



Report To:	Township of Southgate Council
Meeting Date:	2024-12-18
Report Number:	PL2024-105
Title:	Application for Amending Site Plan Agreement SP12-24 John M. S. and Annie Martin, 146024 Southgate Road 14
Open/Closed Session:	Open Session
Prepared By:	Elisha Milne, Legislative & Planning Coordinator
Reviewed By:	Bill White, MCIP, RPP Triton Engineering Senior Planning Consultant
Approved By:	Kenneth Melanson, MCIP, RPP Senior Manager of Development & Community Services

Executive Summary:

Council is asked to pass a By-law to sign an amending site plan agreement for a proposed Ontario Diversified Use (OFDU–metal works) according to Rezoning [By-law 2024-117](#) (File C24-24 **Attachment 1 Site Plan**). The new regulations in the Agricultural-1 Exception 350 (A1-350) zone removed restrictions on number of employees and allowed the metal works to expand from 720.9 square metres to 750 square metres with 500 square metres outdoor storage.

On October 21, 2015, the previous Owner (EMS Construction Inc.) and the Township signed the original site plan agreement under By-law 78-2015. The new owners' site plan was circulated through Township Departments and Grey County. Saugeen Valley Conservation Authority ([SVCA September 20/24](#)) comments during rezoning noted the proposed development is generally acceptable. The Clerk is delegated authority to approve site plans with technical advice from Township staff but signing the amending site plan agreement still requires an authorizing by-law.

Recommendation:

Be it resolved that Council receive Staff Report PL2024-105 Application for Amending Site Plan Agreement SP12-24 John M. S. and Annie Martin, 146024 Southgate Road 14 for information; and

That Council approve By-law 2024-149 to authorize the Mayor and Clerk to sign a site plan amending agreement with John M. S. Martin and Annie Martin for lands at 146024 Southgate Road 14, Concession 10, Pt Lot 23, Proton.

Reasons for Recommendation:

1. The proposed *has regard to* provincial interest and requirements in the [Ontario Planning Act](#) and is consistent with [Provincial Policy Statement 2024](#).
2. The site plan complies with policies in the Township Official Plan and Grey County Official Plan.
3. Rezoning application C24-24 was approved by Council in Rezoning [By-law 2024-117](#) for to permit the proposed OFDU, and provisions in the amendment and other comments are met in through the amending site plan agreement.

Proposal:

In 2024 the current Owners (File C24-24) requested re-zoning to increase the maximum floor area from 720.9 square metres to 750 square metres and remove the provision which limited the maximum number of non-resident employees. Due to the changes to the zoning and the original site plans an amendment to the original Site Plan Agreement is recommended. Plans and drawings for Site Plan Approval were received and circulated to Township Staff and County of Grey (**Attachment 1**). The authority to approve Site Plans is delegated to the Clerk.

Background/Site Context:

The subject lands are about 20 hectares in size with frontage onto Southgate Road 14. Originally rezoned in 2015 (File C7-15) to allow for a small-scale dry manufacturing shop as an OFDU. A site plan agreement was executed through By-law 78-2015 passed October 21, 2015,

By-law 2021-111 designates all of Southgate as a Site Plan control area requiring plans and drawings to be submitted for approval. The Official Plan states OFDUs 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 2024):

The proposed development is *consistent with* [Provincial Policy Statement 2024](#) Section 1.1.4.1 promoting healthy and viable rural areas, diversification of the economy and supporting the agricultural land base. [Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas](#) are met.

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

The site is designated Rural 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 Rural 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 2024-117](#) amending the regulations in the Agricultural - 1 Exception 350 (A1-350) Zone already applicable to the subject lands. The proposed site plans meet A1-350 zone requirements. Environmental Protection Zoning on part of the lands is subject to any permit requirements of the Saugeen Valley Conservation Authority.

Application Circulation and Public Comments:

The amending site plans were circulated to Township Departments and Grey County. Comments from the Saugeen Valley Conservation Authority received during the rezoning process are addressed. A public meeting is not required.

Conclusion:

It is recommended Council approve By-law 2024-149 to authorize the Mayor and Clerk to sign a Site Plan Agreement with John M. S. and Annie Martin.

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.

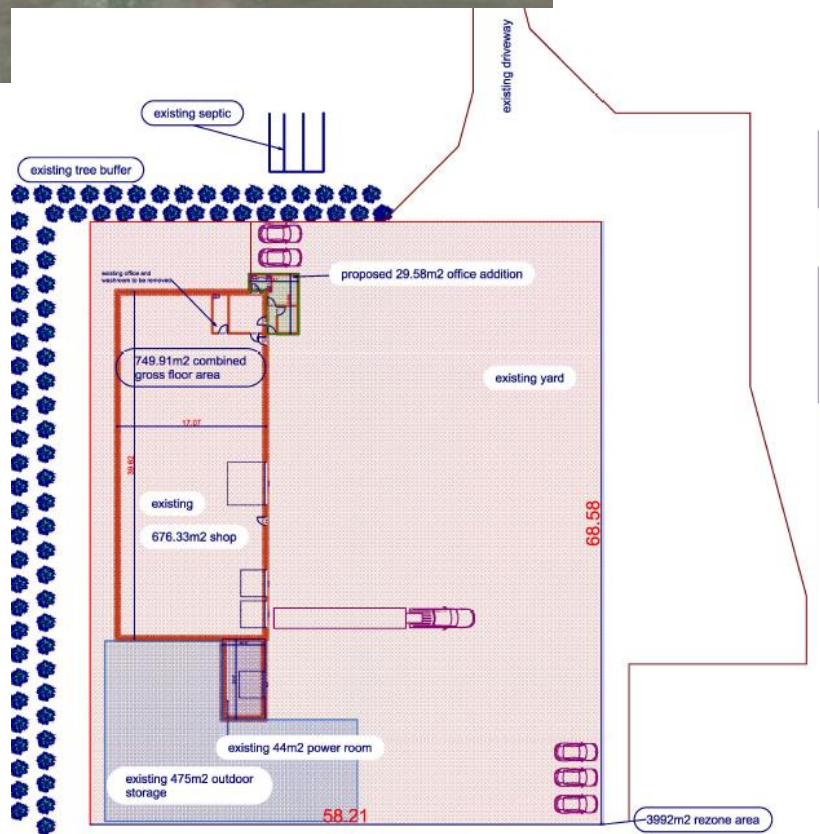
Attachment(s):

Attachment 1 – Site Plan Drawings

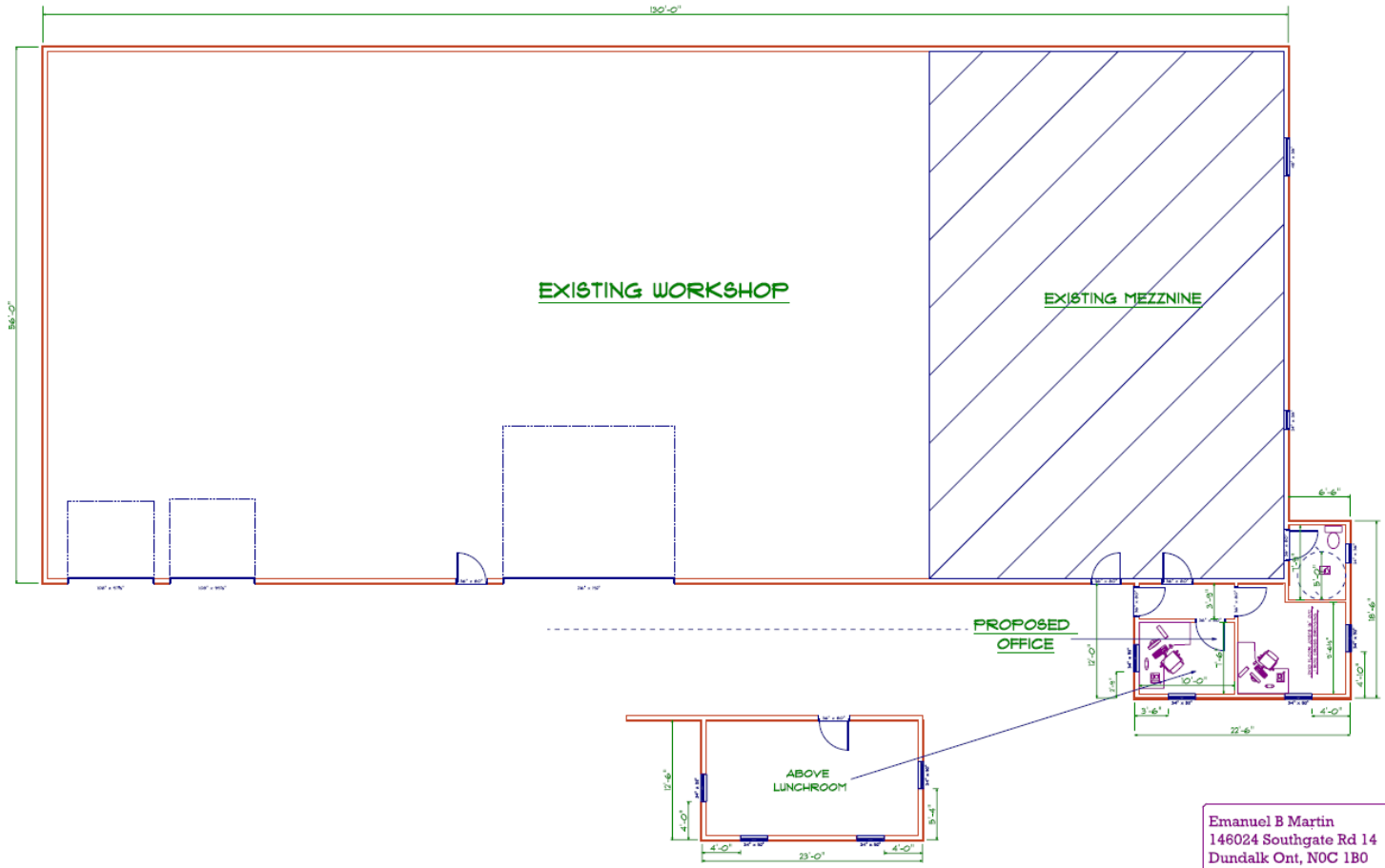
Attachment 2 – Site Plan Drawing – Floor Plan

Attachment 3 – Site Plan Drawing - Views

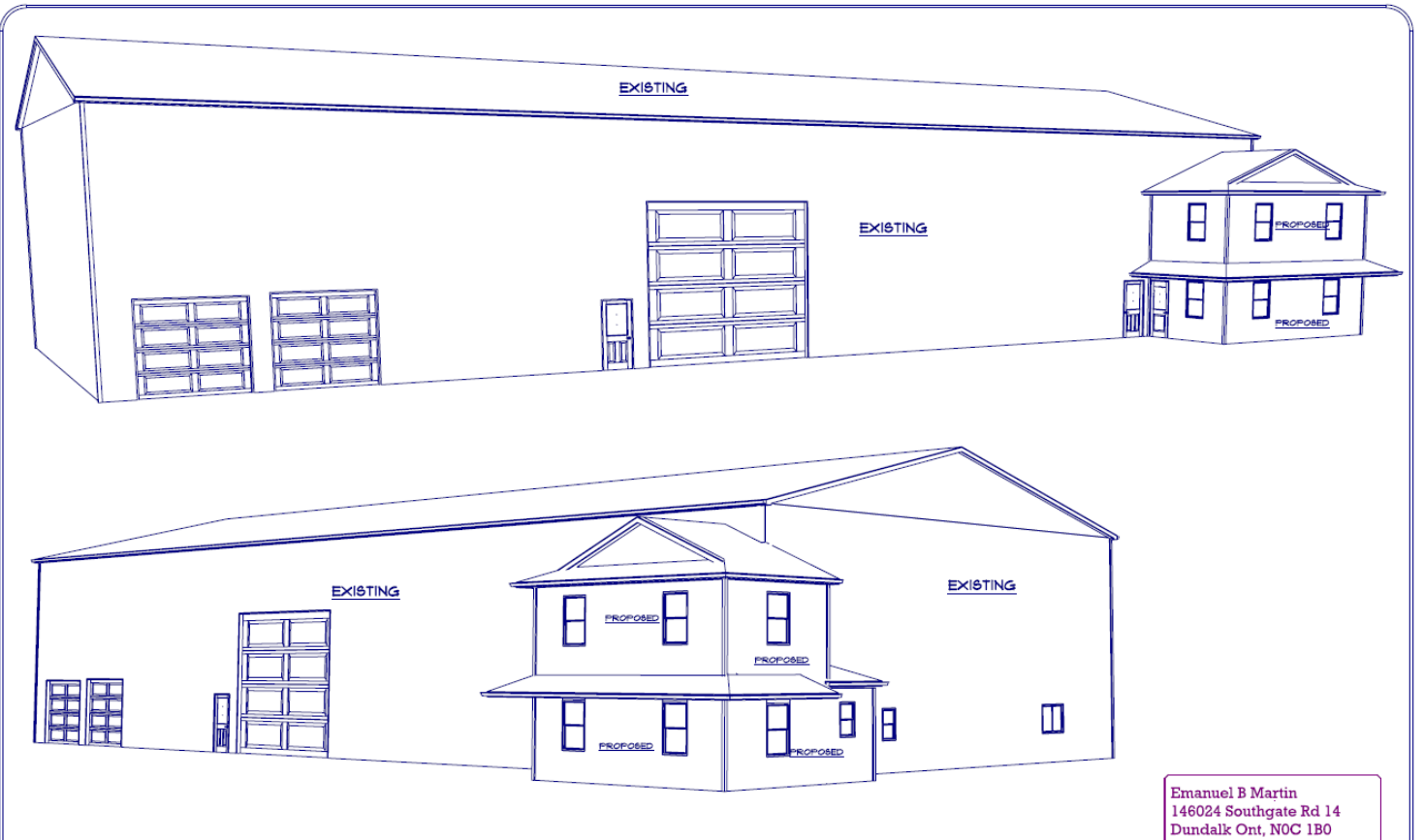
Attachment 1 – Site Plan Drawings



Attachment 2 – Site Plan Drawing – Floor Plan



Attachment 3 – Site Plan Drawing - Views



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