Township of Southgate Administration Office

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Staff Report PL2024-027

Title of Report: Site Plan Agreement SP13-23 (Southgate Grains)

Department: Clerks

Branch: Planning Services
Council Date: April 17, 2024

Recommendation:

Be it resolved that Council receive Staff Report PL2024-027 for information; and **That** Council consider Bylaw 2024-036 to authorize Mayor and Clerk to sign a Site Plan Agreement with Lawrence Martin for lands at 551003 Southgate Sideroad 55, Lot 16, Concession 4 geographic Township of Egremont, Township of Southgate.

Property Location: Lawrence Martin, 551003 Southgate Sideroad 55, Lot 16,

Concession 4 geographic Township of Egremont

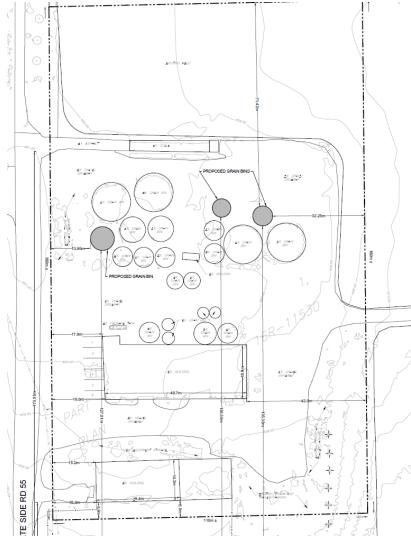
Subject Lands: By-law 2013-032 was passed to permit the applicant's custom grain drying business at the corner of Highway 89 and Southgate Sideroad. In 2020 Council passed By-law 2020-008 which increased the area zoned for the business from 0.8 hectares to 2 hectares (entire site). The adjacent sketch shows the 1.8-hectare site of the operation relative to Highway 89 and Sideroad 55.

The custom grain drying business was considered an agricultural <u>related</u> use under Provincial Policy and the County and Township Official Plans consistent with <u>Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas</u>. Section 2.5.3 of the Guidelines notes site plan control is "useful" to apply to agricultural <u>related</u> uses.



The Proposal: Last summer a preliminary site plan was submitted to further expand the custom grain drying business. The preliminary site plan showed expansion north beyond the gravelled area in the Agricultural-1 Exception 306. The recent zoning amendment Bylaw 2020-008 allows up to 2 hectares (entire parcel) for a "small scale" custom grain drying business. The site plan application was circulated to Township staff, Grey County, Ministry of Transportation, and the Conservation Authority.

Over the fall there was much discussion of Ministry of Transportation comments who were attempting to secure significant improvements to the intersection of Highway 89 and Sideroad 55. The project was then adjusted to three new grain bins as shown on the plan below.



Background: Site Plan Control Area Bylaw 2021-111 designates all the Township as a site plan control area and requires plans and drawings to be submitted for approval. The site plan control area bylaw does not exempt agricultural <u>related</u> uses. Planning Staff is not aware of a site plan agreement executed with the owner in the past. Under Bill 109 (April 14, 2022) Council delegated authority to approve plans and drawings to the Township Clerk with appropriate technical advice.

Staff Review:

Council's authority regarding the property is to consider authorizing the Mayor and Clerk to sign the standard Site Plan Agreement. While the Clerk is delegated the authority to approve the plans and drawings, technically Council must authorize the resulting Site Plan Agreement in a directing by-law.

There is a standard form being used for Site Plan Agreements. The base wording of the agreement does not change for all projects with three schedules customized to reflect details of each development as follows:

- Schedule "A" legal description of the lands (agreement registered on title).
- Schedule "B" plan approved by the Township's authorized person (Clerk)
- Schedule "C" special conditions applicable to the site.

The most westerly grain bin is 13.95 meters from the Sideroad 55 lot line which is a public street under the zoning by-law. The normal setback is 20 meters from a public street, but site-specific bylaw 2020-008 is written to exempt the site from all other requirements in the zoning bylaw. Both the setback from the public street and Provincial noise requirements are addressed in the site plan agreement.

Provincial Policy Statement:

Section 1.1.4.1 promoting healthy and viable rural areas, diversification of the economy and supporting the agricultural land base.

Township Official Plan:

Special Policy Area, Section 5.6.4, Schedule A (Map 1)

Zoning By-law:

A1-306 (Bylaw 2020-008); previous bylaw 2013-032

Concluding Comments:

Triton's Senior Planner recommend Council approve the bylaw to authorize the Mayor and Clerk to sign the Site Plan Agreement for the following:

• Lawrence Martin (Southgate Grains), 551003 Southgate Sideroad 55

Respectfully Submitted,

Municipal Planner: Original Signed By

[Bill White MCIP, RPP]

CAO Approval: Original Signed By
Dina Lundy, CAO

Attachments: None.