



Report To:	Township of Southgate Council
Meeting Date:	2024-10-02
Report Number:	PL2024-085
Title:	Zoning By-law Amendment Application C23-24, Dennis and Jackie Groves, 212475 Southgate Sideroad 21, Concession 13, Part Lot 33
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 a rezoning to implement conditions of severance file B7-24 approved by Committee of Adjustment September 25, 2024. The lot line adjustment transfers approximately 4-hectares of land to the abutting landowner to the south while the applicants retain an approximately 3.7-hectare lot containing a home and accessory buildings. Consent policies in the County and Township Official Plans permit technical severances with some limitations.

The [Planning Justification Report for the Applicants](#) notes the two parcels involved in the lot line adjustment were rezoned Agricultural 1-99 (A1-99) years ago recognizing the smaller lot frontage and area. The rezoning will address the new lot areas for both parcels and will clarify that building regulations in the original Agricultural-1 zone apply.

Staff recommend approval of the proposed rezoning to fulfill the conditions of the File B7-24 and clarify building regulations applicable to both lots.

Recommendation:

Be it resolved that Council receive staff report PL2024-085 for File C23-24 Dennis and Jackie Groves 212475 Southgate Sideroad 21 for information; and

That Council consider approval of By-law 2024-116 to rezone the two parcels involved in the lot line adjustment approved under File B7-24 to recognize a minimum lot area of 3.5 hectares for the applicant’s lands and 11.5 hectares for the abutting lot to the south, and to clarify that building regulations in the Agricultural-1 Zone apply to both parcels.

Reasons for Recommendation:

The proposed rezoning *has regard to* provincial interest outlined in Section 2 of the [Ontario Planning Act](#), *is consistent with* [Provincial Policy Statement 2020](#) and *complies with* the County of Grey and [Township Official Plan](#) policies. Applying the rezoning to the applicant’s reduced lot area and the abutting lot to the south increasing in area through File B7-24 represents good planning practice in the Agricultural designation applicable to the lands.

Proposal:

The applicants propose to rezone the subject lands and abutting parcel to the south to implement conditions of severance File B7-24 approved by Committee of Adjustment September 25, 2024. After the lot line adjustment, the applicants retain approximately 3.78-hectares lot while the abutting lot to the south will increase to approximately 11.5 hectares lot area with 195 metres frontage. The applicant's submitted a [Planning Justification Report](#) supporting the lot line adjustment and rezoning.

The site plan in Attachment 1 from the [Planning Justification Report](#) shows existing entrances, buildings, and the abutting property to the south benefitting from the lot line adjustment. Changing the previous Agricultural-1 Exception 99 zoning on the site to a site-specific zone is requested to recognize the lot area of the applicant's property decreasing to about 3.7 hectares and the abutting parcel to the south increasing in area to about 11.7 hectares after the conveyance under B7-24. The rezoning will address the new lot areas for both parcels zoned A1-99, Environmental Protection and Agricultural -1 where applicable. Any other zone provisions impacted by the lot line adjustment would be addressed.

Background/Site Context:

The applicant's property is located north of Grey Road 9, with 195 metres frontage on to Southgate Sideroad 21, about 409 metres of depth and approximately 7.9-hectares of lot area. The applicant's lands contain an existing residence, pond and accessory buildings. The abutting lot to the south is vacant and currently has about the same frontage and area as the applicant's lands. On the abutting lands a proposed farm cluster with a 150 square metre home industry was approved by the Committee of Adjustment under [File A6-24](#).

The applicant's lands and abutting parcel to the south are flat to gently rolling topography. Both parcels are much smaller than existing agricultural land uses nearby (see Attachment 2 Aerial Photo of Subject Lands). Both lots were rezoned A1-99 allowing minimum lot area of 7.5 hectares and minimum lot frontage 195 metres.

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.
- Section 1.1.4.1 (i) provide opportunities for economic activity in prime agricultural areas.
- Section 2.3.1 prime agricultural lands should be protected for long-term use.
- Section 2.3.3.2 all "types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected".
- Section 2.1 protects Natural Heritage areas like significant wetlands.

After that date [Provincial Planning Statement 2024](#) applies to future re-development subject to any new transition rules. The rezoning is consistent with Provincial Policy.

Application Review – County of Grey Official Plan:

The applicant’s lands and abutting lot are designated Agriculture and Hazard in [Schedule A Map 2](#) of the [Grey County Official Plan](#). The Agricultural designation (Section 5.2) permits all types, sizes and intensities of agricultural uses and normal farm practices. Section 5.2.3 consent policies permit lot line adjustments for legal or technical reasons. Section 7.2 directs development away from Hazard lands impacted by flooding and other natural hazards. The application complies with the County Official Plan.

Application Review – Southgate Township Official Plan:

In [Schedule A](#) of the [Township Official Plan](#) the applicant’s lands and abutting parcel are designated Agricultural and Hazard. The Agricultural designation permits all types, sizes and intensities of agricultural uses and residential dwellings on existing lots of record under Section 5.4.1.2 #6.

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. Rezoning the applicant’s lands or the abutting parcel will not impact the Hazard designation. The application complies with the intent of the [Township Official Plan](#).

Application Review – Southgate Zoning By-law:

Schedule 34 of the [Original Zoning By-law Maps](#) in the [Township Zoning By-law](#) zones the lands Agricultural 1 Exception 99 (A1-99) and Environmental Protection (EP). The very back part of the two lots remained in the Agricultural 1 (A1) Zone. The location of the EP zone boundary is shown on the Aerial Photo in Attachment 2. The A1-99 zone permits a minimum lot area of 7.5 hectares and a minimum lot frontage of 195 metres.

The proposed rezoning would address the lot area of the applicant’s parcel and abutting lot after the conveyance under File B7-24. The original A1-99 zone did not include proper references to the building regulations in the original Agricultural-1 Zone that applied to both parcels. The location of the home and accessory buildings on the applicant’s reduced lot will comply with the A-1 building regulations including interior side yard (15 metres), rear yard (15 metres) and lot coverage (7%). The new site-specific zone for both the applicant’s and abutting lot will apply the A-1 building regulations to both lots.

Application Circulation and Public Comments:

The following comments were received:

Comments from:	Comments received:
Bell Canada (September 3, 2024)	No concerns
Enbridge Gas (September 17, 2024)	No objections reserving the right to amend or remove conditions.
Township Public Works (September 5, 2024)	3-metre road widening required on Southgate Sideroad 21.
Grey County (September 12, 2024)	No concerns provided positive comments are received from the Conservation Authority.
Saugeen Valley Conservation Authority (September 22, 2024)	A large area of the property is within the Approximate Screening Area and requires the applicant obtain written permission of

	the SVCA prior to any “development” within a Regulated Area or alteration to a wetland or watercourse.
Township Fire Department, Historic Saugeen Metis, Public Comments	No comments received as of report writing.

Conclusion:

The proposed site specific rezoning recommended by staff accomplishes the following:

- Recognizes a 3.5 hectare lot area for the applicant’s lands and a 11 hectare minimum lot area for the abutting lot to the south to implement conditions of File B7-24.
- Clarifies the lot area of the abutting lot to the south is also partly in an A1 Zone.
- apply the site and building regulations in the Agricultural-1 to both parcels.

Staff proposes to repeal the provisions of the original A1-99 zone and replace it with clear regulations applicable to both lots impacted by File B7-24. The amendment does not impact on the EP Zone Boundary in any way.

The proposed rezoning *has regard to* provincial interest in Section 2 of the [Ontario Planning Act](#), is *consistent with* [Provincial Policy Statement 2020](#) and *complies with* County of Grey and [Township Official Plan](#) policies.

Link to Township of Southgate Strategic Plan:


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

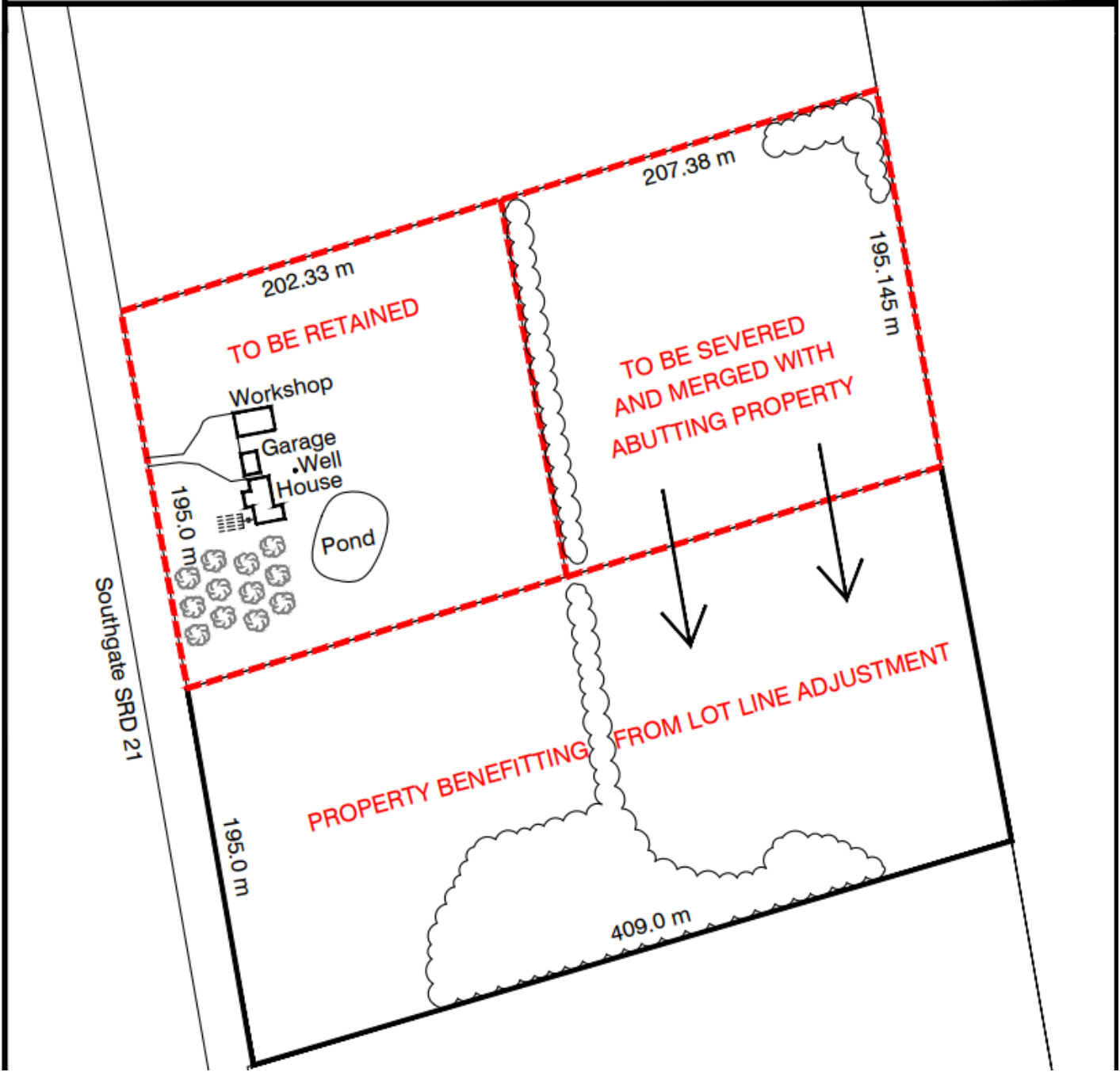
Attachment(s):

- Attachment 1 – Applicant’s Site Plan
- Attachment 2 – Aerial Photo of Subject Lands

Attachment 1 – Applicant’s Site Plan

Figure 1: Proposed Lot Line Adjustment

 Subject Property



Attachment 2 – Aerial Photo of Subject Lands & Abutting Parcel

