



<b>Report To:</b>	Township of Southgate Council
<b>Meeting Date:</b>	2024-09-18
<b>Report Number:</b>	PL2024-081
<b>Title:</b>	Application for Site Plan Approval SP5-24 Mel-Mar Industries Inc.
<b>Open/Closed Session:</b>	Open Session
<b>Prepared By:</b>	Elisha Milne, Legislative & Planning Coordinator
<b>Reviewed By:</b>	Bill White, MCIP, RPP Triton Engineering Senior Planning Consultant
<b>Approved By:</b>	Kenneth Melanson, MCIP, RPP Senior Manager of Development & Community Services
<b>Approved By:</b>	Dina Lundy, Chief Administrative Officer

### **Executive Summary:**

Council is asked to pass a By-law to enter into a site plan agreement that meets the provisions as outlined in the rezoning [By-law 2024-076](#). Site plans were circulated and approved through Township Departments and Grey County. Saugeen Valley Conservation Authority comments during rezoning are addressed. Delegated authority allows the Clerk to sign the approved site plan upon technical advice from staff.

### **Recommendation:**

**Be it resolved that** Council receive Staff Report PL2024-081 Application for Site Plan Approval SP5-24 Mel-Mar Industries Inc. for information; and

**That** Council approve By-law 2024-112 to authorize the Mayor and Clerk to sign a site plan agreement with Mel-Mar Industries Inc. for lands at 126282 Southgate Road 12, Concession 8, Lot 28 to 29 former Township of Proton.

### **Reasons for Recommendation:**

The application *has regard to* provincial interest and requirements in the [Ontario Planning Act](#). The proposal is consistent with [Provincial Policy Statement 2020](#) and complies with policies in the Township Official Plan and Grey County Official Plan. The applicant previously applied for a rezoning through application C12-24 and at the June 19<sup>th</sup> regular meeting, Council approved [By-law 2024-076](#) for rezoning to permit an On Farm Diversified Use (OFDU). Conditions as outlined in the Zoning By-law Amendment By-law 2024-076 have been met, therefore Council can authorize the site plan agreement.

### **Proposal:**

Plans and drawings for Site Plan Approval were received and circulated to Township Staff and County of Grey (Attachment 1). The Saugeen Valley Conservation Authority had previously reviewed drawings through the rezoning process (Attachment 2) To date no concerns have been expressed with the application.

The authority to approve Site Plans is delegated to the Clerk. The Site Plans are expected to be “approved” by the Clerk prior to the September 18, 2024, Council meeting.

**Background/Site Context:**

The subject lands are 200 acres in area with frontage onto Southgate Road 12. The lands were rezoned in [By-law 2024-076](#) to allow the proposed On Farm Diversified Use. The site was conditionally approved for severance in file [B6-24](#). Conditions of the severance and provisions of the zoning amendment are referenced in Schedule "C" to the agreement.

Site Plan Control Area By-law 2021-111 designates all of Southgate as a Site Plan control area and requires plans and drawings to be submitted for approval. The Official Plan states on farm diversified uses are subject to rezoning and Site Plan approval, including execution of a Site Plan Agreement.

**Application Review – Planning Act – Provincial Interest:**

The application has regard to Provincial interest in Section 2(h) of the [Ontario Planning Act](#) which promotes orderly development of safe and healthy communities.

**Application Review – Provincial Policy Statement (PPS 2020):**

The application is *consistent with* the [Provincial Policy Statement 2020](#) Section 1.1.4.1 promoting healthy and viable rural areas, diversification of the economy and supporting the agricultural land base. The [PPS](#) applies until October 20, 2024 after which the 2024 Planning Statement is in effect.

**Application Review – County of Grey Official Plan (CGOP):**

The site is designated Agricultural and Hazard Lands in the County Official Plan. The application *complies with* the County Official Plan.

**Application Review – Southgate Township Official Plan (STOP):**

[Township Official Plan](#) designates the applicant's lands Agricultural and Hazard Lands. The application *complies with* the Township Official Plan.

**Application Review – Southgate Zoning By-law:**

The [Township Zoning By-law](#) was amended through [By-law 2024-076](#) which zones the lands Agricultural - 1 Exception 566 (A1-566). The proposed site plan adheres to the requirements of the zoning by-law amendment.

**Application Circulation and Public Comments:**

The site plan approval application was circulated to Township Departments and Grey County. Comments from the Saugeen Valley Conservation Authority are reflected in the site plan agreement through the plan shown in Attachment 2. A public meeting is not required.

**Conclusion:**

It is recommended that Council approve By-law 2024-112 to authorize the Mayor and Clerk to sign a Site Plan Agreement with Mel-Mar Industries Inc.

**Link to Township of Southgate Strategic Plan:**

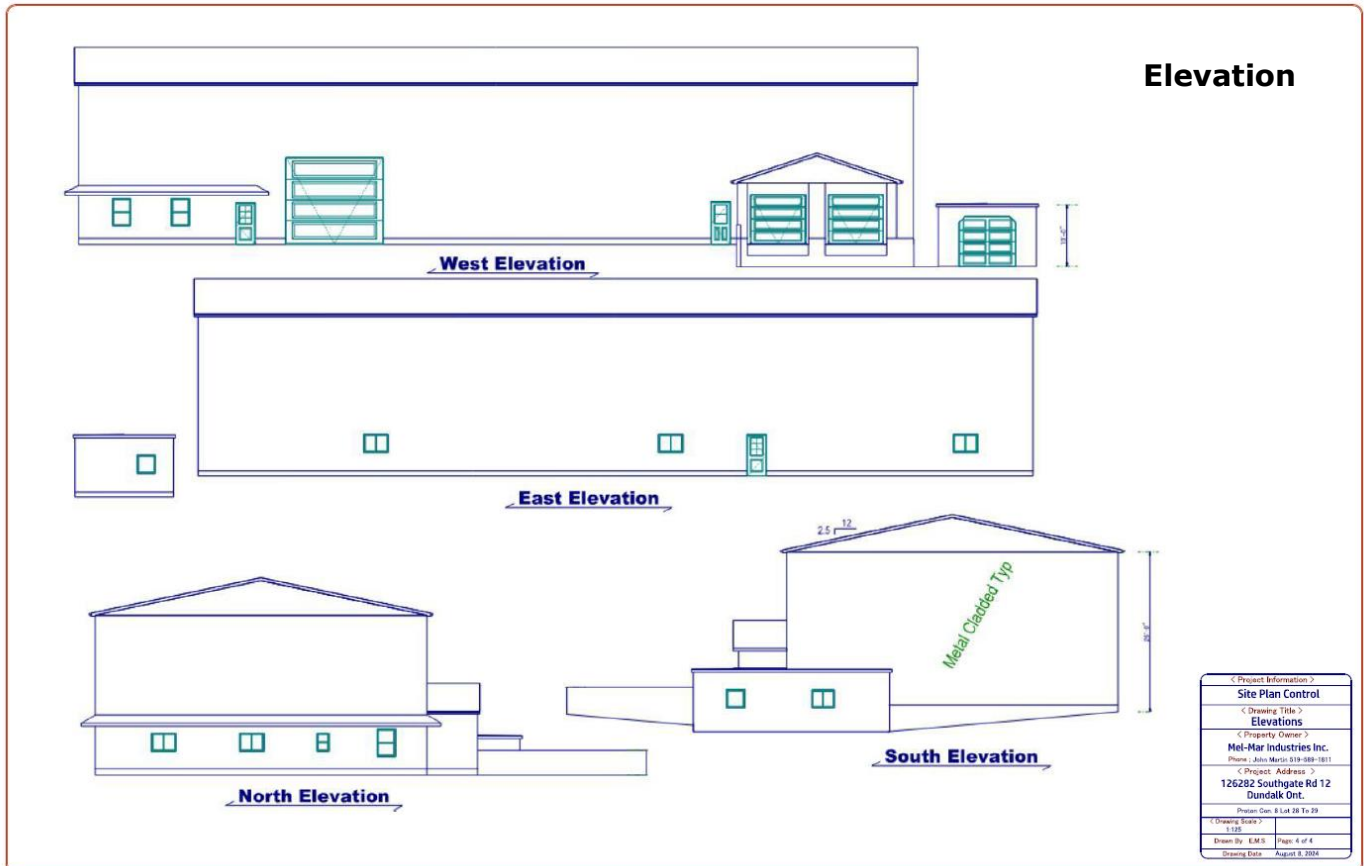
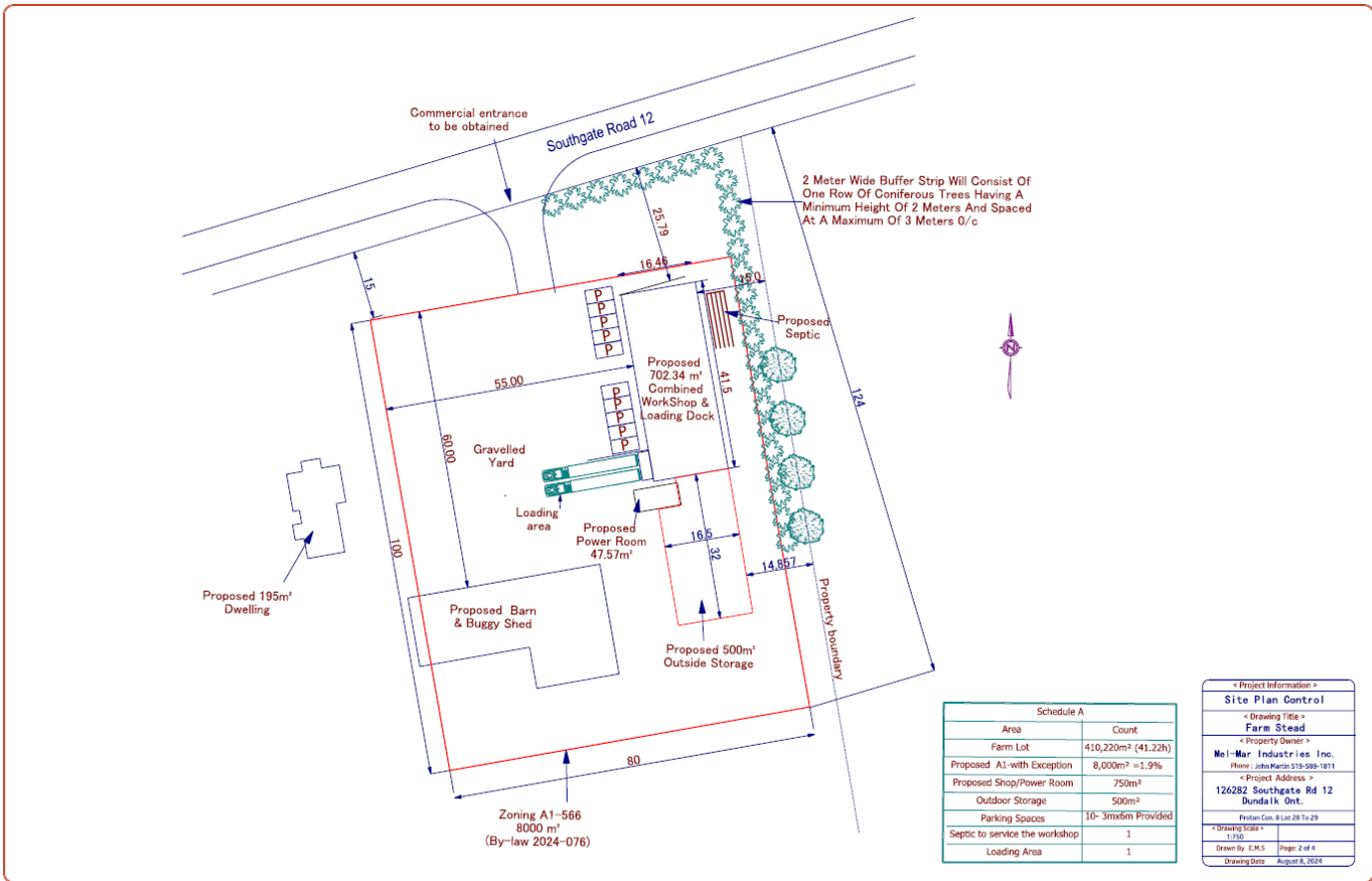
The proposed farm expansion meets Objective 7C of the Township Strategic Plan supporting improved access to housing and streamlined approval procedures.

**Attachment(s):**

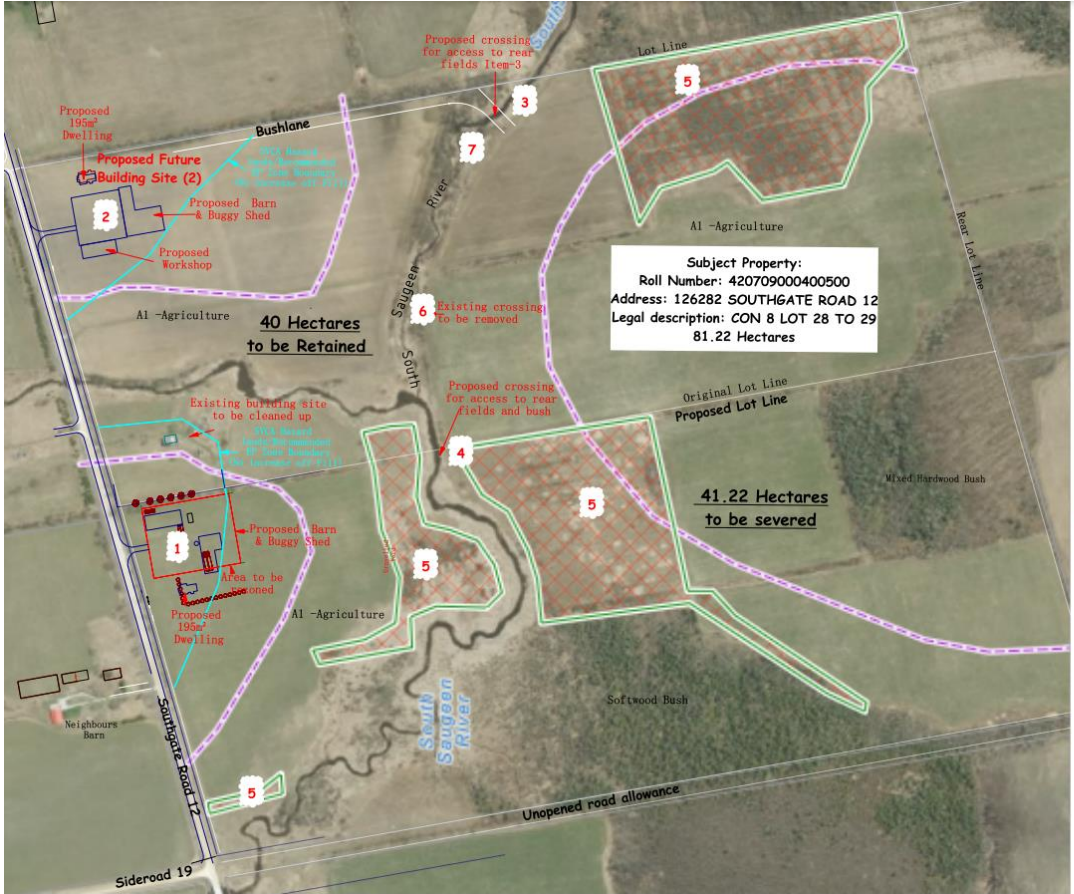
Attachment 1 – Site Plan Drawings and Elevation

Attachment 2 – Site Plan Approved by Saugeen Valley Conservation Authority

# Attachment 1 – Site Plan Drawings



# Attachment 2 – Site Plan Approved by Saugeen Valley Conservation Authority



Subject Property:  
 Roll Number: 420709000400500  
 Address: 126282 SOUTHGATE ROAD 12  
 Legal description: CON 8 LOT 28 TO 29  
 81.22 Hectares

Proposed Development Requiring A Permit From The Saugeen Conservation Authority				
Item	Proposal	Proposed Time Line	Equipment Being Used	
1	New Building Site (1)	House, Barn/Shop and Workshop	Start later 2024 if possible	
2	New Building Site (2)	House, Barn/Shop and Workshop	Possibly in 2-3 years	
3	New Crossing For Access	Install a 1.5mD Culvert	June or July 2024	Excavator, Skid Steer, Hand Sho
4	New Crossing For Access	Install An Engineered Bridge	June or July 2024	Excavator, Skid Steer, Hand Sho
5	Brush Cleanup	Clean Up Small Trees And Brush	May 2024	Skid Steers , Mulcher
6	Remove Existing Crossing	Remove Existing Metal Culvert	June or July 2024	Excavator
7	Remove Existing Beaver Dam	Remove Existing Dam	ASAP	Excavator, Skid Steer, Hand Sho
Tile Drainage of all farm fields c/w minimum 30m set back from edge of river bank				

Project Title ; Proposed Severance	
Property Owner; Mel-Mar Industries Inc. Phone: 519-589-1811	
Propert Address; 126282 Southgate Rd 12 Dundalk Ont.	
Proton Con. 8 Lot 28 To 29	
Drawing Title; <b>SVCA Site Plan</b>	
Drawing Scale; 1:4000	1 of 2
Drawn By: E.M.S	
Drawing Date: April 25, 2024	

