



Report To:	Township of Southgate Council
Meeting Date:	2024-10-02
Report Number:	PL2024-086
Title:	Zoning By-law Amendment Application C24-24, John MS Martin, 146024 Southgate Road 14, Concession 10, Part Lot 23
Open/Closed Session:	Open Session
Prepared By:	Victoria Mance, Junior Planner
Reviewed By:	Bill White, MCIP, RPP, Triton Engineering Senior Planning Consultant
Approved By:	Kenneth Melanson, MCIP, RPP Senior Manager of Development & Community Services
Approved By:	Dina Lundy, Chief Administrative Officer

Executive Summary:

The applicant requests rezoning to permit the following:

- Increase the maximum floor area of the office associated with the existing On Farm Diversified Use (OFDU) from 720.9 square metres to 750 square metres.
- Remove the provision in the current zoning limiting the maximum number of non-resident employees to 4 persons.

The OFDU includes a metal shop, office and power room with 475 square metres of storage associated with an existing farmhouse and barn on Southgate Road 14. The expansion does not increase the area zoned for the OFDU, change the existing tree buffer or overall site design. Staff recommend repealing the previous zone provisions to allow the small expansion, remove the restriction of 4 non-resident employees and clarify wording so that Agricultural-1 regulations apply.

Recommendation:

Be it resolved that Council receive as information Staff Report 2024-086 for File C24-24 John MS Martin 146024 Southgate Road 14; and

That Council approve By-law 2024-117 to rezone 146024 Southgate Road 14 to permit 750 square metre On-Farm Diversified Use (metal works, office, and power room) with 500 square metres of outdoor storage, eliminating the limitation of four non-resident employees; and

That Site Plan Approval and the Ontario Building Code apply to the proposed expansion.

Reasons for Recommendation:

The application *has regard to* provincial interest outlined in Section 2 of the [Ontario Planning Act](#), is *consistent with* [Provincial Policy Statement 2020](#) and [Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas](#), and *complies with* the County of Grey and [Township Official Plan](#) policies for OFDUs located in Rural areas.

Proposal:

The applicants propose a 29.58 square metre addition to the office that serves the small-scale metal works approved as an OFDU under By-law 57-2015. The existing shop, office and power

room have 720.33 square metres floor area. Rezoning is proposed to increase maximum floor area of the OFDU from 720.9 square metres to 750 square metres and eliminate a requirement of a maximum four non-resident employees on-site. There is 475 square metres of outdoor storage associated with the OFDU which is shown in the Site Plan (Attachment 1). The maximum zoned area for the OFDU, existing tree buffer or the associated farmhouse and barn would not change.

Background/Site Context:

The subject lands have +-305 metres frontage on Southgate Road 14, +-670 metres depth, about 20.4 hectares lot area and contain an existing farm residence, barn and OFDU (approved in 2015) with 720.33 square metre metal works and power room plus 475 square metres outdoor storage. The eastern front of the subject lands is a wooded area, while a drainage course crosses the southwest corner of the site. The lands are otherwise flat to very gently rolling topography.

Between the subject lands and Southgate Sideroad 15 is a roughly 135 metre wide strip of land containing water filled excavations and vegetation covered aggregate piles. West of the Sideroad is an operable pit, known as Esker Lee Pit. Near the intersection of Road 14 and Sideroad 15 are several comparable farm lots some of which contain OFDUs. To the south and east most of farm parcels are 40 hectares.

Aside from site specific rezonings for OFDUs most farm properties are zoned Agricultural-1 and Environmental Protection. The abutting lands have an A1 and A1-532 exception zone, while the operable pit is zoned Extractive Industrial-4 (M4). A site plan agreement was signed between the Township and the owner and registered on title for the lands in 2015 under File SP5-15, approved by Council on [October 21st, 2015](#).

Application Review: Planning Act – Provincial Interest:

Provincial interest in the [Ontario Planning Act](#) as set out in Section 2 includes the following:

- Section 2(a) protection of ecological systems, natural areas, features and functions
- Section 2(b) protection of agricultural resources, and
- Section 2(h) orderly development of safe and healthy communities.

The application *has regard to* the [Act](#).

Application Review: Provincial Policy Statement (PPS 2020):

Until October 20, 2024 the parts of [Provincial Policy Statement 2020](#) that apply to rezoning are:

- Section 1.1.4.1 (f) promote diversification of economic base in rural areas
- 1.1.4.1 i) provide opportunities for economic activities in prime agricultural areas
- Section 1.1.5.2 d) permitting on farm diversified uses in rural areas
- Definition of On-farm diversified uses are to be “secondary to the principal agricultural use of the property and limited in area.”

After that date [Provincial Planning Statement 2024](#) applies subject to any new transition rules.

Section 2.3 of [Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas](#) details policy practice to ensure OFDU’s are secondary to a main agricultural use, limited in area, produce “value-added agricultural products” and are compatible with, and not hinder, surrounding agriculture uses. [Provincial Minimum Distance Separation \(MDS\) Document](#) provides guidelines for setbacks between livestock barns and sensitive uses not applicable in this case. The application is *consistent with* the [PPS](#) and meets the [Provincial Guideline](#).

Application Review: County of Grey Official Plan:

The site is designated Rural and Hazard in Schedule A Map 2 of the Grey County Official Plan, and the following sections were considered:

- 5.4.1 for the Rural designation permits all types, sizes and intensities of agricultural uses and normal farm practices allowed in the Agricultural designation.
- Table 7 recognizes manufacturing/fabrication as a permitted OFDU which would include small scale metal works.
- 5.2.2 Table 8 states an OFDU shall be “the lessor of 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres”.
- 5.2.2 (17) limits gross floor area of OFDUs to 20% of the total zoned area.

The proposed OFDU is located outside the Hazard designation. Schedule B Map 2 identifies the far southwest corner of site as Aggregate Resource Area well away from the proposed expansion of the existing. The proposed OFDU *complies with* the County Official Plan.

Application Review: Southgate Township Official Plan:

[Schedule A](#) in [Township Official Plan](#) designates the applicant’s lands Rural and Hazard. The following provisions apply to OFDU’s in Subsection 5.4.2.2 (2) of the Rural designation:

- OFDU’s must be “secondary” to the principal agricultural use.
- Table 1 includes manufacturing/fabrication as permitted use.
- Maximum zoned area 2% of the lot size to a maximum 8,000 square meters.
- Building floor space maximum 750 square meters or 20% of the zoned area.
- Uses such as home industries, sawmill, welding, manufacturing/fabrication.
- Compliance with D-6 Guidelines for noise, and subject to Site Plan Approval.

The Rural designation does not require the OFDU operator have a farm registration number. The Hazard designation permits agricultural, and conservation uses such as protecting woodlots, and natural areas. Section 5.5.2.2 outlines site alteration policies in the Hazard designation. [Schedule B](#) in the Township Official Plan identifies Aggregate Resource Areas on the very southwest part of the subject lands.

The proposed rezoning *complies with* the [Township Official Plan](#) by meeting requirements for the Rural designation with all development outside the Hazard and Aggregate Resource designations.

Application Review: Southgate Zoning By-law:

The Township [Zoning Bylaw 19-2002, as amended](#) in [Schedule 33](#) places the site in the Agricultural 1 (A1), A-1 Exception 350 (A1-350), and Environmental Protection (EP). The A1-350 Zone was established in By-law 57-2015 to permit an OFDU secondary to the main agricultural use with:

- a maximum combined floor area of structures of 720.9 square metres.
- maximum 500 square metres outdoor storage allowed behind the shop screened from view.
- maximum four employees that do not reside on the property.

Application Circulation and Public Comments:

The following comments were received:

Comments from:	Comments received:
Bell Canada (September 3, 2024) Saugeen Valley Conservation Authority (SVCA) (September 20, 2024)	No concerns

Enbridge Gas (September 17, 2024)	No objections but note that they reserve the right to amend or remove development conditions.
Township Public Works Department (September 5, 2024)	Existing commercial entrance, no concerns.
Grey County (September 10, 2024)	Provided D-6 Guidelines can be addressed, County Staff have no concerns.
Township Fire Department, Historic Saugeen Metis, Public Comments	No comments received as of report writing.

Conclusion:

The proposed 29.58 square metre office addition to increase the OFDU floor space to 750 square metres maximum will occur within the existing 3,992 square metre rezoned area set by By-law 57-2015. Existing treed screening will be maintained, and outdoor storage located will remain behind the existing shop. The small increase in floor area of the OFDU and removing the limit of four non-resident employees will not impact on the principal agricultural use of the land.

The proposed addition will require a permit under the Ontario Building Code which allows the Building Department to assess adequacy of washrooms and septic system. The existing site plan agreement ensures compliance with D6 noise separation requirements, and a minor amendment will be required to insert the new site plan showing the expansion if rezoning is approved.

Link to Township of Southgate Strategic Plan:

The proposed farm expansion meets Goal 1 Objective 1.E of the [Southgate Community Strategic Plan](#) supporting growth and development of existing business and enabling agricultural business to expand.

Attachment(s):

Attachment 1 – Site Plan

Attachment 2 – Aerial Image of Subject Lands

Attachment 2 – Aerial Image of Subject Lands



2023 Street View

