



Report To:	Township of Southgate Council
Meeting Date:	2024-12-18
Report Number:	PL2024-108
Title:	Zoning By-law Amendment Application C30-24, Christian Bauman, 752334 Ida Street, Concession 3 SWTSR Lot 224 to 225
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

Executive Summary:

The applicant proposes rezoning to permit a 750 square metre dry manufacturing workshop, 500 square metres outdoor storage, and 150 square metre agricultural shed with combined power room (see **Attachment 1**). The On-Farm Diversified Use (OFDU) would be secondary to the agricultural use of the lands which will include a farmhouse barn and shed. The rezoned area for the OFDU will cover about 7,018 square metres of the lot.

The proposed rezoning regulates the size of the rezoned area, OFDU floor space, the amount of outdoor storage and requires screening from right-of-way. D-6 noise separation requirements will be met. Staff recommend approval of the proposed rezoning. Site plan approval will be required.

Recommendation:

Be it resolved that Staff Report PL2024-108 for file C30-24 Christian Bauman 752334 Ida Street be received for information; and

That Council approve By-law 2024-142 to rezone 752334 Ida Street to permit a 750 square metre On-Farm Diversified Use (workshop), 500 square metre outdoor storage, and 150 square metre agricultural shed with combined power room; and

That Site Plan Approval apply to the On-Farm Diversified Use (OFDU).

Reasons for Recommendation:

This application has regard to provincial interest outlined in Section 2 of the [Ontario Planning Act](#), is consistent with [Provincial Policy Statement 2024](#) 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 proposed dry manufacturing workshop (glass cutting and tempering) will be secondary to the agricultural use on-site which will include a new farmhouse, barn and shed. Buildings shown on GIS were removed upon purchase of the property.

The farm cluster will include:

- a 750 square metre dry industrial workshop (glass cutting and tempering).
- 7,918 square metres rezoned area 132.56 metres from the east lot line and 96.36 metres from the front lot line along Ida Street (see **Attachment 2**).
- 500 square metre outdoor storage.
- A new 200 square metre farmhouse west of the proposed OFDU.
- 150 square metre agricultural shed with combined power room.

The proposed rezoning permits small scale dry industrial works as an OFDU with regulations to restrict the size of the rezoned area, gross floor area, outdoor storage, to ensure the shop is secondary to the prime agricultural use on-site. The OFDU and outdoor storage will be screened with a 3-metre-high trees planted 3 metres apart east and north of the proposed shop and storage.

Background/Site Context:

The subject lands have +/-405 metres frontage along Ida Street, +/-1,189 metres depth, 49-hectares lot area and is located +/-210 metres from the Primary Settlement Area boundary of Dundalk. The 49-hectare lot contains no existing structures and currently functions as a cash crop farm. There are no existing dwellings on-site, a 200 square metre dwelling is proposed located west of the proposed OFDU rezoned area (see **Attachment 1 & 2**).

The subject lands are flat rolling farmlands (see **Attachment 3**), with a small pond located to the south of the proposed farm cluster towards a marsh and vegetated area. The southeastern corner of the subject lands is heavily vegetated.

Nearby land uses consist of agricultural, some of which have existing OFDUs with heavily wooded natural areas abutting the subject lands. There are farms south and west of the subject lands. Smaller residential lots are located to the east towards Glenelg Street and Main Street East. The subject lands are located +/-1 kilometre of the Main Street East and Ida Street intersection within the Dundalk Urban Area. The Farm Cluster and proposed OFDU will be about 500 metres from the Settlement Boundary and Glenelg Phase 2 subdivision.

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 2024):

[Provincial Planning Statement 2024](#) applies to the proposed rezoning as follows:

- Section 2.5-1 healthy viable rural areas supported by promoting diversified economic base (e) and by promoting economic activities in prime agricultural areas
- Section 2.6-1 permitting on farm diversified uses and normal farm practices on rural lands
- Definition of On-farm diversified uses to be “secondary to the principal agricultural use of the property and are limited in area.”

[Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas](#) outlined Provincial Policy for OFDU’s is to ensure the farm location is secondary to the principal agricultural use, limited in area, produce “value-added agricultural products” and are compatible with, and not hinder, surrounding agriculture uses (Section 2.3).

[Provincial Minimum Distance Separation \(MDS\) Document](#) provides formulas and guidelines for implementing setbacks between livestock barns and sensitive uses. The nearest residence to the proposed barn is +-344 metres. This will be subject to an MDS calculation at building permit.

[Ontario's D6-guidelines](#) require separations of 20, 70 or 300 metres between industrial uses and sensitive uses depending on the Class and intensity of the industry. A separation of over 300 metres would be provided between the OFDU and nearest home.

The application is *consistent with* the [PPS 2024](#) and Provincial Guidelines.

Application Review - County of Grey Official Plan:

The site is designated Rural and Hazard Lands 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 proposed in the application.
- 5.2.2 Table 8 Rural designation 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 (16) outlines site details to be included in the OFDU calculations.

The subject property is about 49-hectares in area allowing 8,000 square metres to be rezoned for an OFDU. Floor area of OFDU buildings is limited to 20% of the rezoned area. The proposed OFDU is not located in the Hazard designation and *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. The proposed rezoning *complies with* the [Township Official Plan](#) by meeting requirements for the Rural designation with all buildings outside the Hazard designation.

Application Review - Southgate Zoning By-law:

[Schedule 17](#) in the [Township Zoning By-law](#) places the site in an Agricultural 1 Zone (A1) and Environmental Protection (EP) Zone (approximate boundaries in **Attachment 2**). The A1 zone permits agricultural uses subject to regulations in Section 6.2.

To the south an existing farm is zoned Agricultural-2 (A2) which allows A1 uses with restrictions on the number of livestock uses. A lot across Ida Street is zoned Agricultural 1 Exception 375, with lands zoned Rural Industrial Zone (M2) to the east. Lands to the northwest of the subject site were rezoned in part to A1-395 to permit an OFDU.

Section 2.10 of the [Township Zoning By-law](#) states EP zone boundaries identifying potentially hazardous areas on a site may be subject to minor re-interpretation. The Saugeen Valley Conservation Authority identified that the proposed development will be located outside of the Approximate Screening Area and do not require review or a permit.

Application Circulation and Public Comments:

The following comments were received:

Comments from:	Comments received:
Grey County (November 25, 2024)	Provided D-6 Guidelines can be addressed, no concerns.
Township Public Works (November 20, 2024)	Safe access can be provided to the site, commercial entrance paved apron and civic address sign required.
Enbridge Gas (November 19, 2024)	No concerns.
Saugeen Valley Conservation Authority (November 13, 2024)	Proposed development will be located outside of Approximate Screening Area, no further review or permit required.
Historic Saugeen Metis (December 3, 2024)	No concerns.
General Public Comments and Township Fire Department	No comments received as of report writing.

At Public Planning Committee Council had questions about the proximity of the subject lands to the Dundalk Settlement Boundary. **Attachment 3** shows the subject lands context with the Settlement Boundary and future subdivisions under construction.

Conclusion:

The proposed 7,918 square metre rezoned area for the OFDU complies with Township and County Official Plan policy restriction to 2% of the lot size. The gross floor area of the proposed OFDU meets the maximum 750 square metre allowed in the Township Official Plan, which ensures the small scale dry industrial works remain secondary to the principal agricultural use as encouraged by Provincial Policy and Guidelines for Use of Prime Agricultural Lands.

The rezoning by-law limits the floor area of the proposed OFDU and associated buildings and regulations in the new zone to ensure the zoned area and all proposed buildings are located outside the EP Zone and the SVCA Screening Area. Buffering and screening is proposed through a tree cluster minimum 3 metres in height required in the zoning amendment and further enforced through a future site plan agreement.

For the subject lands specifically, compliance with D-6 noise separation requirements is achieved through a 300 metre plus separation between the OFDU and the nearest residence, which will be supported by provisions in the site plan agreement. An MDS calculation is required for the barn in the farm cluster at the building permit stage will ensure proper separation from nearby homes.

Attachment 3 shows just under 500 metres from the proposed OFDU and farm cluster to Glenelg Phase 2 subdivision under construction. Staff feels this separation exceeds minimum requirements

for any Class of industrial building under the D6 guidelines. There is a large, wooded area between the subject lands and existing and future urban development.

The barn proposed will be limited in size by homes fronting on Ida Street and will not impact homes in Phase 2 or 3 of the nearest subdivision. Rezoning the entire A1 area on site to A2 to limit agricultural is not required currently so long as the barn structure is sized to comply with MDS separations.

Maintaining the subject lands as a single large parcel preserves an original Township farm lot that could accommodate settlement in the long-term planning horizon most likely beyond 30 years given existing designated lands in Dundalk.

Link to Township of Southgate Strategic Plan:

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

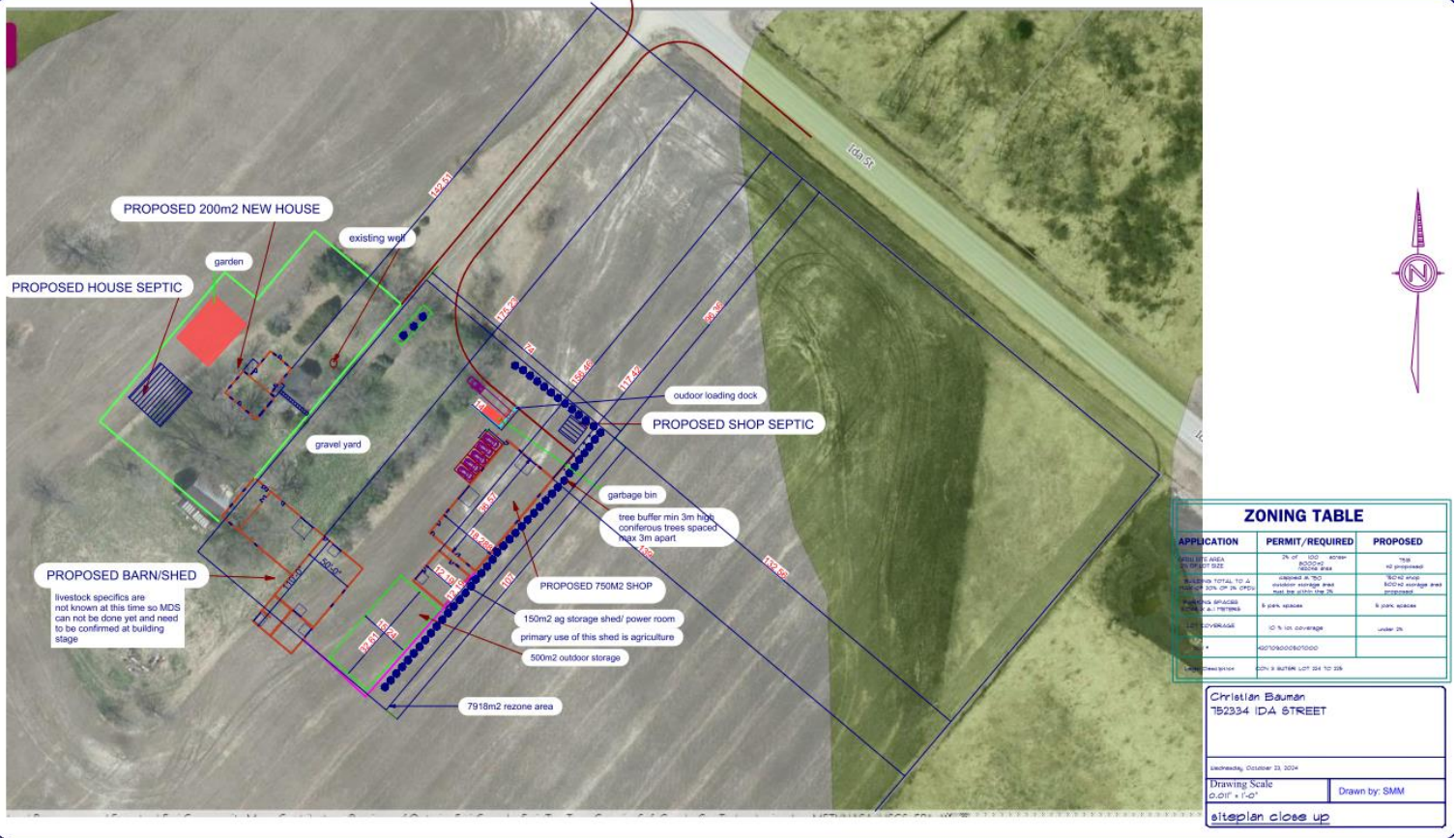
Attachment(s):

Attachment 1 – Site Plan

Attachment 2 – Aerial Image of Subject Lands

Attachment 3 – Site Location to Dundalk Settlement & 2022 Google Street View

Attachment 1 – Site Plan



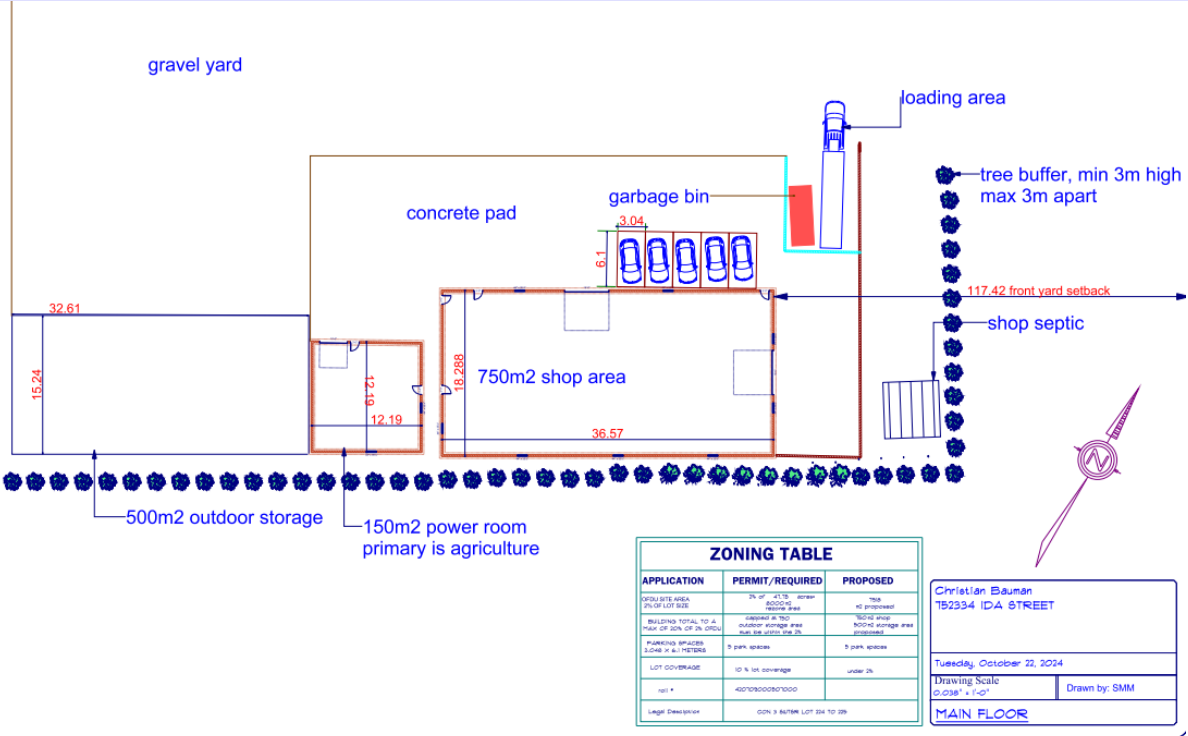
ZONING TABLE		
APPLICATION	PERMIT/REQUIRED	PROPOSED
RESIDENTIAL AREA 2% OF LOT SIZE	2% of 100' street 8000 sq ft	75% 40 proposed
BUILDINGS TOTAL TO A MAX OF 20% OF 2% OF TOTAL AREA	max of 100' outdoor storage area max 20% of 2%	100% shop 800m2 storage area 500m2 barn
PARKING SPACES 1000 sq ft	5 park spaces	5 park spaces
LOT COVERAGE	10% lot coverage	under 2%
USE	AG/10/20/30/50/1000	
LEGAL DESCRIPTION	CON 3 BAYERN LOT 284 TO 288	

Christian Bauman
152334 IDA STREET

Tuesday, October 22, 2024

Drawing Scale: 0.25" = 1'-0" Drawn by: SMM

siteplan close up



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LEGAL DESCRIPTION	CON 3 BAYERN LOT 284 TO 288	

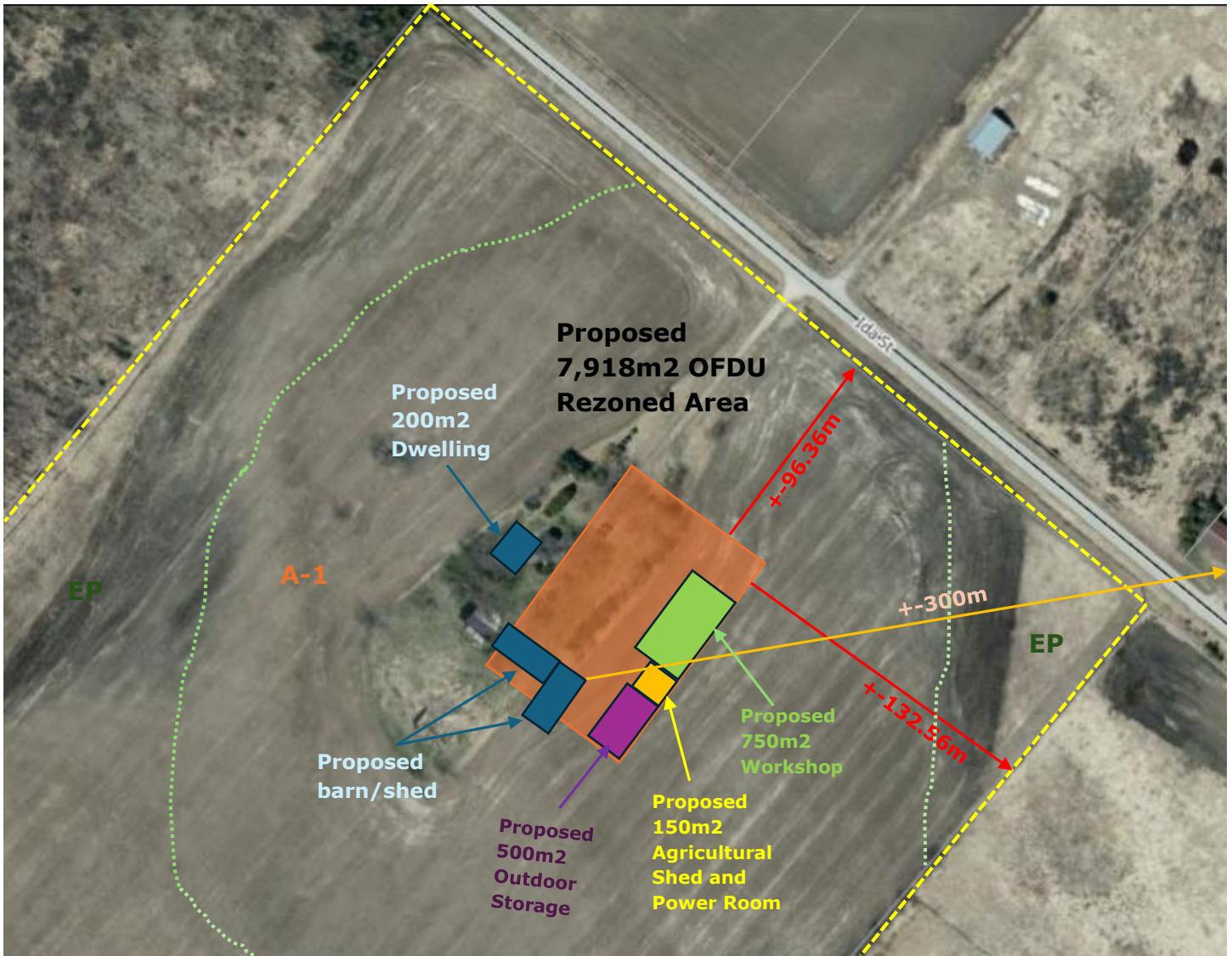
Christian Bauman
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MAIN FLOOR

Attachment 2 – Aerial Image of Subject Lands



Attachment 3 – Site Location to Dundalk Settlement & 2022 Google Street View

