

Amendment No. 2
to the Township of Southgate
Official Plan

HOPEVILLE PRECAST INC.
Lot 25, Concession 13
(geographic Township of Proton) in the Township of Southgate

(Related Planning Application – Township of Southgate
Zoning By-law Amendment File C13/22)

DECEMBER 2022

The Corporation of the Township of Southgate

By-law 2022-175

Being a by-law to adopt Amendment No. 2 to the Township of Southgate Official Plan affecting the lands described as Lot 25, Concession 13 (geographic 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. 2 to the Township of Southgate Official Plan is hereby adopted.
2. This by-law shall come into force and take effect on the day of approval by the County of Grey.

Enacted and passed this 21st day of December, 2022.

Brian Milne, Mayor

Lindsey Green, Clerk

**Amendment No. 2
to the
Township of Southgate Official Plan**

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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 2.

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.2 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.2 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 2 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-1

Amendment No 02

To the Township of Southgate Official Plan

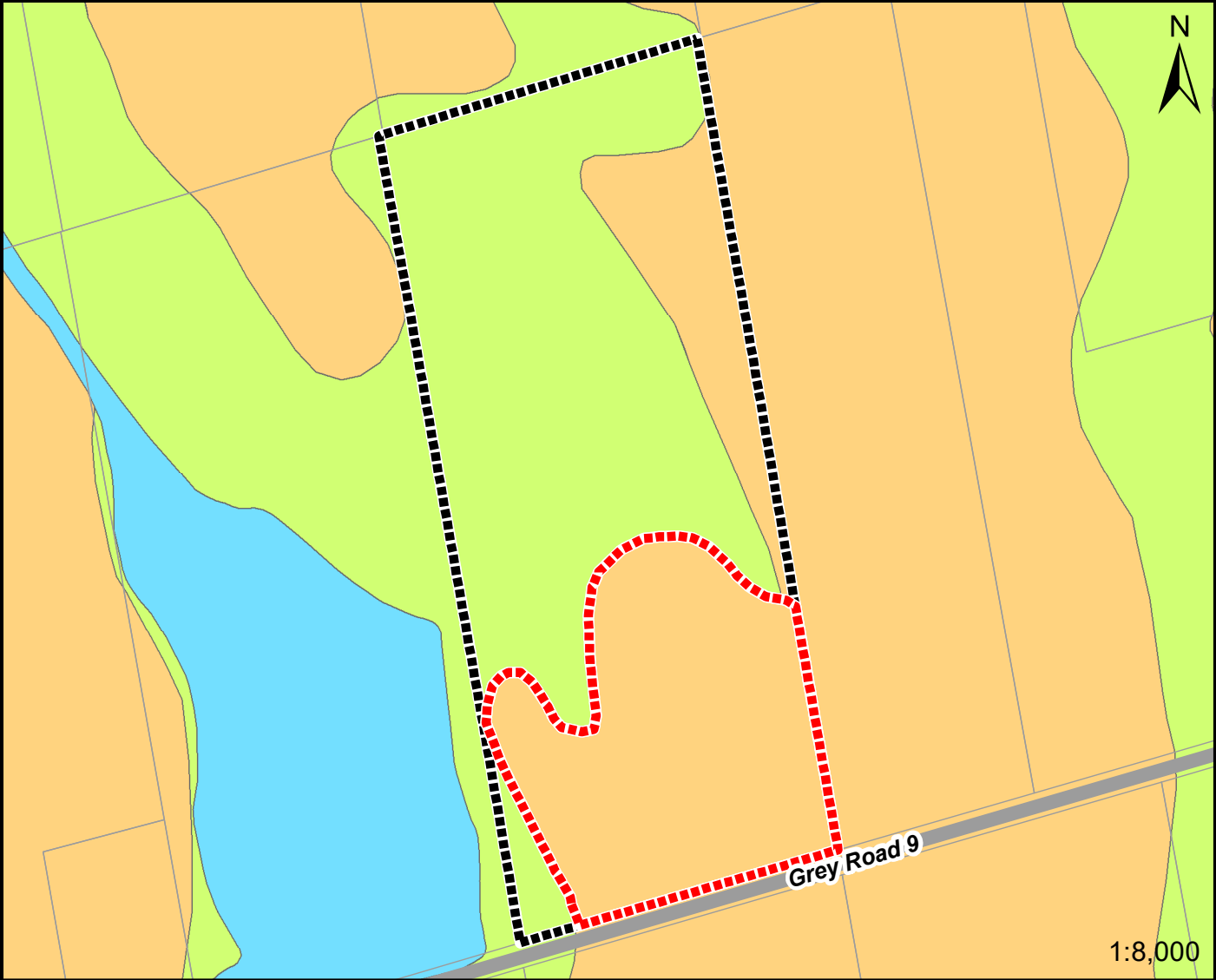
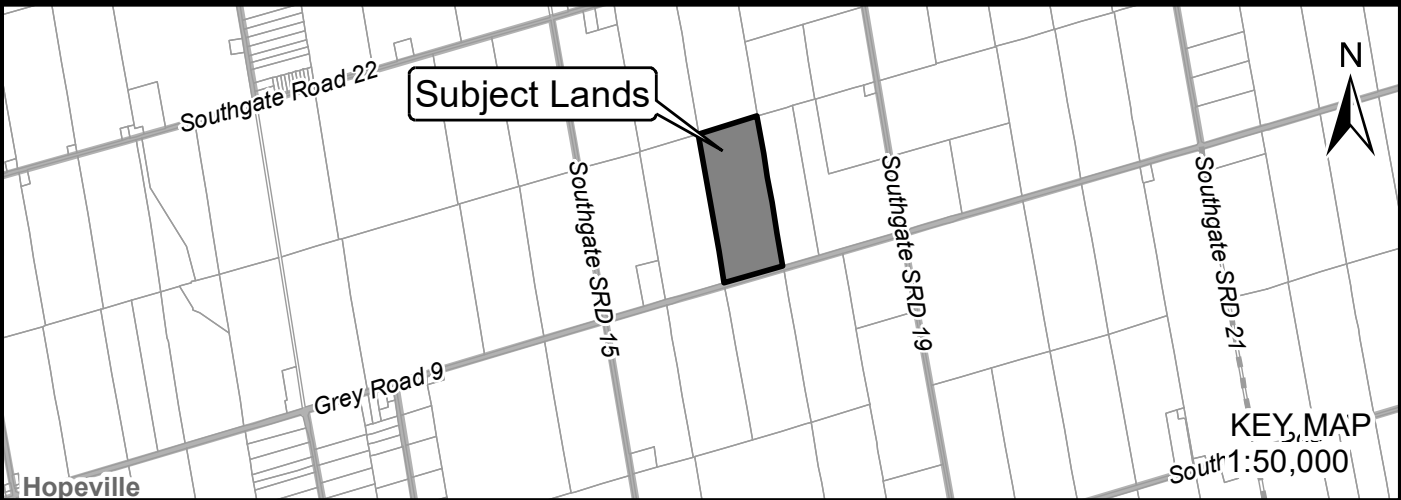
Adopted by the Corporaton of the Township of Southgate on

Date: _____

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



LEGEND



Lands Subject to Amendment



Lands to be redesignated to Site Specific Agricultural



Agricultural



Hazard Land



Provincially Significant Wetland