



Staff Report PL2023-027

Title of Report: PL2023-027-C5-23 David Gingrich
Department: Planning
Council Date: June 7, 2023

Recommendation:

Be it resolved that Council receive Staff Report PL2023-027 for information; and
That Council consider approval of By-law 2023-051.

Property Location: Con 6, Lot 22 and Pt Lot 23 geographic Township of Egremont, 044493 Southgate Road 04.



Subject Lands:

The subject lands are described as Con 6, Lot 22 and Pt lot 23, Geographic Township of Egremont and are approximately 60ha (149.4 acres). The lands have frontage on Southgate Road 04.

The purpose of the zoning bylaw amendment application is to recognize the growth of a home industry and establish a new zoned area to allow for the relocation of the shop and outside storage areas and to include other dry industrial uses instead of just metal work and fabricating uses to the list of permitted uses. The owners wish to establish the zoned area and add Dry Industrial uses, such as concrete forming to the list of permitted uses for the Agricultural A1-25 exception zone. The existing shop will be returned to an agricultural use.

The effect of the zoning by-law amendment would be to reduce the zoned area to a portion of the subject lands and to permit the dry Industrial Uses including concrete forming within the existing agricultural exception zone (A1-25).

Background

A public meeting was held in the Holstein Council Chambers on April 26, 2023. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C5-23-David-Gingrich>

The comments received include:

The Historic Saugeen Metis have no concerns or objection to the proposed development.

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

The SVCA indicate the proposal is generally acceptable to SVCA staff.

No comments were received from members of the public.

Staff Comments:

The D6 guidelines categorize industries based on their emissions and impacts on surrounding land uses. A category 1 industry requires a min setback of 20m setback, a category 2 industry requires a 70m setback and a category 3 industry requires a minimum of 300m in setback. Most industries within Southgate are class 1 or 2 industries. The proposed development would meet these minimum setbacks. The proposal meets the D6 guidelines.

The Conservation Authority has no concerns with the proposed application and therefore address the requirement by the County of Grey Comments. From a natural heritage perspective, the proposed shop will be located in a fully disturbed location being an agricultural field. It is not anticipated therefore that there will be any impacts on natural heritage.

Financial Considerations:

The following is an example of the increased tax revenue associated with the addition of an industrial shop on a residential farm property:

2021	Assessment	Tax Rate	Taxation
RT (Residential)	\$ 214,240	1.301060%	\$ 2,787.40
FT (Farm)	\$ 461,361	0.288527%	\$ 1,331.15
	<u>\$ 675,601</u>		<u>\$ 4,118.55</u>

2022	Assessment	Tax Rate	Taxation
RT (Residential)	\$ 214,670	1.346405%	\$ 2,890.33
FT (Farm)	\$ 464,427	0.298412%	\$ 1,385.91
	<u>\$ 679,097</u>		<u>\$ 4,276.23</u>
IT (Industrial)	\$ 309,443	3.065124%	\$ 9,484.82
	<u>\$ 988,541</u>		<u>\$ 13,761.05</u>

Of the total taxes of \$13,761.05 above, the Township receives \$7,231.25 (\$4,642.64 pertaining the shop), The County receives \$3,300.62 and the local Board of Educations receive \$3,229.19.

This is increased revenue every year and therefore after a period of 10 years one shop without including the residence or its portion of Education and County taxes, would generate \$94,848.20 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 would also generate up to \$14,632.92 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 \$42,762.30 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 \$152,243.42 in property taxes and development charge revenue, which is 3.56 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 a "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 expansion to the Industrial use from home industry to a larger industry 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 use and construction of the new 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 750m² in size. The maximum outside storage is 500m² in addition to the 750m² building size. The proposal is to add and relocate outside storage for the existing shop which is less than 750 m² in size. The outdoor storage area will be larger 500m² because the shop is smaller than the limit of 750m². 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 reduce the size of the A1-25 exception to only the shop area and expand the provisions of the Agricultural Exception (A1-25) to expand the shop uses for the zone. 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. The closest residence is 40m 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. Revised Drawing