



## **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 related use under Provincial Policy and the County and Township Official Plans consistent with [Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas](#). Section 2.5.3 of the Guidelines notes site plan control is "useful" to apply to agricultural related 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.

Site plan of the proposed grain storage facility at 16R-11530. The plan shows a large rectangular site bounded by a dashed line. Inside, there are several circular grain bins, some labeled "PROPOSED GRAIN BIN" and others "EXIST. GRAIN BIN". A large rectangular building is labeled "EXIST. BUILDING". A smaller rectangular building is labeled "PROPOSED BUILDING". The plan includes dimensions: 110m x 110m for the overall site, 49.7m x 13.9m for the main building area, and 15.2m x 15.2m for the smaller building area. A north arrow is located in the bottom right corner. The plan is titled "PARTIAL PLAN" and "16R-11530".

### Staff Review:

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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.