



## **Staff Report PL2023-023**

**Title of Report:** PL2023-023-C1-23 Norman Martin and Salome Martin  
**Department:** Planning  
**Council Date:** May 3, 2023

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2023-023 for information; and  
**That** Council consider approval of By-law 2023-045.

**Property Location: 045767 Southgate Road 04, Proton**



**Subject Lands:**

The subject lands are described as Con 3, Lot 21, Geographic Township of Proton and are approximately 40ha (100 acres). The lands have frontage on Southgate Road 04.

The proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Dry Industrial Use shop. The owners wish to add the shop to the list of permitted uses to a new Agricultural zone A1-539. The shop including office and power room is proposed to be up to 750m<sup>2</sup> with outside storage of approximately 500m<sup>2</sup>.

The effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands from Agricultural (A1) to Agricultural exception (A1-539), to permit the Dry Industrial Use shop.

## **Background**

A Public meeting was held in the Holstein Council Chambers on March 15, 2023. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C1-23-Norman-and-Saloma-Martin>

The comments received include:

Township Building Department indicate that applicable permits are required. A Barrier free washroom is required and permits may be required from the SVCA before a building permit is approved.

County of Grey indicate that provided D-6 Guidelines can be addressed and comments are received from the Conservation Authority regarding the boundaries of the nearby Hazard Lands; County Planning staff have no concerns with the subject application.

Township Fire Department indicate the following:

- The fire department requires a water reservoir to be installed at the property with enough water to supply 30 minutes of fire suppression activity.
- The fire reservoir hose connection must be 0.76m (30") above grade measured from the designated fire lane if there are any differences in grade from the fire lane and location of the fire reservoir. Any height above 0.76m (30") will not allow for an adequate draft from fire apparatus.
- The fire reservoir connection must be 6" NH thread.
- Before occupancy is granted the fire safety plan must be updated to reflect the changes and approved by the Chief Fire Official.

Pubic Works indicate that a commercial entrance and entrance permit are required.

Historic Saugeen Metis have no concern or objection.

The SVCA indicate that the proposed zoning amendment is acceptable.

The comments received from members of the public are as follows:

David Cole.

The flight path to and from the north runway at Toronto Soaring Club goes over the subject property (045767 Southgate Rd 4).

We have identified that the building edge is 165m from the west property line.

The north runway is 135m from the same west property line.

This puts the flight path to/from the north runway very close to the building (approx 30m).

An important concern here will be the impact of aircraft noise on any farm livestock. Poultry and mink farms are particularly sensitive to aircraft noise. Other livestock may also be impacted. We would like the applicant to review this issue and acknowledge that this noise will be present.

Taking-off at full power is very loud for buildings under the initial climb path.

Comment:

The concerns raised by the Toronto Soaring Club can be addressed during the site plan process. A site plan agreement can require the land owner to acknowledge the existing soaring club use. Live stock buildings can also be moved elsewhere on the property to reduce the impacts from the Take off noise from the toe planes.

**Financial Considerations:**

The following is an example of the increased tax revenue associated with the addition of a 600m<sup>2</sup> industrial shop and a residence on a farm property:

<b>2020</b>	<b>Assessment</b>	<b>Tax Rate</b>	<b>Taxation</b>
FT (Farm)	\$ 300,000	0.283931%	\$ 851.79
	<u>\$ 300,000</u>		<u>\$ 851.79</u>
<b>2021</b>	<b>Assessment</b>	<b>Tax Rate</b>	<b>Taxation</b>
FT (Farm)	\$ 365,468	0.288527%	\$ 1,054.47
RT			
(Residential)	\$ 400,000	1.301060%	\$ 5,204.24
JT (Industrial)	\$ 150,000	2.982098%	\$ 4,473.15
	<u>\$ 550,000</u>		<u>\$ 9,677.39</u>
	<u>\$ 915,468</u>		<u>\$10,731.86</u>

Of the total taxes of \$10,731.86 above, the Township receives \$5,876.57 (\$5,292.88 pertaining the shop and residence), The County receives \$2,742.13 and the local Board of Educations receive \$2,071.79.

This is increased revenue every year and therefore after a period of 10 years the industrial shop and residence generates \$52,928.80 in additional tax revenue for the Township. The entire tax revenue generated could be directed by the Township to the Road budget if necessary, however it should be pointed out, that roads often have a lifespan greater than 10 years. Building the industrial shop and residence would also generate \$23,690.34 in Development Charge revenue.

With the above information we can compare projected revenues from pre and post development. Over a 10-year period, without the development, the Township would collect \$8,517.90 in property taxes. This number would further be divided by the County and Education portions of the taxes collected. Over a ten-year period, with the development, the Township would collect \$131,008.94 in property taxes and development charge revenue, which is 15.38 times that if nothing had developed.

### **Staff Review**

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

### **The Provincial Policy Statement 2020 (PPS)**

The PPS has been reviewed in its entirety, however, only the most relevant policies have been identified below. The subject land would constitute "Rural Area" under the definition of the PPS. The PPS allows for a variety of uses in the rural areas:

1.1.4.1 In rural areas located in municipalities:

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;

The PPS supports the diversification of the rural economy. The proposed Industrial use shop will support farming and grow the rural economic base. The lands are further categorized as Agricultural lands by the PPS. The subject lands are considered as Agricultural; below is a review of those policies.

The permitted uses for agricultural lands are listed below.

### **"2.3.3 Permitted Uses**

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

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."

The definitions of Agricultural use, Agricultural related use and on farm diversified use are provided below from the PPS. All of the shops being proposed within the Township at the present time fall within one of the three definitions below and are therefore consistent with the definitions within the Provincial Policy.

Agricultural use "means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full time farm labour when the size and nature of the operation requires additional employment."

Agricultural related uses: means those farm uses 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. On farm diversified uses: "means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products."

This proposed shop would be considered an on-farm diversified use which is permitted in a Prime Agricultural area.

### **Minimum Distance Separation (MDS)**

Regarding MDS, it has been reviewed and there are no barns that will be negatively impacted by the proposed expansion to the existing shop. Staff have reviewed the MDS Guidelines and there are no concerns regarding MDS.

The proposal will not hinder surrounding agricultural operations and will not require infrastructure development. The proposal is consistent with the definitions and policies of the PPS including promoting diversification of the economic base and employment opportunities. Based on the foregoing, the proposal appears to be consistent with the PPS.

### **Township Official Plan**

The Township of Southgate Official Plan (OP) designates the subject lands "Agricultural" and "Hazard lands". The OP provides for small scale commercial and industrial uses on properties greater than 20ha to a maximum of 750m<sup>2</sup> in size. The maximum outside storage is 500m<sup>2</sup> in addition to the 750m<sup>2</sup> building size. The proposal is to add and relocate outside storage for the existing shop which is less than 750 m<sup>2</sup> in size. The outdoor storage area will be larger 500m<sup>2</sup> because the shop is smaller than the limit of 750m<sup>2</sup>. The proposal complies with the above

policy as well as when you look at the definition of small scale below.

The Township Official Plan section 5.4.1.1 (2) Agricultural designation permitted uses specifically permits agricultural related uses and on-farm diversified uses.

Section 5.4.1.2 (4) Development Policies provides criteria for the zoning and development of on farm diversified uses, such as being 150m away from a sensitive receptor. The proposal meets these criteria and is consistent with the Policies of the County and Township Official Plan.

### **Zoning By-law**

The proposed zoning by-law amendment would change the provisions of the Agricultural Exception (A1-539) to establish the dry industrial shop use for the zone and set the amount for outside storage that is permitted up to the limits identified in the Official Plan. The zoning will also provide regulations for setbacks for the use. A Site Plan Agreement will also be required in order to implement specific control measures to address potential nuisance issues such as noise, dust and visual impact from the site and acknowledging surrounding potential conflicts on agriculture. The closest residence is 220m to the south west on Southgate Road 04.

### **Conclusions**

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

Respectfully Submitted,

**Municipal Planner:** Original Signed By  
Clinton Stredwick, BES, MCIP, RPP



**CAO Approval:** Original Signed By  
Dina Lundy, CAO

### **Attachments:**

1. Drawings submitted with application