

Township of Southgate
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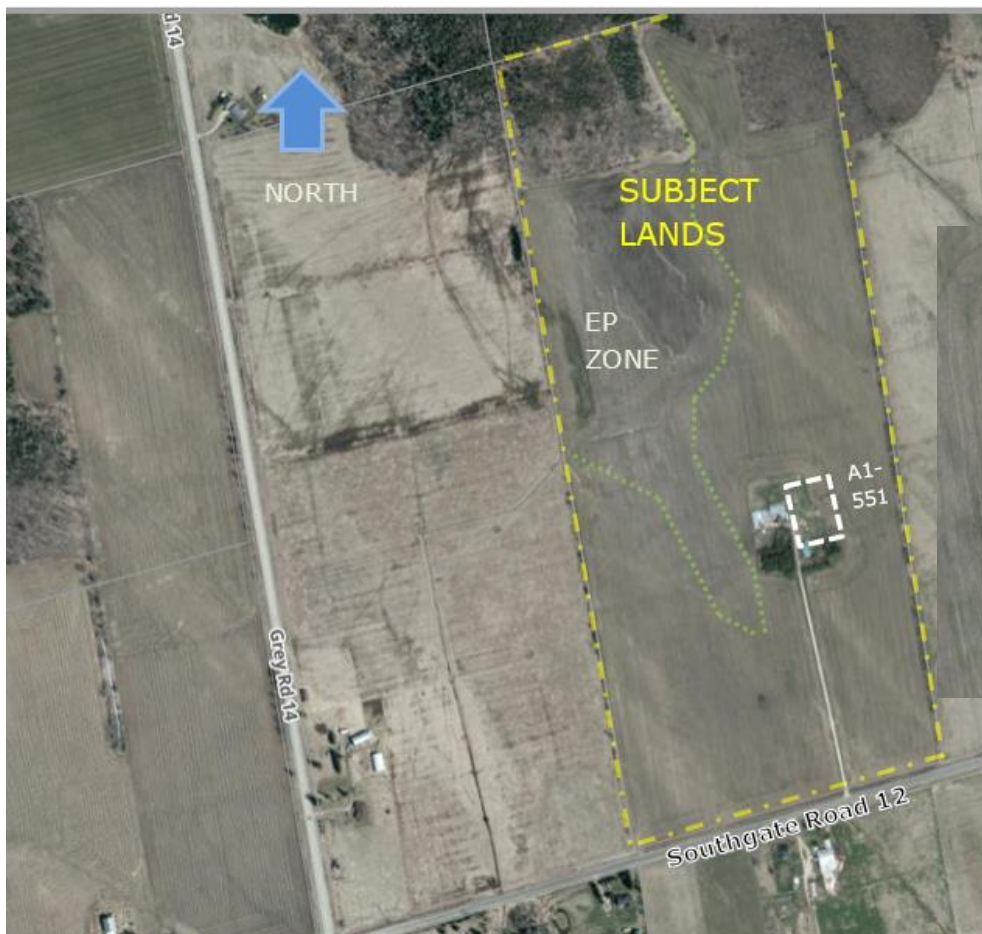
Staff Report PL2024-032

Title of Report: PL2024-032 SP1-24 Minerva Sherk (applied under Paul Sherk 125517 Southgate Road 12)
Department: Clerks
Branch: Planning Services
Council Date: April 30, 2024

Recommendation:

Be it resolved that Council receive Staff Report PL2024-032 for information; and
That Council consider approval of By-law 2024-046 authorizing the entering into a Site Plan Agreement with Minerva Sherk for lands at 125517 Southgate Road 12, Lot 14, Concession 9 geographic Township of Proton, Township of Southgate.

Property Location: Minerva Sherk, 125517 Southgate Road 12, Lot 14, Concession 9, Geographic Township of Proton.

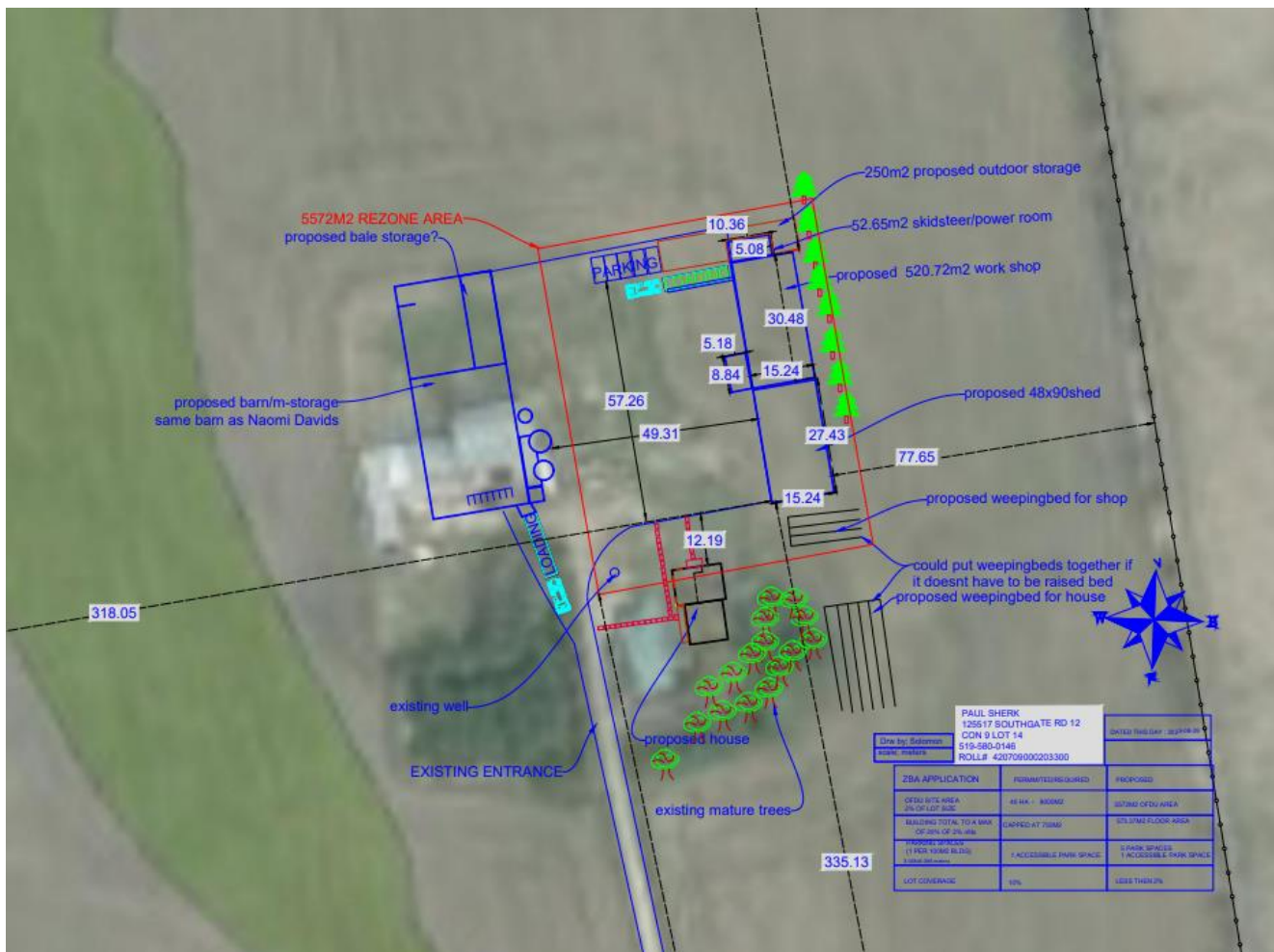


Farm Cluster



Subject Lands: The 40-hectare farm property is located one parcel east of Grey Road 14 with 400 meters frontage on Southgate Road 12. Last fall By-law 2023-115 was passed to rezone part of the property Agricultural-1 Exception 551 to permit a small-scale dry industrial use along with the farm operation.

The Proposal: Site plan approval is requested for the on farm diversified use which complies with the A1-551 zoning. The OFDU is to remain secondary to the agricultural use of the property, the maximum combined floor area of the office, power room and lunchroom does not exceed 750 square meters, and outdoor storage



shall be 500 square meters maximum. The current site plan has under 700 square meters floor area dedicated to the OFDU and only 250 square meters outdoor storage. The existing mature trees south of the farm cluster adequately buffer the proposed use from Southgate Road 12.

Background:

Site Plan Control Area Bylaw 2021-111 designates all the Township as a Site Plan Control Area and requires plan and drawings to be submitted for approval. The Site

Plan Control Area Bylaw does not exempt agricultural related uses. Section 5.4.1.2 (4)(d) of the Township Official Plan, requires site plan agreements for all On-Farm Diversified Uses. Under Bill 109 (April 14, 2022) Council delegated authority to approve plans and drawings to the Township Clerk with appropriate technical advice.

Staff Comments:

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.

The proposed Site Plan Agreement is attached to By-law 2024-046. Base wording of the agreement does not change for projects, but schedules are customized for each development.

- 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.

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:

Agricultural and Hazard, Section 5.4.1, Schedule A (Map 1)

Rural Designation, Section 5.4.2, Schedule A (Map 1)

Hazard Lands Designation, Section 5.5.2, Schedule A (Map 1)

Zoning By-law:

Agricultural-1, Environmental Protection, A1-551 (Bylaw 2023-115)

Concluding Comments:

Township's Senior Consulting Planner recommends Council consider a bylaw to authorize the Mayor and Clerk to sign the site plan agreement with Minerva Sherk

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Bill White MCIP, RPP

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

Attachments: None.