



Report To:	Township of Southgate Council
Meeting Date:	2024-12-18
Report Number:	PL2024-106
Title:	Application for Site Plan Agreement Approval SP13-24 The Trustees of the Old Order Mennonite Conference, 144668 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 authorizing the Mayor and Clerk to enter into a site plan agreement for a proposed Meeting House under the Community Facility (CF) Zone provisions as per [By-law 2023-038](#) (File C24-22). The site plan for was circulated and approved through Township Departments. Grey County also received the site plan having commented on the rezoning. Delegated authority allows the Clerk to sign the approved site plan drawings upon technical advice from Senior Township staff.

The site plan agreement is one of two conditions in [By-law 2023-038](#) to be met before the holding provision is removed for this site. Removal of the holding provision is covered under a separate item (PL2024-107) on the Council agenda. The second condition regarding submission of an Archeological Study acceptable to the Township is also met.

Recommendation:

Be it resolved that Council receive Staff Report PL2024-106 Application for Site Plan Agreement Approval SP13-24 Trustees of the Old Order Mennonite Conference, 144668 Southgate Road 14 for information; and

That Council approve By-law 2024-150 to authorize the Mayor and Clerk to sign a site plan agreement with the Trustees of the Old Order Mennonite Conference for lands at 144668 Southgate Road 14, Part of Lot 27, Concession 13, Egremont Parts 3 and 4 on Plan 16R11907 Southgate.

Reasons for Recommendation:

The proposed *has regard to* provincial interest and requirements in the [Ontario Planning Act](#). The proposal is consistent with [Provincial Policy Statement 2024](#) and complies with policies in the Township Official Plan and Grey County Official Plan. The approved site plans meet the CF zone requirements applicable to the site through File C24-22 and [By-law 2023-038](#) approved at the April 20th, 2023, regular Council meeting. The site plan has been approved by the Township Clerk with advice from the appropriate Township staff.

Proposal:

Plans and drawings for Site Plan Approval were received and circulated to Township Staff and County of Grey (See Site Plan - **Attachment 1** and Site Grading **Attachment 2**).

The authority to approve Site Plans is delegated to the Clerk. The Site Plans were “approved” by the Clerk prior to the December 18th, 2024, Council meeting.

Background/Site Context:

The subject lands are approximately 1.09 hectares in size with frontage onto Southgate Road 14 and include the site of the historic Mount Zion Methodist Cemetery. A proposed Meeting Hall is to be built on the property.

The lands were created by consent application B13-22 with an easement establish through [File B11/23](#). The CF zone was approved through [By-law 2023-038](#). The holding provision on the CF zone is proposed to be removed in a separate report on this agenda. Conditions for removal include signing the site plan agreement and providing an Archeological Study acceptable to the Township. Schedule “C” of the site plan agreement contains provision related to the Archeological Study and Cemetery Boundary Investigation. No historic artifacts or burial sites were identified in the area of the proposed Meeting Hall.

By-law 2021-111 designates all of Southgate as a Site Plan control area requiring plans and drawings to be submitted for approval.

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.

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

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

Application Review – Southgate Township Official Plan (STOP):

[Schedule A Map 1](#) in the [Township Official Plan](#) designates the applicant’s lands Rural, Hazard and Wetlands 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 2023-038 changing the subject lands from Agricultural - 1 Zone to the Community Facility (CF) Zone. The proposed site plan meets CF Zone requirements. Environmental Protection Zoning on part of the lands will be subject to any permitting requirements of the Saugeen Valley Conservation Authority (SVCA).

Application Circulation and Public Comments:

The site plan approval application was circulated to Township Departments and the County. Public circulation is not required except for removing the holding provision which was given accordingly.

Conclusion:

It is recommended Council approve By-law 2024-150 to authorize the Mayor and Clerk to sign a Site Plan Agreement with the Trustees of the Old Order Mennonite Conference.

Link to Township of Southgate Strategic Plan:

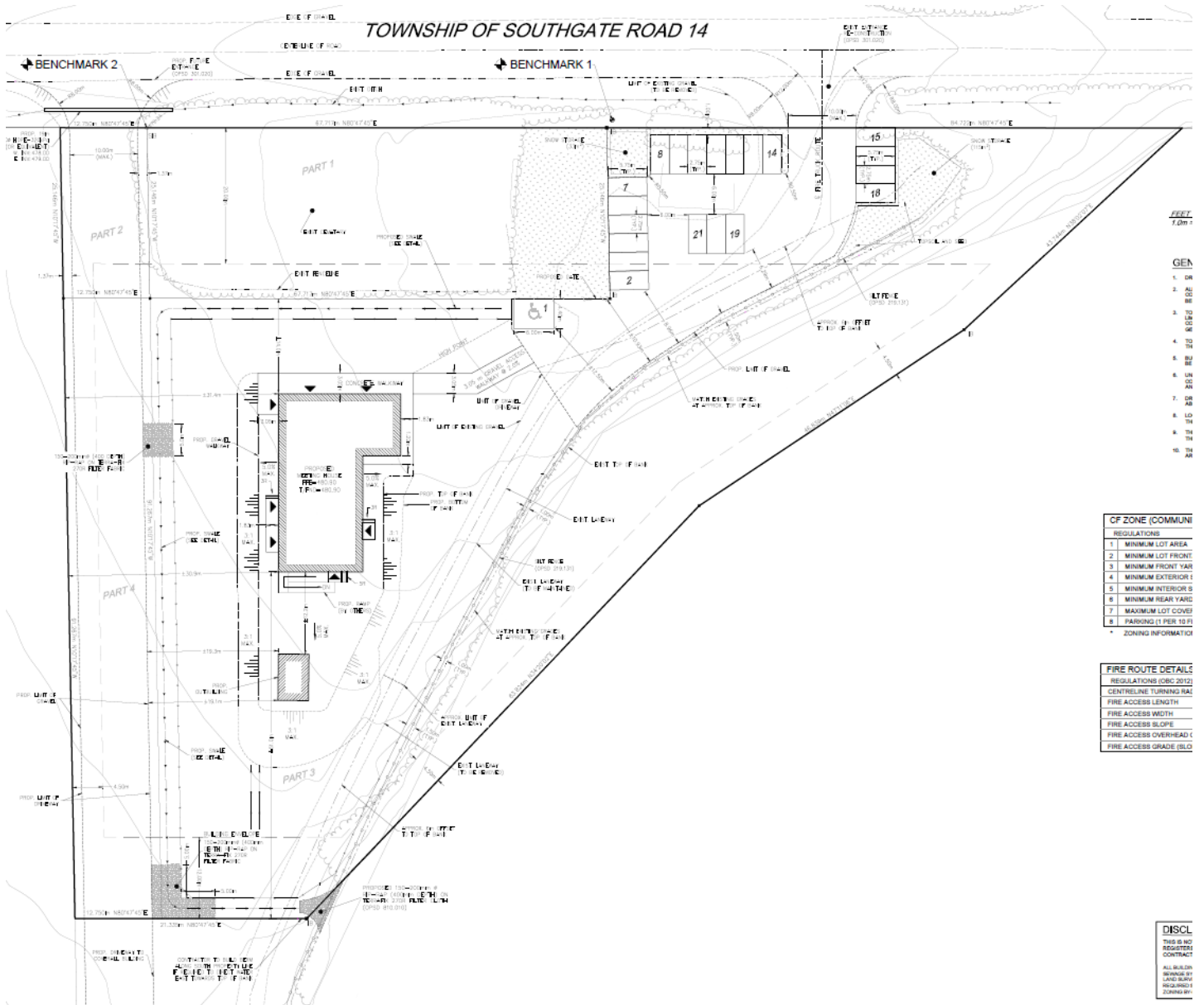
The proposed farm expansion meets Objective 7C of the Township Strategic Plan supporting streamlined approval procedures.

Attachment(s):

Attachment 1 – Site Plan Drawing

Attachment 2 – Site Grading

Attachment 1 – Site Plan



Attachment 2 – Site Grading Plan

