

Statutory Public Meeting

192748 Southgate Sideroad 19, Township of Southgate

County OPA # 42-07-09-OPA 18

Local OPA # 1-23

ZBA # C9-23

September 27, 2023 – Public Meeting



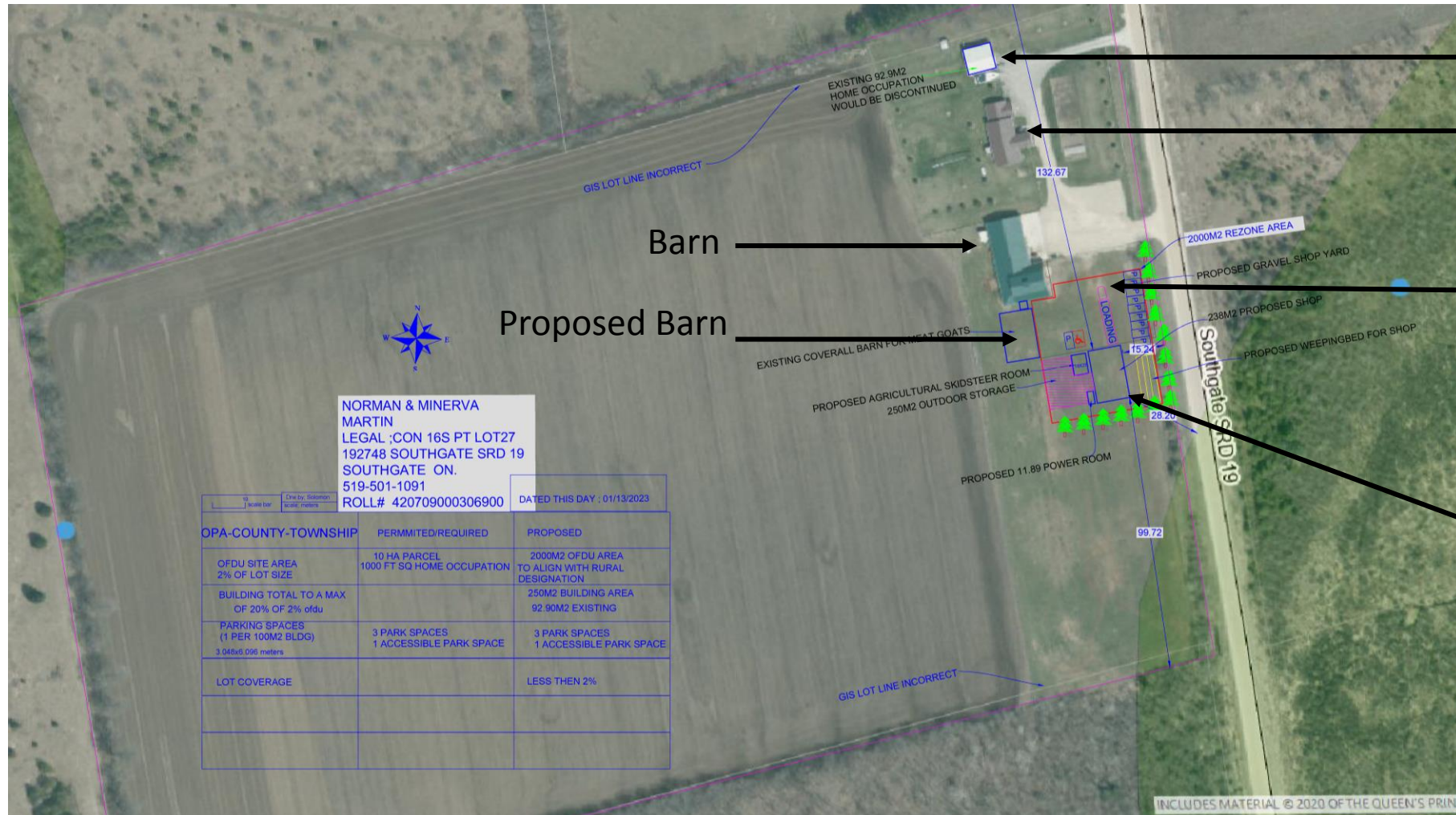
LOFT PLANNING

Site Location

- 192748 Southgate Sideroad 19, in the Township of Southgate.
- Located on the west side of Southgate Sideroad 19.
 - Lot Area – 10 ha.
 - Lot Frontage – 238 m on Southgate Sideroad 19.
- Agricultural parcel of land with a single detached residence, accessory structure (home occupation) and barn.
- Existing home occupation which would be discontinued upon approval of this application.
- Located in a rural area.
- Lands contain 8 ha of tillable fields.
- The lands are partially regulated by the SVCA.



Proposed Site Plan



Home occupation

Residence

Proposed Outdoor
storage area

Proposed Small-
scale industrial
shop



LOFT PLANNING

County OPA

- Lands are designated Agricultural and Hazard in the County of Grey Official Plan.
 - The **Purpose** of the proposed OPA is to re-designate a portion of the lands to permit an on-farm diversified use (OFDU) with a combined area of 2,000 sqm on an undersized property (10 ha) designated Agricultural.
 - The **Effect** of the OPA will be to re-designate a portion of the lands to the Agricultural – Site Specific designation to permit an on-farm diversified use (OFDU) with a combined area of 2,000 sqm on an undersized property (10 ha).

Local OPA

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Proposed ZBA

- Lands are zoned Agricultural (A1) in the Township of Southgate Zoning By-law 19-2002.
 - The **Purpose** of the proposed ZBA will rezone the subject lands from 'Agricultural' (A1) to 'Agricultural with Exception' (A1-XXXX).
 - The **Effect** of ZBA will permit a 'small-scale industrial use' on site.
 - Exception (-XXXX) is required for the minimum front yard setback for small-scale commercial/industrial buildings from 20 m to 15.28 m.



County Policies

- Agricultural operations cover approximately 8 ha of the land, whereas the OFDU will utilize 2,000 sqm of the land (2% of total land area).
- Proposed development is located in an area outside of the agricultural lands.
- Proposed development is setback 28 m from the Hazard Lands and 90 m from the wetland feature.
- OFDU will be screened with vegetation plantings to provide a buffer from surrounding lands.
- Closest residence is approximately 200 m from the proposed shop, meeting D-6 guidelines for Class I Industrial Uses.
- Proposed development has been designed to maximize distance of power room from adjacent land uses and provides tree plantings to buffer uses.

Local Policies

- The buildings associated with the OFDU have a combined building footprint of 292 sqm, representing 14.5% of the land devoted to the OFDU.
- The owner of the lands is a bona-fide farmer with a farm number that has been provided to Staff.
- The owner currently farms 8 ha of land and has meat goats, as well as a livestock barn proposed to be constructed on the site.
- Proposed OFDU is located adjacent to the existing barn on the property.
- No portion of the OFDU is located within 150 metres of a sensitive receptor on a neighbouring property (approximately 200 m from closest residence).

Agricultural Impact

- The 8 ha of tillable lands have remained relatively unchanged since 2010.
- The area proposed for the on-farm diversified use is not currently within agricultural production.
- Natural heritage features are present on adjacent lands, including Significant Woodlands to the west and Other Wetlands to the east.
- Smaller farm parcels are located to the north that do not appear to have large tillable acreages.
- MDS has been calculated and is met, it is not anticipated that the shop will impact surrounding agricultural operations.



Site Photos



Subject Lands from Southgate Road



Existing Home Occupation

Conclusion

- The Applications are in keeping with the Planning Act RSO 1990, and are consistent with the Provincial Policy Statement, 2020.
- The Applications conform to the County of Grey Official Plan and the Township of Southgate Official Plan, *as amended*.
- The Application, generally complies with the Township of Southgate Zoning By-law 19-2002, *as amended*.