

PLANNING JUSTIFICATION REPORT

Proposed Zoning By-law Amendment &
Consent

Owner: George and Lynda Mae Watson

Applicant: The Old Order Mennonite Conference on behalf of

Prepared by: Loft Planning Inc.

November 21, 2022



LOFT PLANNING

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1.0 INTRODUCTION

We have been retained by The Old Order Mennonite Conference (Applicant), on behalf of George and Lynda Mae Watson (Owner) of 144642 Southgate Road 14, in the Township of Southgate, to act as planners related to a zoning by-law amendment and consent. The applications will facilitate a consent (lot adjustment) and zoning by-law amendment to permit a meeting house.

A review of the policy documents determined that a Zoning By-law Amendment is required to implement the consent and permit a meeting house. A Consent application is also required to sever a portion of the Watson's lands and convey these lands with the adjacent cemetery lands (144668 Southgate Road 14).

Due to the presence of hazard lands, Significant Woodlands, a watercourse, and both evaluated and unevaluated wetlands, an Environmental Impact Study was undertaken by Birks Natural Heritage Consultants and form part of this submission.

2.0 SITE AND SURROUNDING AREA

The subject lands are located south of Grey Road 9 between Dundalk and Holstein, and more specifically on the south side of Southgate Road 14 between Southgate Road 61 and Southgate Sideroad 03 (Figure 1 – Location). The lands are legally described as Lot 26 and Part Lot 27, Concession 13, Township of Southgate.

The subject lands have a lot area of 83 ha (205 acres) and a lot frontage of 813 m on Southgate Road 14. The lands comprise an agricultural parcel with a single-detached residence, a livestock barn and other accessory structures as well as agricultural fields (Figure 2 – Aerial). Large portions of the farm are wooded and a watercourse traverses the site along the eastern portion of the property which includes areas of wetland. Generally, the subject lands are surrounded by agricultural and rural lands but nearby uses include the following:

- **North:** Agricultural, Rural lands and Cemetery.
- **East:** Agricultural and Rural lands.
- **South:** Agricultural and Rural uses, and Wooded areas.
- **West:** Agricultural and Rural uses, and Wooded areas.

An existing cemetery, known as 144668 Southgate Road 14, comprises a rectangular lot which breaks up the frontage of the subject lands. The proposed severed lot will be merged with 144668 Southgate Road.

3.0 PROPOSED DEVELOPMENT

The applications propose a consent (lot addition) and a zoning by-law amendment (Figure 3 – Consent Sketch). The applications are as follows:

1. Consent:
 - a. Severed:
 - Lot frontage: 84.5 m
 - Lot area: 0.91 ha
 - b. Retained:
 - Lot Frontage: 678.3 m
 - Lot area: 72.1 ha
 - c. Enlarged:
 - Lot Frontage: 165 m
 - Lot area: 1.11 ha
2. Zoning By-law Amendment – To rezone a portion of the lands from Agriculture (A1), Environmental Protection (EP) and Wetland (W), to Agriculture (A1), Community Facility (CF), Environmental Protection (EP), and Wetland (W) to implement a consent and permit a meeting house.

Mr. Elo Martin is a board member on the Old Order Mennonite Conference and is representing the Conference on these applications. The Old Order Mennonite Conference wishes to build a new meeting house on the newly expanded lot. The meeting house will consist of a new large meeting room and a lobby and will not require servicing. Access will be provided from the existing driveway and a new driveway will be created to the west of the cemetery which will provide access to the retained lot

4.0 POLICY ANALYSIS

A review of planning documents must be undertaken to determine the compliance of the applications to the Planning Act and the consistency with and conformity of the proposed development to the provincial and municipal planning documents. A review of the applications based on the applicable planning documents made the following conclusions:

1. **The Proposed Development has Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** The applications will not impact associated ecological systems or any significant heritage features and will facilitate the provision of a new meeting house. While ensuring no negative impacts to the adjacent natural heritage features.

2. **The Proposed Development is in the Public Interest.** The applications will facilitate the development of a meeting house through the expansion of an adjacent cemetery.
3. **The Proposed Development is Consistent with the Provincial Policy Statement 2020.** The application is consistent with the Provincial Policy Statement (PPS) 2020 which permits other rural land uses, such as Institutional uses, on rural lands located in municipalities and promotes development that is compatible with the rural landscape and can be sustained on rural service levels.
4. **The Proposed Development Conforms to the Official Plans of Grey County and Township of Southgate.** The applications conform to the County and Township Official Plans which regulate land division in Township of Southgate and recognize an Institutional use as a permitted use on rural lands.

A more detailed review of the applicable planning documents is provided in the following sections.

4.1 PLANNING ACT

The Planning Act must be considered when reviewing development applications.

Section 2 of the Planning Act requires that regard be given to matters of “Provincial Interest” which consider the following:

- ✓ Protection of ecological systems, including natural areas, features and functions.
- ✓ Conservation and management of natural resources and the mineral resource base.
- ✓ Adequate provision and distribution of educational, health, social, cultural and recreational facilities.
- ✓ Protection of public health and safety.
- ✓ Appropriate location of growth and development.

An Environmental Impact Study (EIS) undertaken by Birks Natural Heritage Consultants demonstrated that provided the proposal follows the mitigation measures and recommendations included in the report, no negative impacts to the natural features or their ecological functions will arise from the proposed lot development. The applications will facilitate the development of a new meeting place for the Old Order Mennonite Conference at a location that is accessible by members of the congregation travelling by horse and buggy.

Section 3 (5) (a) of the Planning Act requires that decisions affecting planning matters must be consistent with policy statements and conform to provincial plans that are issued under the Act. The Provincial Policy Statement (PPS) 2020 applies to the applications and is addressed in following sections.

Section 53(1) of the Planning Act states that a consent may be granted if a plan of subdivision of land is not necessary for the proper and orderly development of the municipality. The consent application proposes a lot addition to enlarge the adjacent existing lot, therefore, no new lot creation will result. Accordingly, a plan of subdivision is not required for the proper and orderly development of the Township.

4.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) 2020 recognizes that Ontario's long-term prosperity, environmental health and social well-being rely on wisely managing change and promoting efficient land use and development patterns. Section 1.1.4 of the PPS provides policies that guide growth and development in rural areas and Section 1.1.5 specifically addresses Rural Lands. Finally, Sections 2.0 and Section 3.0 must be considered when reviewing development applications.

➤ **Rural Areas in Municipalities**

The policies recognize the importance of rural areas to the quality of life for residents in Ontario and of leveraging rural assets and amenities and protecting the environment as a foundation for a sustainable economy. Rural areas include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas and other resource areas. The subject lands are designated as Rural in the County and Township Official Plan and, therefore, are considered rural lands in the context of the PPS.

➤ **Rural Lands in Municipalities**

Section 1.1.5 identifies a range of permitted uses on Rural lands including other rural land uses under Section 1.1.5.2) and development that is compatible with the rural landscape and can be sustained on rural service levels is promoted under Section 1.1.5.3. Development must be appropriate for the available infrastructure (S. 1.1.5.5) and new land uses must comply with the minimum distance separation (MDS) formulae (S. 1.1.5.8).

An Institutional use is considered an "other rural land use" in the PPS. The meeting house is appropriately located within the farming community that it serves yet is outside of prime agricultural lands. The meeting house is an appropriate extension to the existing cemetery, is compatible with the rural landscape, can be sustained on rural services, and does not take land out of production.

MDS is met.

144642 Southgate Road 14:

- Required MDS Setback: 166 m (based on 30 Cows including calves to weaning, all breeds).
- Provided MDS Setback: 240 m (barn) and 248 m (manure storage) (Type A land use, Factor E: 1.1).

612176 Southgate Sideroad 61:

- Required MDS Setback: 219 m.
- Provided MDS Setback 550 m (Barn), 546 m (Manure Storage).

➤ **Wise Use and Management of Resources**

Section 2.0 of the PPS provides policies which protect natural heritage features and areas, water, agriculture and other mineral aggregate and cultural resources. Areas of significant woodlands and wetlands are associated with the subject lands and, accordingly, an Environmental Impact Study (EIS) was undertaken to identify and evaluate natural heritage features and the potential impact of the development on their long-term function in accordance with Section 2.1 of the PPS. Development and site alteration are not permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions within or on lands adjacent to these natural features (S. 2.1.5.) Development is not permitted in

habitat of endangered and threatened species except in accordance with provincial or federal requirements under Section 2.1.7.

The EIS conducted by Birks Natural Heritage Consultants concluded that the proposed development will not impact the natural features associated with the subject lands, provided the proposal follows the mitigation measures and recommendations contained in the report.

➤ **Protecting Public Health and Safety**

Section 3.0 of the PPS provides policies that protect public health and safety in regard to natural and man-made hazards. The subject lands contain a hazard land designation that is associated with the Wetland on the property. The EIS determined that the proposed development can proceed without any impacts on the identified environmental features or their ecological functions.

4.3 COUNTY OF GREY OFFICIAL PLAN

The subject lands are designated as Rural, Hazard and Wetland on Schedule A – Map 2 of the County of Grey Official Plan. Appendix B Map 2 provides Constraint Mapping which identifies significant woodlands on the subject lands as well as wetlands.

➤ **Rural Land Use Type**

The predominant land uses within the Rural land use type are agriculture, aggregate extraction, recreation and forestry. Policies strive to protect existing farm operations and the visual appearance of the rural landscape, however, other appropriate rural land uses, such as cemeteries and churches, will be considered provided they do not impact agriculture, forestry, aggregate extraction, or the natural environment (Section 5.4.1). The proposed meeting place is not expected to negatively impact the rural landscape or the surrounding uses. Given that the congregation travels by horse and buggy, it is critical that the meeting house be located conveniently within the area that it serves and the subject lands provide an appropriate location for the use.

Section 5.4.2 provides Development Policies that must be considered as follows:

- New non-farm sized lots shall be a minimum of 0.8 ha in size and must address Sections 8 and 9.

The severed lot is 0.91 ha in size but will merge with the adjacent cemetery lands to create a lot with a total area of 1.11 ha. Section 8 provides transportation policies which have been considered. The existing driveway will provide access to the new meeting house and a new driveway to the west of the cemetery will be constructed to provide access to the retained lot. The consent policies in Section 9 will be addressed later in the report.

- Non-farm sized lot creation shall not be permitted within Aggregate Resource Areas on Schedule B.

A portion of the subject lands are located within an Aggregate Resource Area; however, a new lot will not be created as the severed lot will merge with the existing cemetery lands and result in a lot adjustment.

- Subject to the MDS policies and development policies for Agricultural land use type in Section 5.2.2.

Policies in Section 5.2.2 require that lots for non-agricultural uses are restricted to the minimum size required with as little acreage removed as possible out of agricultural lands and must comply with MDS policies. Non-

agricultural uses are discouraged in prime agricultural areas and new lot creation in aggregate resource areas is not permitted. Suitability for septic and water services must be established and access from a publicly maintained year-round road must be available.

The consent will result in a lot addition with a minimal amount of land being severed to accommodate the new meeting house. No water or septic services are proposed as the meeting house will not be serviced and the existing driveway will provide access to Southgate Road 14, a public road.

As mentioned previously, MDS has been calculated for the proposed lot addition and is met based on 30 Cows including calves to weaning, all breeds, and a Type A land use, Factor E: 1.1.

- New lot creation is only permitted by consent in accordance with Sections 8, 9 and 5.4.3.

The proposal is for a lot addition, not new lot creation.

➤ **Aggregate Resources Area Policies**

No new lots are being created as the severed lands will merge with the adjacent cemetery lands at 144668 Southgate Road 14. The minor lot addition will provide additional lands on which a much need meeting house can be constructed to service the local Mennonite community. The subject lands currently are not being used for aggregate extraction and, therefore, the severance application will not impact active aggregate operations.

➤ **Wetlands**

A small “Other Wetland” is located to the south of the severed lands. Section 7.3 encourages development be setback from Wetlands by at least 30 m based on an EIS. No development or site alterations are permitted within Other Wetlands or their adjacent lands which is defined as 30 m or as identified by the conservation authority unless it has been demonstrated no negative impacts on the natural features or on their ecological functions (S. 7.3.2). The EIS confirmed that no negative impacts to the associated environmental features or their ecological functions will result from the proposed development, provided that the proposal follows the mitigation measures and recommendations contained in the report, and that a 30 m setback is maintained.

➤ **Significant Woodlands**

A Significant Woodland is identified on the subject lands including the severed portion to the southeast of the existing driveway. No development or site alteration may occur within Significant Woodlands or their adjacent lands (120 m) until it has been demonstrated through an EIS that there will be no negative impacts on the natural features or on their ecological functions (S. 7.4 1)). The EIS confirmed that no negative impacts to the associated environmental features or their ecological functions will result from the proposed development, provided that the proposal follows the mitigation measures and recommendations contained in the report.

➤ **Lot Creation**

Section 9.12 provides policies that must be addressed when the division of land is considered. The approval authority must have regard to the policies of the County of Grey Official Plan, the Planning Act and the following circumstances:

- Land division is permitted by the relevant land use policies.

- Promotes orderly and contiguous development.
- Compatibility with existing and future land uses on adjacent lands.
- Servicing requirements are met.
- Access to a public road.
- Suitable soil and drainage conditions.
- Size of parcel is appropriate for the use.
- Compliance with the MDS formulae.

The consent proposes a lot addition and no new lot is created. Access will be maintained through the existing the access to Southgate Road 14 and the site conditions are suitable for the construction of the meeting house. The new meeting house is not expected to create negative impacts on adjacent uses or environmental features, and is considered a use that is compatible with other rural and agricultural uses and with the surrounding rural landscape.

MDS has been calculated for the proposed lot addition and is met based on 30 Cows including calves to weaning, all breeds, and a Type A land use, Factor E: 1.1.

4.4 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN (2006)

The subject lands are designated as Rural, Wetland, and Hazard Lands on Schedule 'A' – Land Use (Figure 4 – Township of Southgate Official Plan).

➤ Rural Designation

The Rural designation identifies lands that are forested, exhibit good marginal soils and are not considered prime agricultural. A range of uses are permitted including limited non-farm land uses such as churches, schools and cemeteries (S. 5.2.1). Consent policies in Section 5.2.2 permit a maximum of one severance for every 40 ha parcel of land and may be established for non-farm land uses permitted under Section 5.2.1 and for an institutional use such as a church, school cemetery or community hall (S. 5.2.2.6.). Consents also may be considered where the land being conveyed is to be added to an existing farm or non-farm use or to provide a minor lot adjustment provided an undersized remnant lot is not created (S. 5.2.2 5.). A lot addition for the creation of a new meeting place conforms to the Consent Policies under Section 5.2.2.

Development Policies in Section 5.2.3 provide a list of criteria that must be considered:

- Development on active farmland or densely forested lands is strongly discouraged.
- Non-farm uses must not impose operation constraints on existing farm operations and must comply with the MDS formulae.
- The site must be suitable for servicing, adequate drainage and outlets must be available for storm water runoff
- Access must be available from a year-round maintained, public road.
- Development of lands within or adjacent to Natural Environment Area, such as Hazards lands that apply to the application, shall require an EIS.

- All development proposals should address how the proposed lots would maintain or enhance the rural landscape.

As discussed, no new lot creation is proposed but rather the consent will result in a lot addition to an existing lot to provide additional land for a new meeting place. The lands are suitable for the proposed development and access will remain via the existing driveway that connects to Southgate Road 14. No services are proposed. The meeting place will be located and designed to be compatible with the rural landscape. The EIS confirmed that no negative impacts are anticipated on the associated environmental features.

MDS has been calculated for the proposal and is met. The barn on the subject lands is currently housing 30 head of cattle, which requires a setback of 166 m. The proposal meets this, being setback 240 m from the Barn and 248 m from the Manure Storage.

➤ **Natural Environment Area – Wetlands**

No development or site alteration is permitted on adjacent lands located within 120 m of a PSW unless the proposed method of avoiding or mitigating the potential impacts, of such development on the adjacent resource is satisfactory to the Township of Southgate and/or other responsible approval authority, as demonstrated through the preparation of an EIS. An EIS was undertaken which confirmed that no negative impacts are anticipated on the associated environmental features.

➤ **Natural Environment Area - Hazard Lands**

Development will be setback from the top of bank of all slopes and ravines having a slope of 3:1 or greater in accordance with the requirements of the appropriate conservation authority. The Hazard Lands will remain in the Hazard Lands designation and will be maintained.

➤ **General Lot Creation Policies**

Section 7.4 requires that where the division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following considerations:

- a) *The land division is permitted by the land use policies of this Plan.*
- b) *The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area.*
- c) *The proposed use is compatible with existing and permitted future land uses on adjacent lands.*
 - ✓ The use is permitted by the rural type land use policies and the subject lands are an appropriate location for a meeting house.
 - ✓ The application will result in a lot line adjustment with no new lots being created. The proposed use is compatible with the surrounding area and will not negatively impact the rural landscape or the adjacent uses.
- d) *The servicing requirements of this Plan shall be met.*

- e) *New lots will not be permitted where the proposed access would create a traffic hazard because of limited sight lines.*
- f) *There shall be evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that an adequate means of sewage disposal can be provided.*
- ✓ No services, including water or sewage disposal, are required for the proposed use. The new meeting house will utilize the existing driveway and a new driveway will be created to the west of the cemetery which will provide access to the retained lot. No traffic impacts are anticipated. The proposed meeting house will be accessed through horse and buggy.
- g) *New lots created through consent may include Hazard Lands and Wetlands, provided that on both the severed and retained parcels there is sufficient land outside of the Hazard Lands and Wetlands to accommodate the proposed development, including any required setbacks. An Environmental Impact Study may be required in support of the development, to the satisfaction of the Township of Southgate, County of Grey and the Conservation Authority.*
- ✓ No new lots will be created. The meeting house will be setback appropriately from any hazard lands and the EIS confirmed no negative impacts are anticipated on the associated environmental features.
- h) *The creation of new lots must comply with Minimum Distance Separation Formulae, where appropriate.*
- ✓ As mentioned previously, MDS has been calculated for the proposed lot addition and is met. The barn on the subject lands is currently housing 30 head of cattle, which requires a setback of 166 m. The proposal meets this, being setback 240 m from the Barn and 248 m from the Manure Storage.
- i) *The clustering of new lots is encouraged.*
- ✓ No new lots will be created.
- j) *All new entrances will be subject to the approval of the appropriate road authority (ie. Township of Southgate, County of Grey).*
- ✓ Acknowledged.
- k) *The creation of new lots with frontage on a public road which is not maintained year-round, is not permitted.*
- l) *The creation of new lots will only be permitted upon approval by the Chief Building Official, of a private sewage treatment system.*
- m) *Location criteria for new lots created by the consent process will be cognizant of surrounding land uses, drainage, topography, distances to adjacent buildings, access, sight lines and environmental features in the area.*

- ✓ No new lots will be created. Nevertheless, the subject lands have frontage on Southgate Road 14, a year-round, publicly maintained road. As discussed, the proposed severance comprises a lot adjustment. The subject lands provide an appropriate location for the use.
- n) *Any conditions, including zoning if required, shall be fulfilled, prior to the final approval of the lot creation.*
 - ✓ Acknowledged.
- o) *Public facilities and uses are permitted in all designation subject to land use compatibility.*
 - ✓ N/A

This section of the Official Plan also provides guidelines which must be considered as part of a Landscape Plan in Section 8.12.4 which is submitted as a part of a Site Plan Control Application.

4.5 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN (2022)

A review of the adopted, but not yet approved, Southgate Official Plan (2022) was also completed. The subject lands are designated as Rural, Wetland, and Hazard Lands on Schedule 'A' – Land Use (Figure 4 – Township of Southgate Official Plan). Rural policies are included in Sections 5.4.2. Institutional uses including cemeteries, churches, and schools are included as permitted uses in the rural designation.

Section 5.4.2.2 and 5.4.1.2 contain development policies in both the rural and agricultural designation. The proposed lot addition meets the development policies contained in the rural and agricultural designations, where applicable.

Consent policies in Section 5.4.2.4 permit a maximum of one severance for every 40-ha Township lot, and a second severance may be considered where the original Township lot is 80-ha. The proposed lot addition does not create a new lot, and therefore does not impact the lot density provisions. Lots created for non-farm uses are required to be 4 ha or less, including cropped land in the new non-farm lot is discouraged, and the frontage-to-depth ratio of non-farm sized lots shall be approximately 1:3.

As discussed, the proposed consent will facilitate a lot addition, not the creation of a new lot. The lot addition will establish a 1.11 ha irregular shaped lot. The shape of the lot was primarily influenced by the presence of a wetland and woodlands on the subject lands. The lot addition will use as little cropped land as possible.

Section 5.5 provides development policies related to Provincially Significant Wetlands and Hazard lands. As discussed, an EIS was completed by Birks Natural Heritage Consultants and demonstrated that the proposed development will not negatively impact the natural features or their ecological functions.

The proposed consent also conforms to the policies contained in Section 7.2.1.2.

4.6 TOWNSHIP OF SOUTHGATE ZONING BY-LAW 19-2002

The subject lands are zoned Agriculture (A1), Environmental Protection (EP) and Wetland (W) in the Township of Southgate Zoning By-Law 19-2002 (Figure 5 – Township of Southgate Zoning By-Law). A meeting house, is not a permitted use within the Agriculture (A1) zone. As a result, a Zoning By-law Amendment is required to

rezone a portion of the lands from Agriculture (A1), Environmental Protection (EP), and Wetland (W), to Agriculture (A1), Community Facility (CF), Environmental Protection (EP), and Wetland (W).

The permitted uses within the Community Facility zones are as follows:

- a) Arena, Assembly Hall or Auditorium, Day Nursery, Post Office, Public Park, Community Centre, Private or Public School, Cemetery, Utility building, Church, Public buildings, Municipal or other government office, Library, Fire hall, Private Lodge, Museum, Post Office.
- b) Uses, buildings or structures accessory to a permitted use.

The meeting house, which is for The Old Order Mennonite Conference, falls under the definition of an “Assembly Hall” in the Zoning By-law, which is a permitted use in the Community Facility (CF) zone.

An “Assembly Hall” is defined as:

“Means a building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.”

The following zone provisions apply with the Community Facility Zone:

Community Facility (CF) Zone	Required	Severed	Merged
Minimum Lot Area	2,000 m ² (0.2 ha)	0.91 ha	1.11 ha
Minimum Lot Frontage	15 m	84.5	165 m

Agriculture (A1) Zone	Required	Retained
Minimum Lot Area	40 ha	72.1 ha
Minimum Lot Frontage	200 m	678.3

5.0 TECHNICAL REPORTS

5.1 ENVIRONMENTAL IMPACT STUDY

Birks Natural Heritage Consultants was retained to undertake an Environmental Impact Study (EIS) as a requirement of the proposed consent. The EIS presented several recommendations and mitigation measures that will ensure that no negative impacts to the surrounding environmental lands and ecological functions will result from the proposed development. The mitigation measures identified in the report are: to ensure that a review of the assessment is undertaken if considerable time passes prior to construction, that tree cutting should be limited to occur during the period between November 1 to March 31 to avoid site alteration during

breeding, roosting, or nesting season, sediment and erosion controls should be maintained throughout construction, no development activities are permitted within the adjacent natural habitats, tree removals should be done between April 1st and August 31st, and several recommendations were made to limit the impact to fish and fish habitats during construction.

The EIS found that where potential impacts to Significant Natural Heritage Features and the associated ecological functions are identified, there is either no potential or limited potential for negative impacts. The EIS conclude that provided the mitigation measures are followed, the proposed development will not impact any identified features negatively.

6.0 CONCLUSION

This Planning Justification Report has been prepared in support of applications for a consent and a zoning by-law amendment. The proposed development is in keeping with the Planning Act RSO 1990, is consistent with the Provincial Policy Statement, 2020, the County of Grey Official Plan and the Township of Southgate Official Plan and meets the intent of the Township of Southgate Zoning By-Law 19-2002. Furthermore, it is our opinion that the application represents good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal

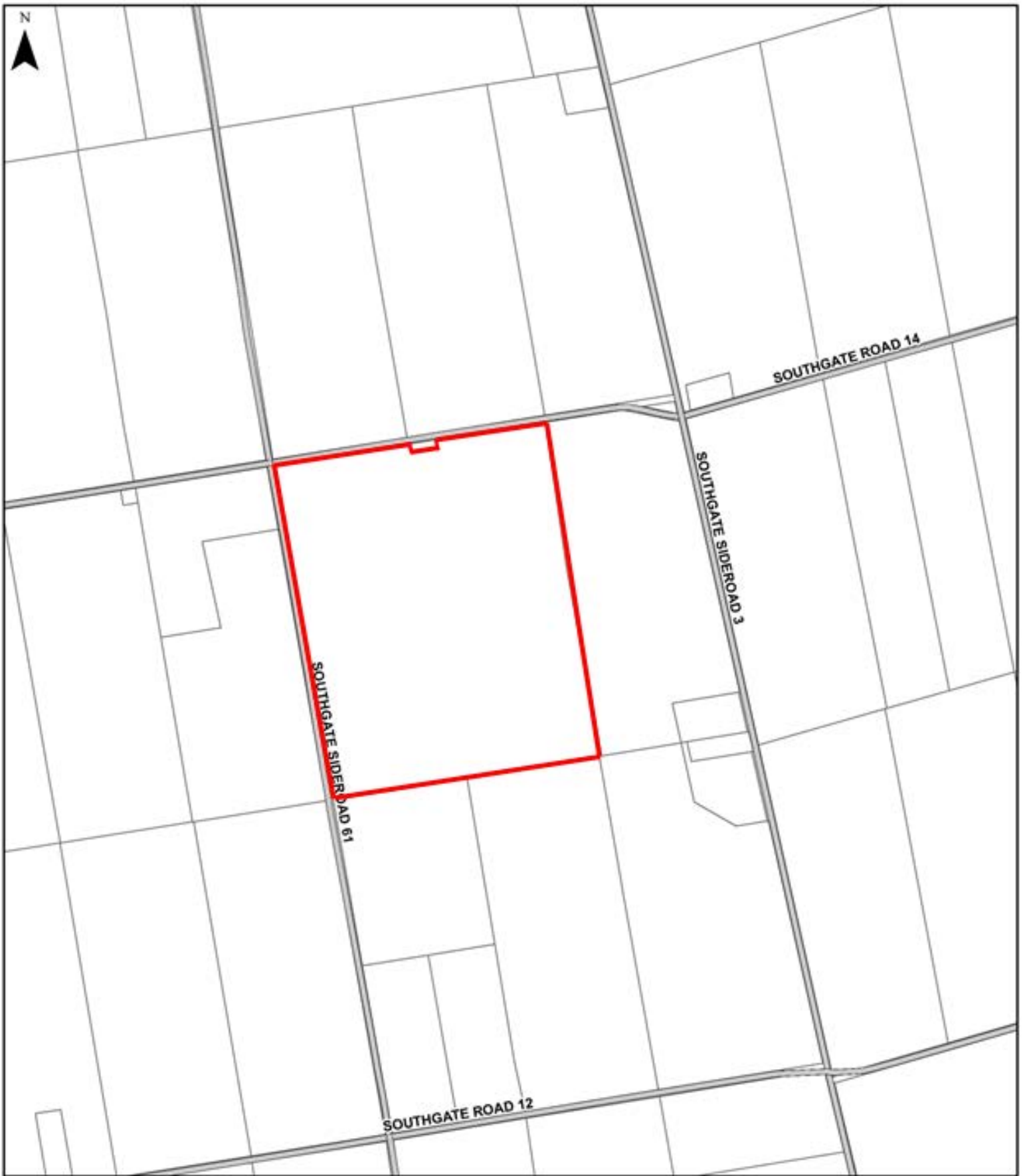



Figure 1
Location
144642 Southgate Road 14
Township of Southgate

 Subject Lands



0 150 300 450
Metres



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November 2022



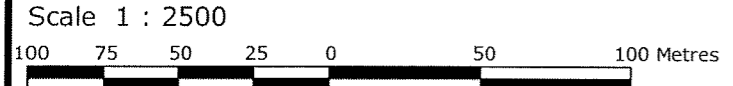
Figure 2
Aerial
144642 Southgate Road 14
Township of Southgate

-  Proposed Lot Addition
-  Subject lands

0 20 40 60 Metres

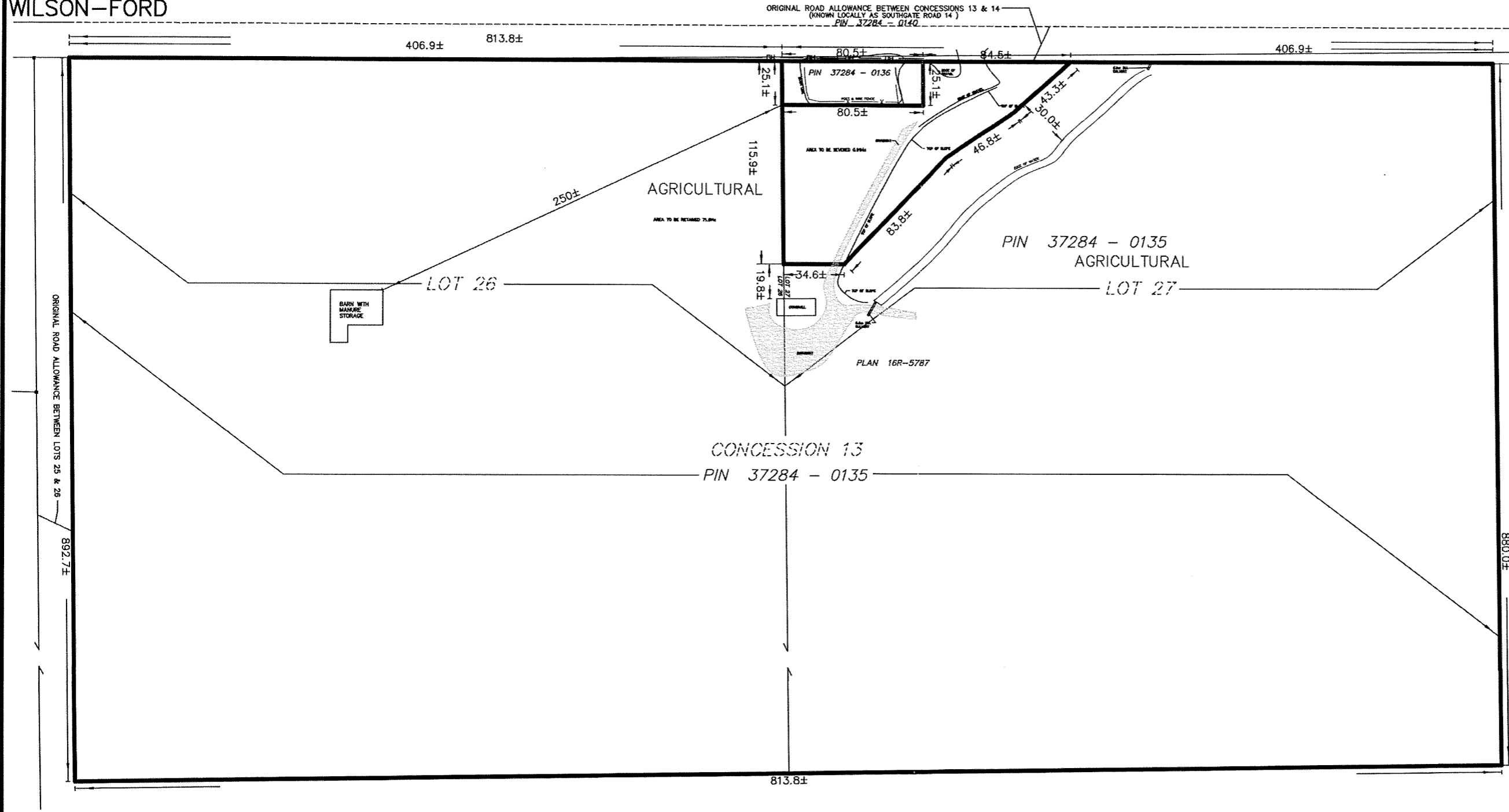
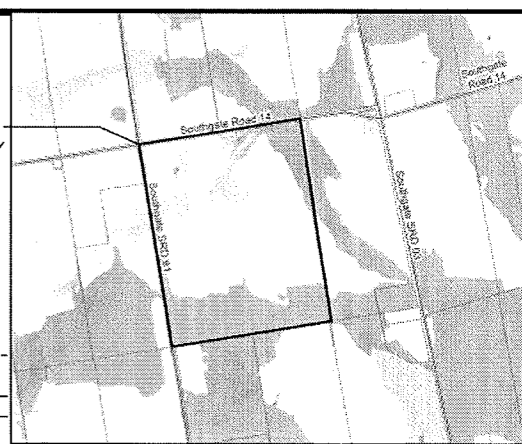


SKETCH FOR SEVERANCE APPLICATION
 (GEOGRAPHIC TOWNSHIP OF EGREMONT)
 TOWNSHIP OF SOUTHGATE
 COUNTY OF GREY



WILSON-FORD

SUBJECT PROPERTY



CAUTION: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.
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NOTES:
 CIVIC ADDRESS: 144642 SOUTHGATE ROAD 14
 DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR TRUSTEES OF THE OLD ORDER MENNONITE CONFERENCE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 14 APRIL, 2022
 GREG FORD, P.Eng(CIVIL)
 ONTARIO LAND SURVEYOR

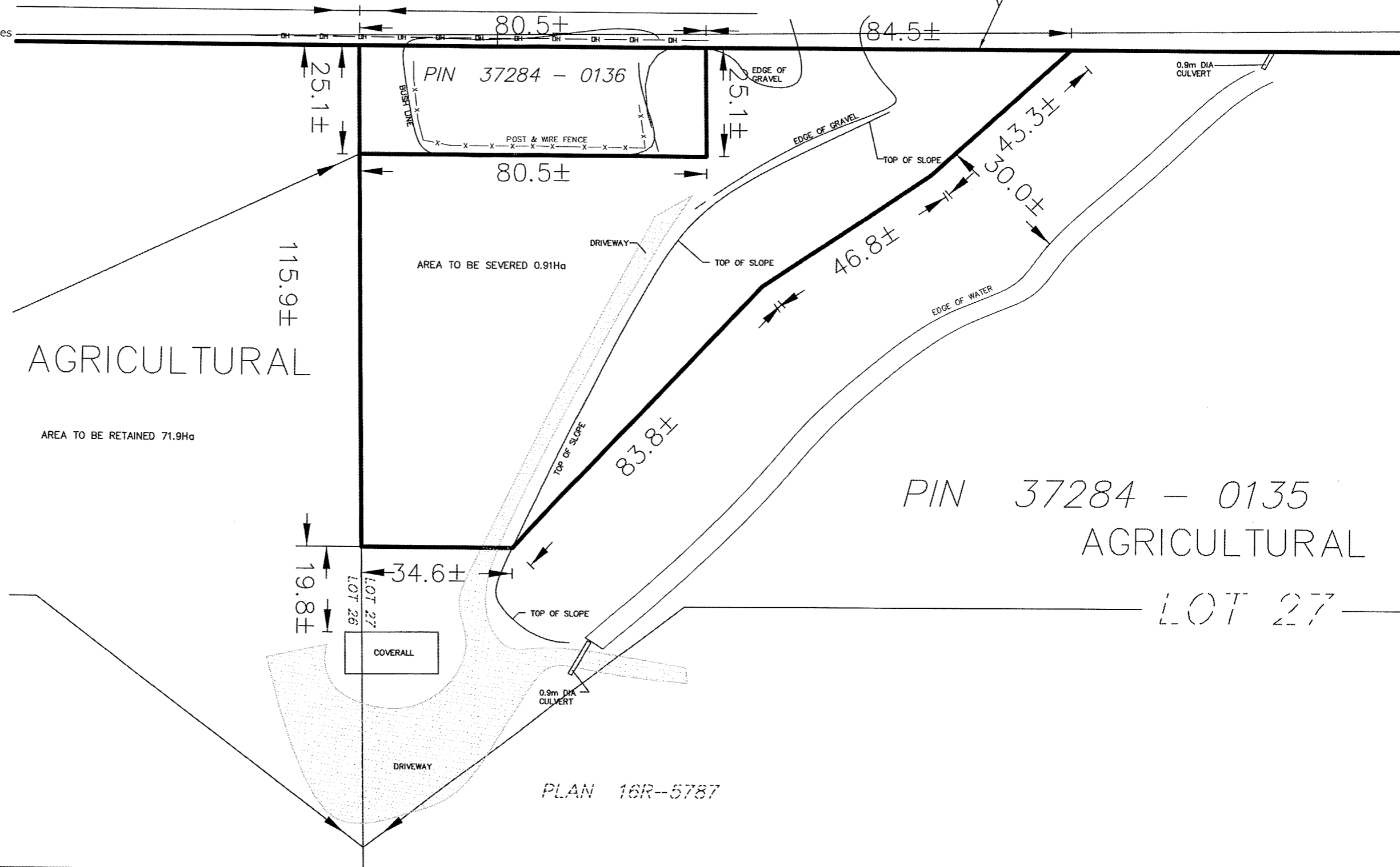
WILSON - FORD
 Surveying & Engineering
 120 KING ST. E., Box 294,
 MOUNT FOREST ON, N0G 2L0
 PHONE (519)323-2451
 PROJECT No.: 22-9646 ELO MARTIN

SKETCH FOR SEVERANCE APPLICATION
 (GEOGRAPHIC TOWNSHIP OF EGREMONT)
 TOWNSHIP OF SOUTHGATE
 COUNTY OF GREY
 Scale 1 : 1000

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 13 & 14
 (KNOWN LOCALLY AS SOUTHGATE ROAD 14)
 PIN 37284 - 0140



WILSON-FORD



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NOTES:
 CIVIC ADDRESS: 144642 SOUTHGATE ROAD 14
 DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

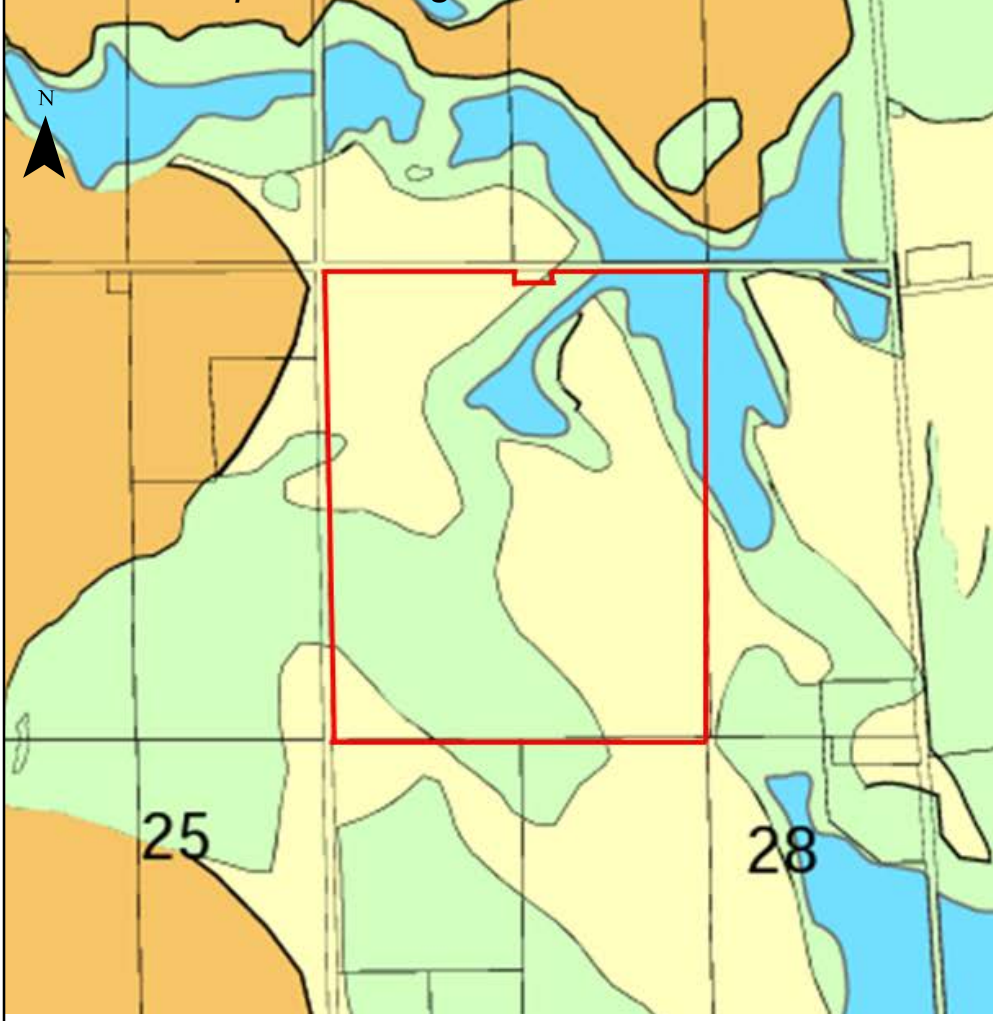
THIS SKETCH WAS PREPARED FOR TRUSTEES OF THE OLD ORDER MENNONITE CONFERENCE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 14 APRIL, 2022

GREG FORD, P.Eng(CIVIL)
 ONTARIO LAND SURVEYOR

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 Surveying & Engineering
 120 KING ST. E., Box 294,
 MOUNT FOREST ON, N0G 2L0
 PHONE (519)323-2451

PROJECT No.: 22-9646 ELO MARTIN

Township of Southgate Official Plan 2006



Township of Southgate Official Plan 2022

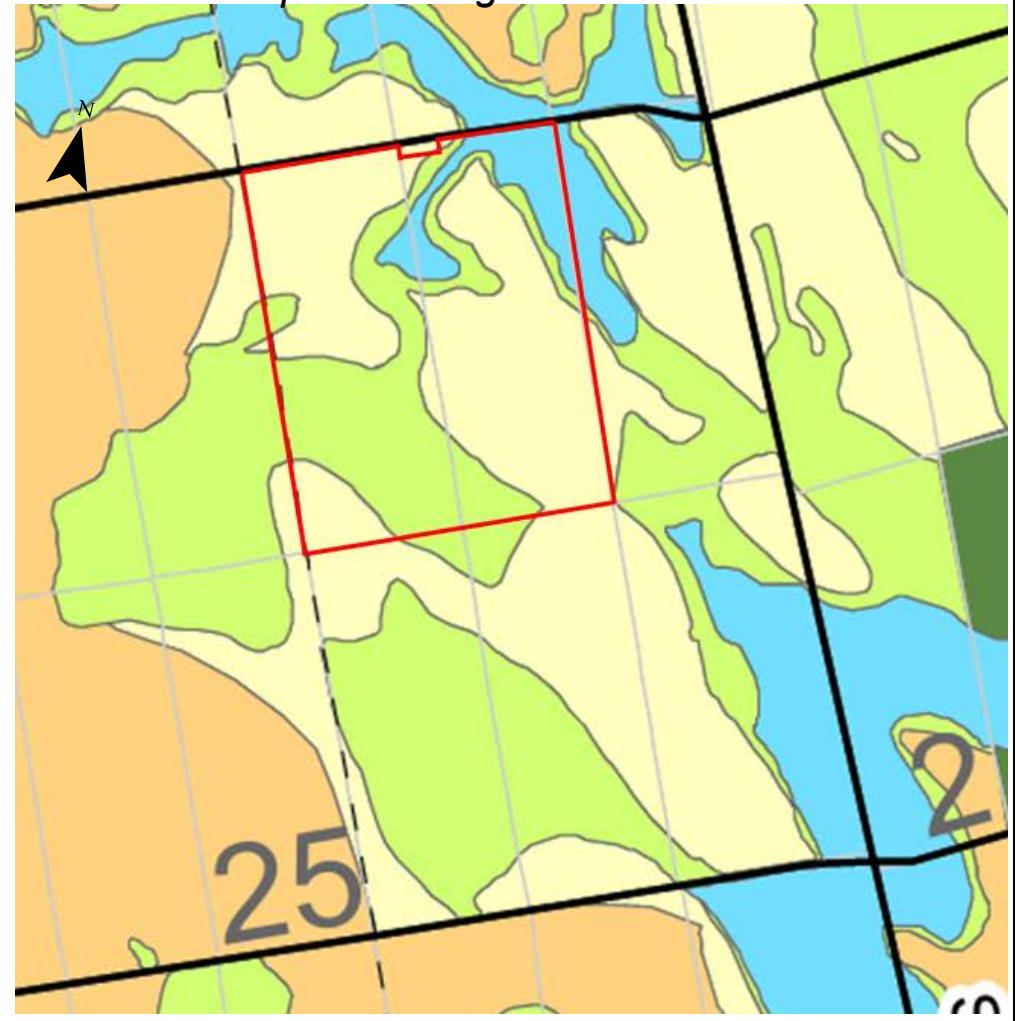







Figure 4
Township of Southgate Official Plan - 2006 & 2022
144642 Southgate Road 14
Township of Southgate

-  Subject Lands
-  Rural
-  Agriculture
-  Hazard
-  Wetland



LOFT PLANNING

November, 2022

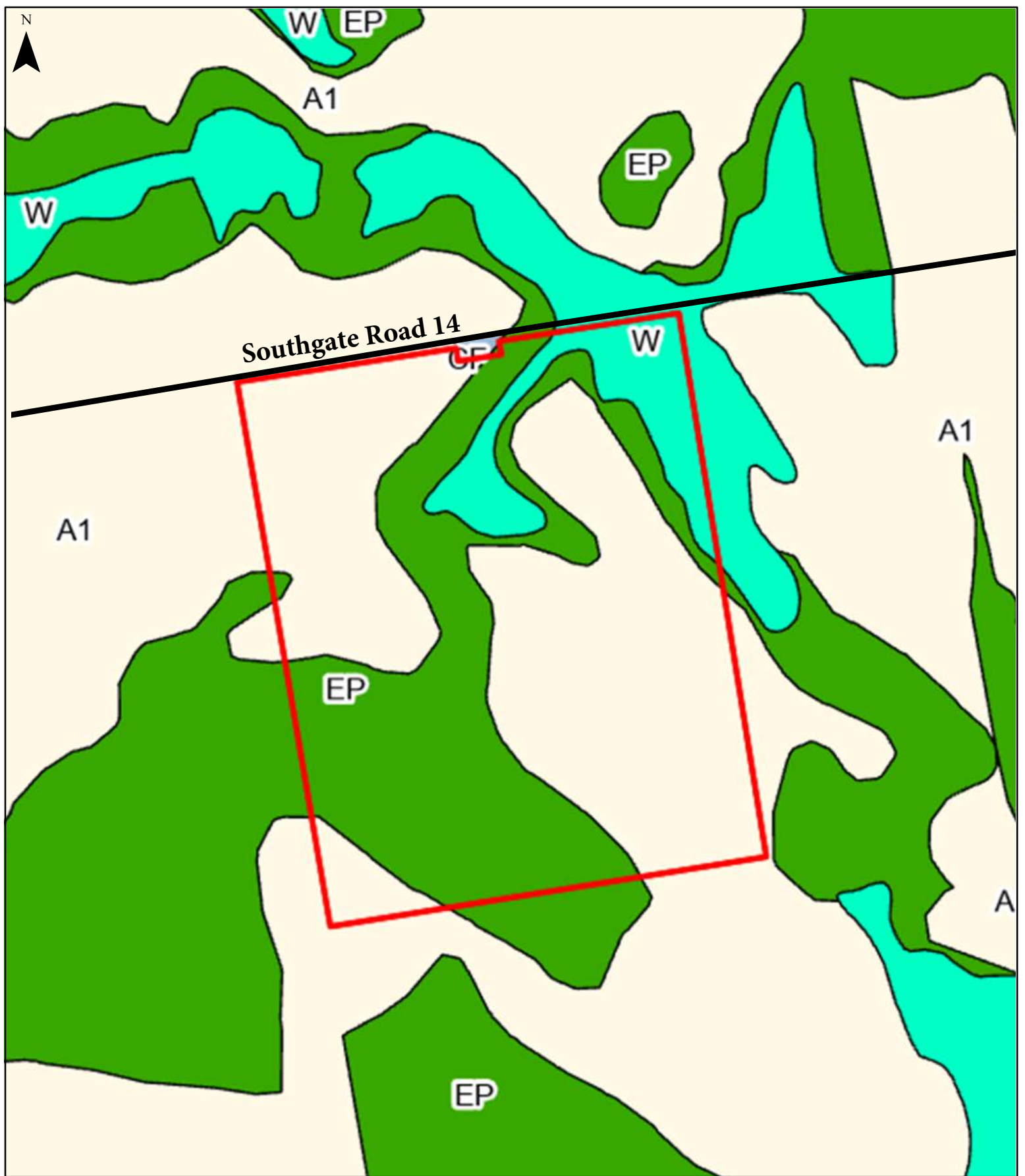


Figure 5
Southgate Zoning By-law
144642 Southgate Road 14
Township of Southgate

-  Subject Lands
-  A1 - Agricultural
-  CF - Community Facility
-  EP - Environmental Protection
-  W - Wetland Protection

0 20 40 60 Metres



LOFT PLANNING
 November 2022

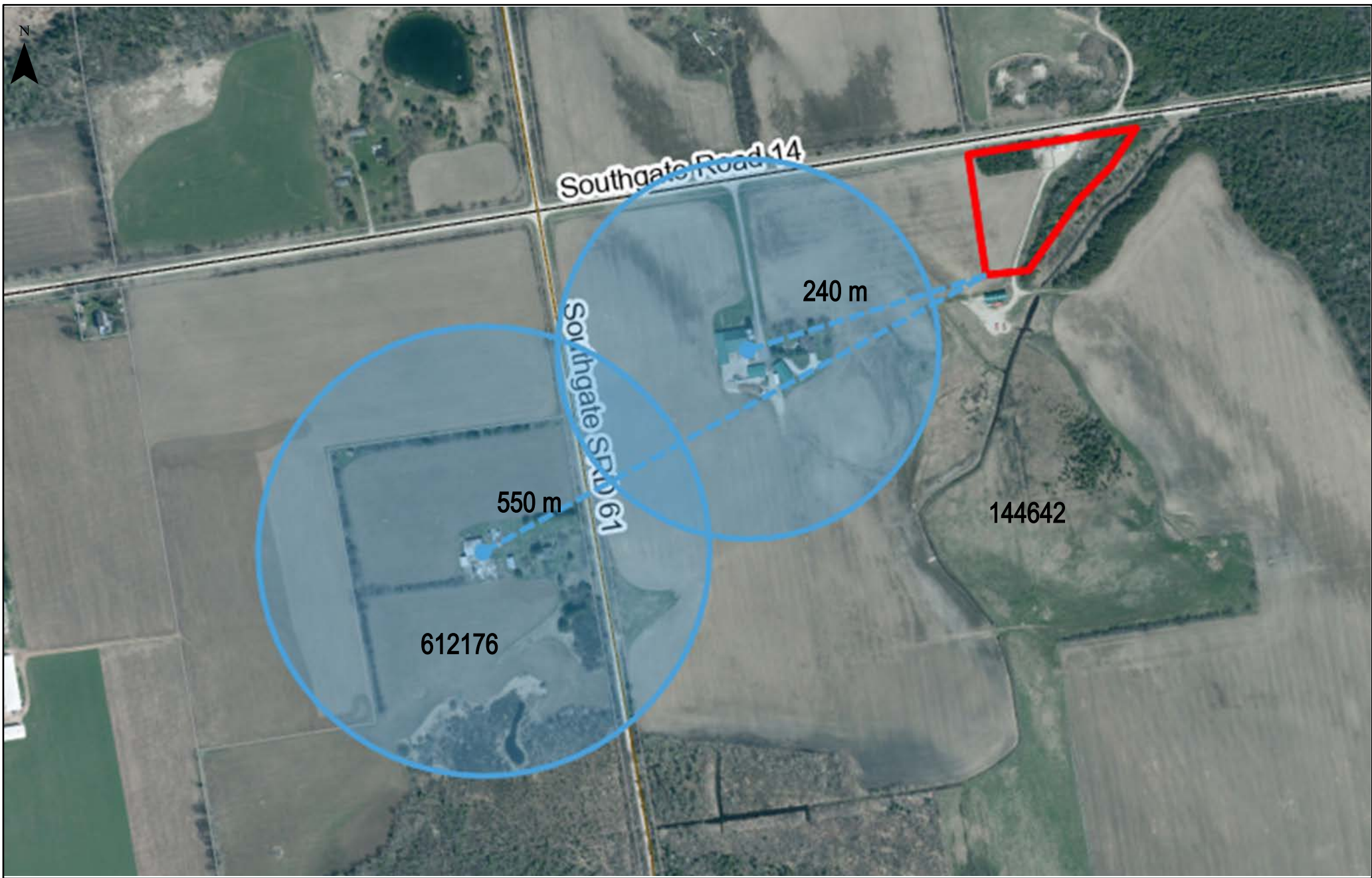


Figure 6
MDS Arcs
14462 Southgate Road 14
Township of Southgate



LOFT PLANNING

November 2022

The Corporation of the Township of Southgate

By-law Number 2023-XXX

**Being a by-law to amend Zoning By-law No. 19-2002, entitled the
“Township of Southgate Zoning By-law”**

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. That Schedule “A” to Zoning By-law No. 19-2002 is hereby amended by changing the zone area on a portion of the lands described as Lot 26 and Part Lot 27, Concession 13, Geographic Township of Egremont, in the Township of Southgate and shown on Schedule “A”, affixed hereto from:

**Agriculture (A1), Environmental Protection (EP), and Wetland (W) to
Agriculture (A1), Community Facility (CF), Environmental Protection (EP), and Wetland (W).**

2. **That** Schedule “A” and all other notations thereon are hereby declared to form part of this by-law; and
3. **That** this by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this ____ day of _____, 2023.

Mayor

Clerk

Explanatory Note

This by-law applies only to those lands described as Lot 26 and Part Lot 27, Concession 13, Geographic Township of Egremont, in the Township of Southgate. The zoning amendment is to rezone the lands from Agriculture (A1), Environmental Protection (EP), and Wetland (W) to Agriculture (A1), Community Facility (CF), Environmental Protection (EP), and Wetland (W) to allow for the development of a 'meeting house' on the subject lands.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the property from Agriculture (A1), Environmental Protection (EP), and Wetland (W), to Agriculture (A1), Community Facility (CF), Environmental Protection (EP), and Wetland (W).