size is less than 750 square metres, more outdoor storage space will be permitted up to a combined maximum of 1250 square metres. Such uses will only be permitted on farm parcels greater than 20 hectares, all subject to satisfying the Development Policies as outlined in this Section. Council may, in the future, limit the commercial or industrial use through the implementing Zoning Bylaw Amendment.

In accordance with Section 5.1.3.5., the proposed use is permitted. While the subject lands are greater than 20 hectares in area (at approximately 40 hectares in area), the proposed development exceeds the permitted total area of 1250 m² (combined maximum structure size and outdoor storage space) for small scale industrial use within the Agriculture designation under Section 5.1.3.6). An Official Plan Amendment is required to permit an exception to the combined maximum structure size and outdoor storage space for industrial use – to specifically permit up to 4,650 m², including a maximum of 4,000 m² of outdoor storage.

A Special Policy Area is proposed to permit an exception to the maximum area permitted for a small scale industrial use. The remainder of the site's existing uses, including the portion that is actively farmed will not

be impacted. The expansion to the existing building will occur within an area that is not currently farmed. The expansion to the outdoor storage will occupy a grassed area of the site that is not required for cattle grazing and none of the proposed outdoor storage area would impact the agricultural fields.

The proposed expansion of the small scale industrial use on the lot will allow for the expansion of an agricultural related industrial use that provides products specifically to the agricultural community without impacting the farming operations in the area. After the expansion, the agricultural related use will occupy only 1.2% of the lot area, preserving the majority of the lands for agriculture. In our opinion, the Amendment to permit an exception to the maximum area permitted for a small scale industrial use is appropriate and represents good planning.

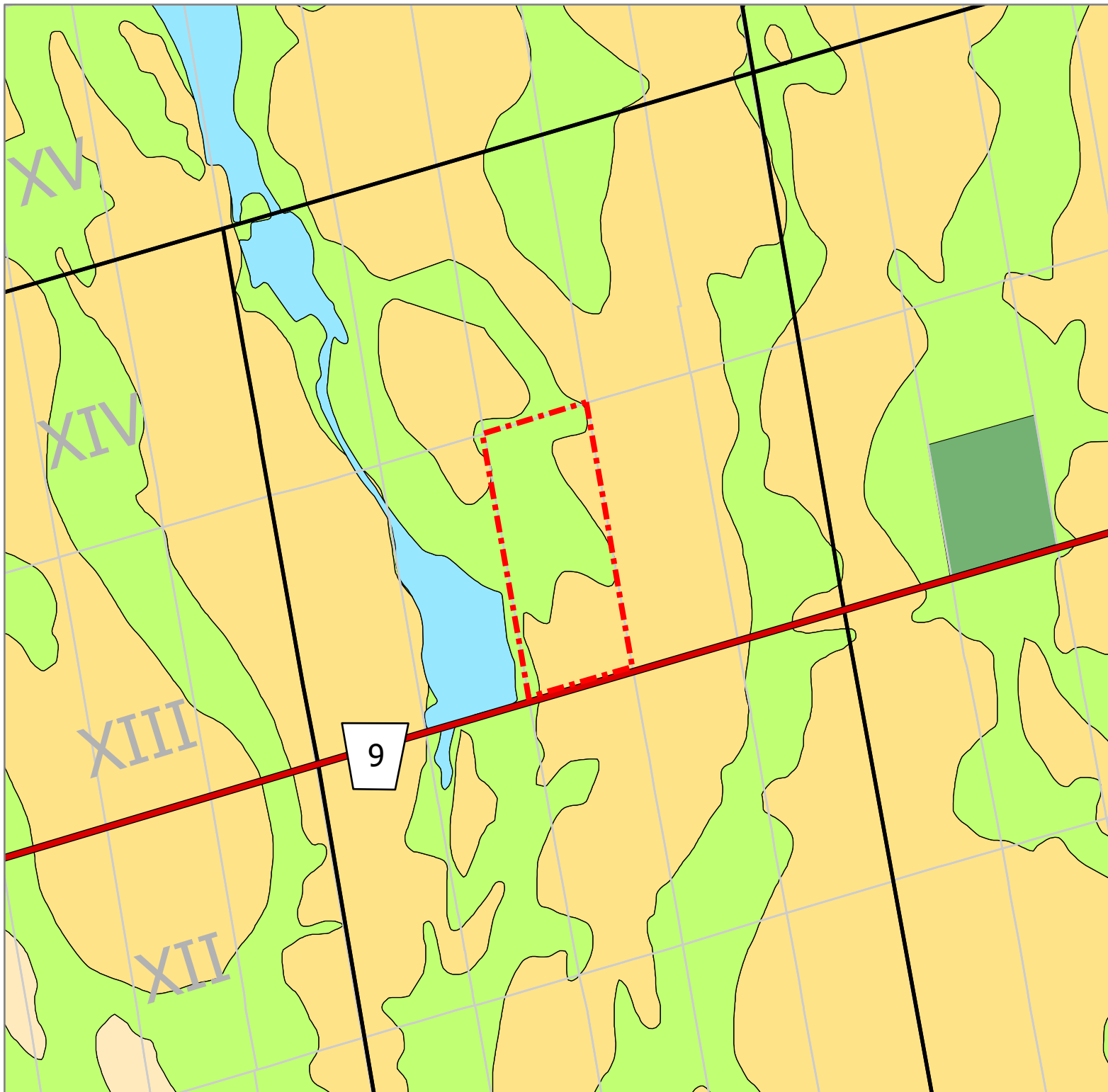


Figure 6
Township of
Southgate Official
Plan Schedule A
- Land Use

186105 Grey Rd 9
 Township of Southgate
 Grey County

Legend

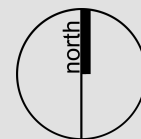
-  Subject Lands
-  Agriculture
-  Rural
-  Hazard Lands
-  Provincially Significant Wetland
-  Major Open Space

Date: July, 2022

Scale: 1:20,000

File: 22114A

Drawn: PL



K:\22114A Grey RD Grey County\RPT\22114A.aprx

4.4 Township of Southgate Zoning By-law

The Township of Southgate Zoning By-law (19-2002) was approved in 1987 and regulates land uses throughout the City, implementing the Official Plan. The following section considers the existing zoning, as well as the most appropriate zone and any specific performance standards to ensure the coordinated development of the subject lands.

4.4.1 Current Zoning

As shown in **Figure 7**, the subject lands are currently zoned Agricultural (A1), Agricultural Exception 433 (A1-433), and Environmental Protection (EP). The Agricultural (A1) zone permits agricultural uses. The site specific regulations through the A1-433 zone permit a small scale industrial use, being a precast concrete forming and welding shop with office and power room. There is no development proposed on the EP zoned lands. The A1-433 zone limits the small scale industrial use to a total area of 1,150m² including the industrial buildings and outdoor storage area. As the expansion would increase the total area such that it is greater than 1,150 m², a Zoning Bylaw Amendment is required to permit the an increase from 1,150m² to 4,650m² (1.2% of the lot area).

The proposed use of the lands is not intended to change significantly from the current operation. The dwelling and accessory farm related buildings will remain and continue to be used, and the existing industrial building and outdoor storage area will also remain, with an expansion proposed as part of this application. As such, the preferred approach for the lands is to retain the existing A1 and EP zoning, and to amend the A1-433 exception zone to permit the expansion of the small scale industrial use. The remainder of the existing uses would continue to be permitted, and/or recognized under the existing zoning.

4.4.2 Proposed Site Specific Zoning

Within the Township of Southgate zoning by-law, the A1-433 zone captures the existing small scale industrial use but does not permit its proposed expansion. The proposed site specific zoning by-law amendment seeks to amend the A1-433 zone to allow the expansion of the industrial use on the lot, a precast concrete forming and welding shop with office and power room, and associated outdoor storage area from the maximum combined size of 1,150m² to 4,650m².

The existing A1-433 zone is proposed to be amended to permit the expansion of the small scale industrial use. The A1-433 agriculture exception zone permits the following:

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a precast concrete forming and welding shop with office and power room.

- a. The use shall remain secondary to the principle use of the property, being an agricultural use.
- b. The maximum combined size of the precast concrete and welding shop, power room and office shall be 400m².
- c. The maximum size of all outdoor storage shall be 750m².
- d. All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e. The shop shall be setback a minimum of 112m from the side lot line.

- f. The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
- g. The maximum number of employees is limited to (5) persons plus the owner.

The site specific zoning would be amended and will continue to provide specific regulations for the development of the small-scale industrial use. The existing regulations in Exception 33-433 related to principle use, screening, side lot line setback, front lot line setback, and maximum number of employees (regulations a. and d.-g.) shall be applied to the proposed site specific zoning (i.e. it would not change). The agricultural use will remain the principle use of the property, the outdoor storage will 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 and 75m from the front lot line along Grey Road 9, and the maximum number of employees will remain limited to (5) persons plus the owner. To permit the proposed expansion to the small-scale industrial use, the proposed amendment to the A1-433 zone will permit an increased maximum combined size of the precast concrete and welding shop, power room and office to a total of 650 m² and the maximum size of all outdoor storage to a total of 4000 m². The proposed amendment would also apply a site specific parking standard of 1 space per employee.

The proposed development, including the existing dwelling, agricultural operation and the expanded agriculture-related industrial use, will maintain the land base for agriculture while supporting a thriving agricultural industry and rural economy. The proposed development does not create high levels of traffic or nuisance for neighbouring agricultural land uses and can be sustained by rural service levels.

The proposed amendment is outlined below:

33.433	A1-433	<p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a precast concrete forming and welding shop with office and power room.</p> <ul style="list-style-type: none"> a. The use shall remain secondary to the principle use of the property, being an agricultural use. b. The maximum combined size of the precast concrete and welding shop, power room and office shall be 650m². c. The maximum size of all outdoor storage shall be 4,000m². d. All outside storage shall be screened from view by way of fencing or landscaped buffer. e. The shop shall be setback a minimum of 112m from the side lot line. f. The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9. g. The maximum number of employees is limited to (5) persons plus the owner. h. A minimum of one (1) parking space per employee shall be provided for the use.
--------	--------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The amended site specific exception will allow the property to continue to function with both an agriculture-related industrial use and the existing residential and agriculture use. The existing and proposed expansion of the small-scale industrial use on the site will allow the property to continue to form part of the Agricultural land base, while allowing an agricultural-related industrial use that supports the agricultural operations in the surrounding area.

4.4.3 Zoning By-law Amendment Summary

The proposed Zoning By-law Amendment implements the overall intent of the Official Plan and the specific policies proposed for the subject lands – by permitting the expansion of an agriculture related small scale industrial use that supplies products to the broader agricultural community. The Zoning By-law Amendment application proposes to rezone the subject lands from A1-433 (Agricultural, exception 33-433) to A1-433, with additional site specific provisions to permit the expansion of the agriculture-related industrial business.

Overall, the proposed amendment and site specific provisions will ensure the development is designed to respect the surrounding Agricultural land uses, while allowing an agriculture related use that supplies products to the broader agricultural community.

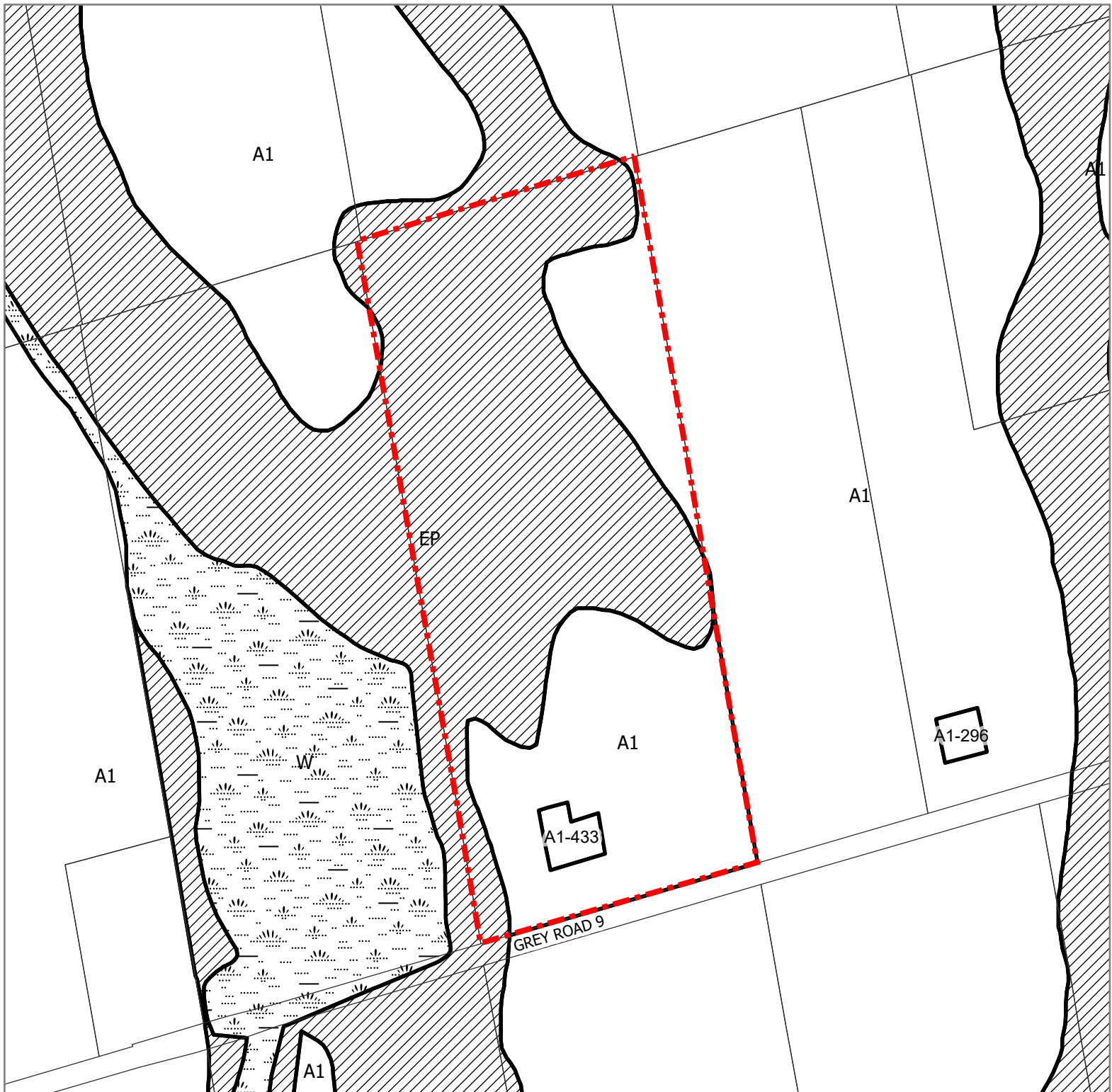


Figure 7
Township of
Southgate Zoning
By-Law

Legend

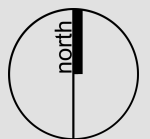
-  Subject Lands
-  A1 Agricultural
-  W Wetland Protection
-  EP Environmental Protection

Date: July, 2022

Scale: 1:7,500

File: 22114A

Drawn: PL



K:\22114A Grey RD Grey County\RPT\22114A.aprx

5.0 PUBLIC CONSULTATION STRATEGY

The Planning Act (specifically O. Reg 545/06) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the Official Plan and Zoning By-law Amendment applications exceed the Planning Act statutory requirements. The following points of public consultation are proposed:

- Public notice on site – sign posted on the property
- Notice of complete application provided to surrounding property owners
- A (statutory) Public Meeting held as part of a Council Meeting, hosted by the Township.
- A written response to comments raised through the public consultation process will be provided to Township Staff for their review and consideration in the preparation of a Township Staff Report.
- Preparation of a Township Staff Report, with the Report to be available to the public in advance of Township Council's decision regarding the application.

The consultation strategy proposed will provide members of the public with opportunities to review, understand, and comment on the proposed Official Plan and Zoning By-law Amendment applications. The consultation strategy will be coordinated with Township Staff.

6.0 CONCLUSION

This Planning Justification Report concludes that the proposed Official Plan and Zoning By-law Amendment application for 186105 Grey Road 9, Dundalk to permit a small scale agriculture-related industrial use represents good planning for the following reasons:

1. The proposal is consistent with the *Provincial Policy Statement, 2020*. The proposed development falls under the definition of an *Agriculture-related use*, supports the surrounding agricultural land uses, and will not create any forms of nuisance that would negatively impact the surrounding rural and agricultural land uses.
2. The proposed development conforms to the *Grey County Official Plan*. The proposed development meets the County's definition of an Agriculture-related use and will help support the farming community in the County. The proposed minor expansion to the existing use will continue to be accessed from Grey Road 9 and is not anticipated to produce any traffic or servicing issues.
3. The proposed Official Plan Amendment (OPA) is consistent with the intent of the Township's Official Plan. The lands are proposed to be designated Agriculture with a Special Policy. The proposed OPA will recognize that the proposed expansion extends the area for agriculture-related small scale industrial use beyond the maximum area permitted and will provide a Special Policy to permit this expansion and ensure an appropriate balance of Agriculture and agriculture-related uses on the site.
4. The proposed Zoning By-law Amendment is intended to implement the OPA, and the applicable policies relating to agriculture-related uses. The Amendment represents an expansion of an existing permitted use. The proposed A1-433 exemption zone will permit the proposed expanded use and apply appropriate regulations. No additional employees are proposed as part of the new development. The proposed site specific provisions are appropriate based on the surrounding context and the existing uses on the subject lands.
5. The expansion does not increase the number of employees or result in new washrooms or other fixtures. In this regard, the existing services are adequate for the development.

Respectfully submitted,

MHBC

Appendix A – Draft Official Plan Amendment

AMENDMENT NO. ____

TO THE TOWNSHIP OF SOUTHGATE

OFFICIAL PLAN

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

BY-LAW NO. 2022-_____

Being a by-law to adopt Amendment No._____ to the Township of Southgate Official Plan affecting the lands described as Lot 25, Concession 13, (in the former Township of Proton) 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. ____ 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.

Enacted and passed this _____ day of _____, 2022.

Mayor

Clerk

Amendment No. ____
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 ____.

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 186105 Grey Road 9 and legally described as Lot 25, Concession 13 (in the former Township of Proton) 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 186105 Grey Road 9 and legally as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate. The subject lands have a total area of approximately 40 hectares (99 acres), with approximately 400 metres of frontage on Grey Road 9.

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 industrial use with a maximum combined area of 4,650 square metres.

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’ and ‘Hazard Land’ 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 does not affect the area of the subject lands designated 'Hazard Land'.

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' and 'Hazard Lands' 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 industrial use with a maximum combined area of 4,650 square metres.

The maximum combined area for a small scale industrial use is 1,250 square metres in order to ensure that the small scale industrial business remains secondary to the primary use of the lot being 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 outdoor storage and 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 industrial use with a building footprint of 650 square metres and a maximum outdoor storage area of 4,000 square metres (4,650 square metres combined) is appropriate for the subject lands.

The proposed development does not affect the area of the subject lands designated 'Hazard 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.____ 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 Special Policy Area No.____ to the lands municipally known as 186105 Grey Road 9, legally known as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate, as shown on Schedule ‘A’ attached hereto and forming part of this Amendment.
2. Special Policy Area No____ permits the development of a small scale industrial use on the lands, with a maximum building footprint of 650 square metres and a maximum outdoor storage area of 4,000 square metres. The small scale industrial use, and the related performance standards, shall be implemented through the Zoning By-law.

Schedule A

Amendment No

To the Township of Southgate Official Plan

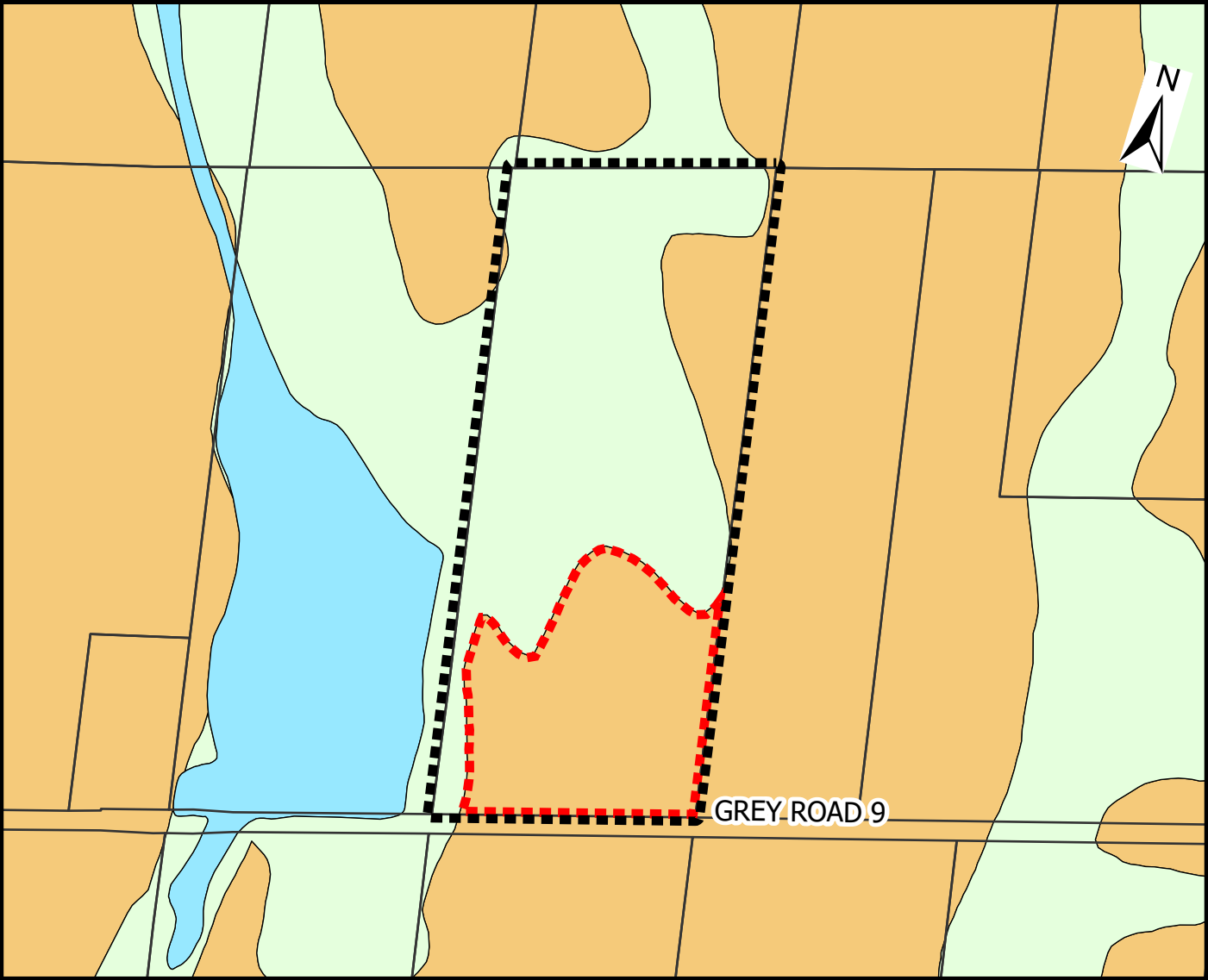
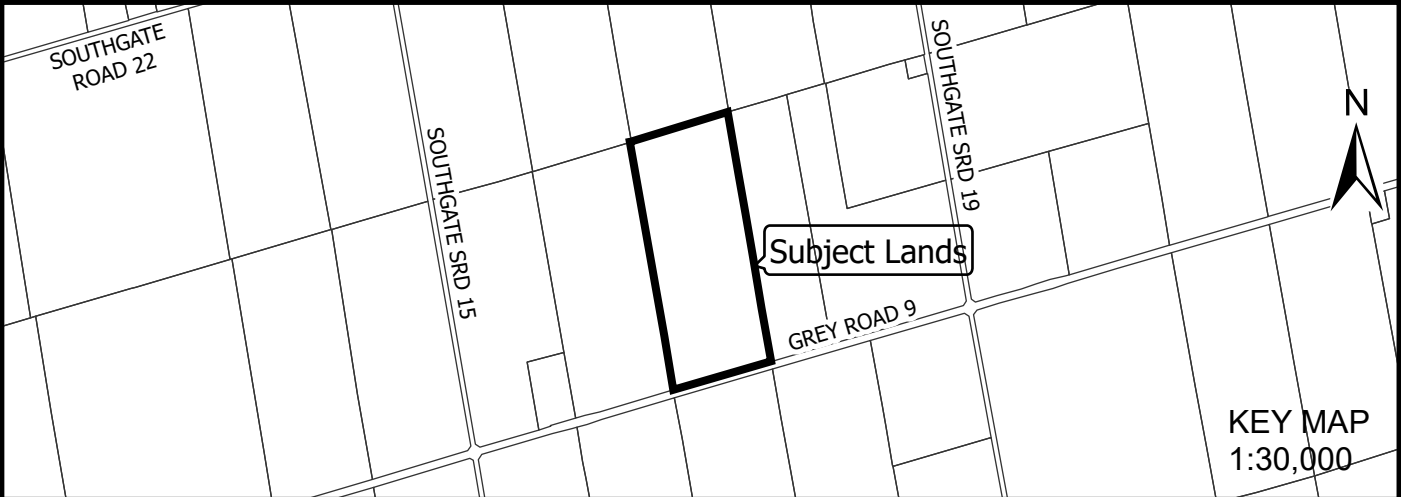
Adopted by the Corporation of the Township of Southgate on

Date: _____

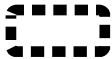
Signed: _____

John Woodbury, Mayor

Lindsay Green, Clark



LEGEND



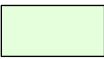
Lands Subject to Amendment



Lands to be redesignated to Site Specific Agricultural



Agriculture



Hazard Lands



Provincially Significant Wetland

Appendix B – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

BY-LAW NUMBER 2022- ____

"A By-law of the Corporation of the Township of Southgate to amend the Zoning By-law No. 19-2002 to add new regulations to the lands described as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate

WHEREAS the Council of the Corporation of the Township of Southgate has received an application to amend the Zoning By-law for Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate; and,

WHEREAS the Council of the Corporation of the Township of Southgate has reviewed a recommendation to amend the Zoning By-law and has approved the recommendation; and

WHEREAS authority is granted pursuant to section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

NOW THEREFORE Zoning By-law No. 19-2002, is hereby amended as follows:

1. Schedule "42" to Zoning By-law No. 19-2002, is hereby further amended by adding new exceptions to the existing Agricultural Exception 433 (A1-433) zone for the lands described as Lot 25, Concession 13, (in the former Township of Proton) in the Township of Southgate as shown on Schedule 'A' attached hereto, and Schedule 'A' attached hereto forms part of this By-law.
2. That section 33.433 is replaced with the following:

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a precast concrete forming and welding shop with office and power room.

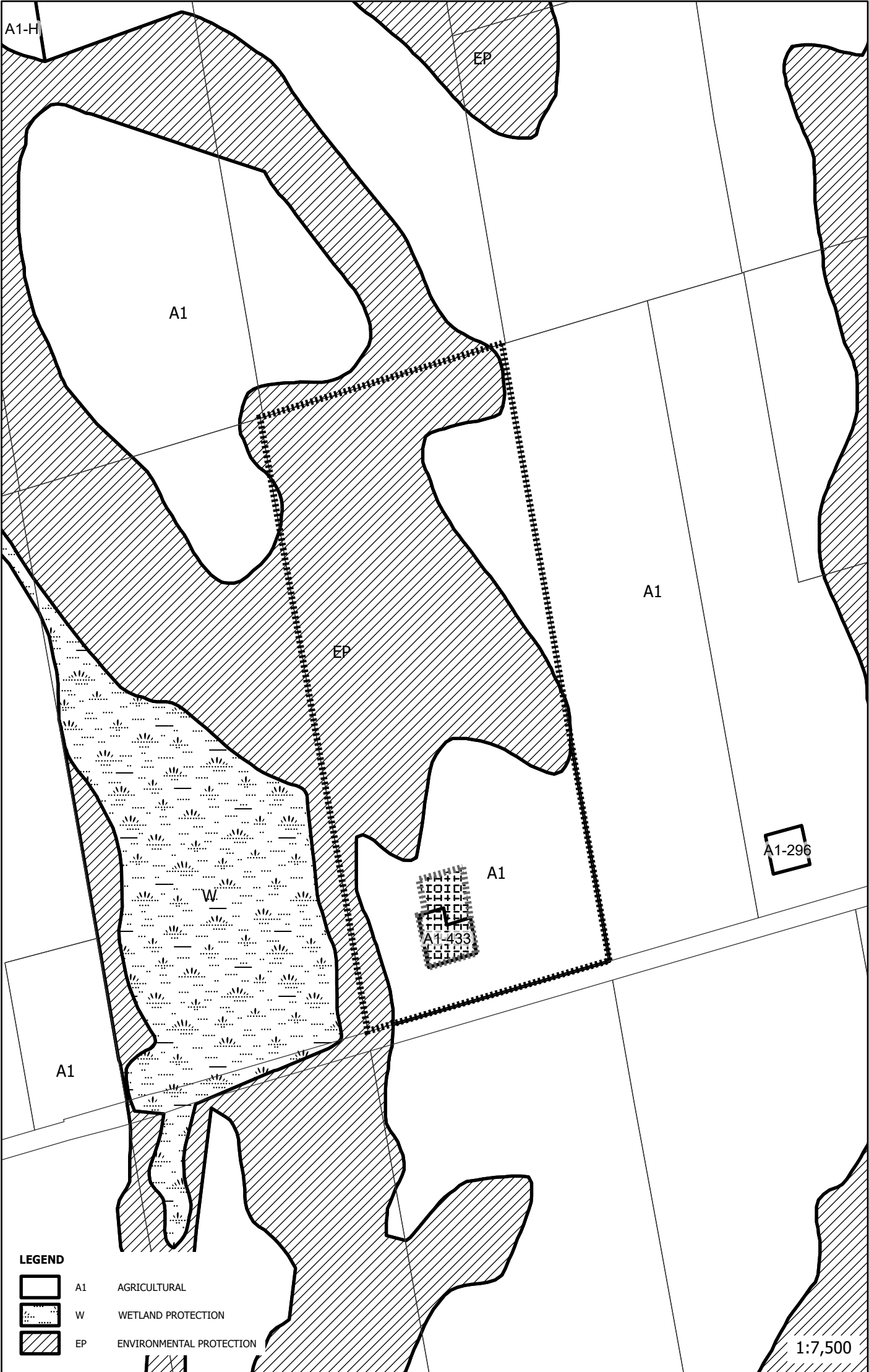
- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
 - b) The maximum combined size of the precast concrete and welding shop, power room and office shall be 650m².
 - c) The maximum size of all outdoor storage shall be 4,000m².
 - d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
 - e) The shop shall be setback a minimum of 112m from the side lot line.
 - f) The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
 - g) The maximum number of employees is limited to (5) persons plus the owner.
 - h) A minimum of one (1) parking space per employee shall be provided for the use.
3. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.


BY-LAW read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this _____ day of _____ 2021.

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE


MAYOR

CLERK







SUBJECT LANDS



LANDS TO BE REZONED FROM



AGRICULTURAL(A1 AND A1-433) TO

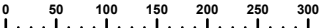


AGRICULTURAL(A1-433)

SCHEDULE "A"

ZONING BY-LAW AMENDMENT


186105 Grey Rd 9
Township of Southgate



0 50 100 150 200 250 300

Source: Township of Southgate Zoning By-law Schedule 15

Note: Information shown is approximate and subject to change.



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Date: July, 21 2022	Drawn By: PL
File:	