



Report To:	Township of Southgate Council
Meeting Date:	2024-12-18
Report Number:	PL2024-109
Title:	Application for Site Plan Agreement SP13-20 Southgate Renewables Holding Corp., 150 Eco Parkway
Open/Closed Session:	Open Session
Prepared By:	Bill White, MCIP, RPP Triton Engineering Senior Planning Consultant
Approved By:	Kenneth Melanson, MCIP, RPP Senior Manager of Development & Community Services

Executive Summary:

A By-law is recommended to execute a site plan agreement for a proposed anaerobic digester and accessory uses at 105 Eco Parkway in compliance with Rezoning [By-law 2024-016](#) (File C18-23). **Attachment 1** shows site plans for the proposed use which meet the regulations in the Holding General Industrial 1-553 Zone (M1-553-h).

The holding provision on the M1-553 zone require a site plan agreement to be signed before the underlying zone is in place. Three buildings proposed include Office/Maintenance closest to Eco Parkway, Organic Receiving in the centre of the site, and Digester Tanks at the back. An application to remove the holding provision is expected in spring 2025.

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 PL2024-109 Application for Site Plan Agreement SP13-20 Southgate Renewables Holding Corp., 150 Eco Parkway for information; and **That** Council approve By-law 2024-155 to authorize the Mayor and Clerk to sign a site plan agreement with Southgate Renewables Holding Corp for lands at 150 Eco Parkway, Part Lot 237, 238 Concession 2 SWTSR 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 C18-23 was approved by Council in Rezoning [By-law 2024-016](#) to permit the Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas.

Proposal:

Plans and drawings for Site Plan Approval were received and circulated to Township Staff, Professional Engineers at Triton, Grand River Conservation Authority, and Grey County. **Attachment 1** is a sample of the plans and drawings received. The package includes complete civil engineering, architectural and electrical drawings, and Servicing and Stormwater, Wetland Analysis and Hydrogeological Investigation. An application to remove the holding provision on the M1-553 is proposed in 2025.

The site plan agreement contains a provisional allocation of 175 cubic metres per day of water and 3 cubic metres per day of sewage. Sanitary sewer flows from the site will be monitored by an electric monitoring device in the sewage manhole on the Township street. Sewage discharge is limited to staff restrooms. Additional water is used in the anaerobic process. Servicing work on Eco Parkway is covered by \$160,000 security. A \$30,000 security is proposed for on-site work.

The authority to approve Site Plans is delegated to the Clerk. The Site Plans will be "approved" by the Clerk prior to the December 18th, 2024, Council meeting at which time a By-law will be presented authorizing signing of an amending site plan agreement.

Background/Site Context:

The subject lands have +-75 metres frontage on the Eco Park, +-4 hectares lot area and are north of the Township Sewage Lagoons. In 2019 half of the lands were rezoned to permit the proposed use with some exceptions for parking and building height. In 2022 minor variance A7/22 was approved to accommodate new designs for the building. The final Rezoning [By-law 2024-016](#) applied the site and building regulations approved in the earlier rezoning and variance.

The applicant has provided the following documents supporting the proposal:

- Loft Consulting Planning Justification supporting [By-law 2024-016](#).
- Walter Fedy Servicing and Stormwater Management Report.
- Aboud & Associates Wetland Analysis and Conservation Authority compliance.
- Walter Fedy Grading, Servicing, Sediment Control drawings and notes.

These reports have been updated and circulated to appropriate authorities including County Natural Heritage, Grand River Conservation Authority, Triton Engineering Township Public Works, Building, Fire and Planning staff have reviewed the submission.

The project is a state of the art facility designed to convert organic material into natural gas. Design for equipment within the buildings and tanks/silos at the rear of the building has changed since 2019 when first proposed. These tanks or silos at the back of the lot will in some cases have domes or similar equipment may project up to 1.5 metres above the 18.5 metre maximum. Under the definition of height in the zoning by-law "construction" for the "mechanical operation of the building" is exempt from building height. Zoning compliance is ensured at the building permit stage when full submissions are reviewed under the Building Code Act.

The holding provision "h" in the M1-553 applicable to the entire parcel will ensure the site and development agreement are signed. Council will be asked in early 2025 to pass a bylaw to remove the "h" allowing the development to proceed to building permit under.

The provisional water and sewer allocation is provided for in the site plan agreement. A final capacity allocation agreement will come forward in 2025 to approve the allocation. The provision allocation ensures the water and sewer is not available until it is needed for construction within a time period approved by Council. The site plan agreement has monitoring technology for sewage discharge into the Township system.

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 2.3.1.1 Settlement Areas shall be the focus of growth and development. Section 2.3.1.2 supports efficient use of land and resources and optimal use of planned infrastructure.

Application Review – County of Grey Official Plan:

The site is designated Primary Settlement Area in the County Official Plan. The application *complies with* the County Official Plan.

Application Review – Southgate Township Official Plan:

[Township Official Plan](#) designates the subject lands Industrial and Hazard Lands within the Dundalk Settlement Area. The application *complies with* the Township Official Plan.

Application Review – Southgate Zoning By-law:

The [Township Zoning By-law](#) was amended through [By-law 2024-016](#) placing the site in a holding M1-553 zoned. Environmental Protection Zoning on part of the lands is subject to any permit requirements of the Saugeen Valley Conservation Authority. An application to remove the holding provision will occur in 2025.

Application Circulation and Public Comments:

The site plans were circulated to Township Departments, Grand River Conservation Authority and Grey County. The Conservation Authority has commented throughout the planning process, and final comments on the site will be obtained before the holding provision is removed and building permit issued. A public meeting is not required.

Conclusion:

It is recommended Council approve By-law 2024-155 to authorize the Mayor and Clerk to sign a Site Plan Agreement with Southgate Renewables Holding Corp.

Link to Township of Southgate Strategic Plan:

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

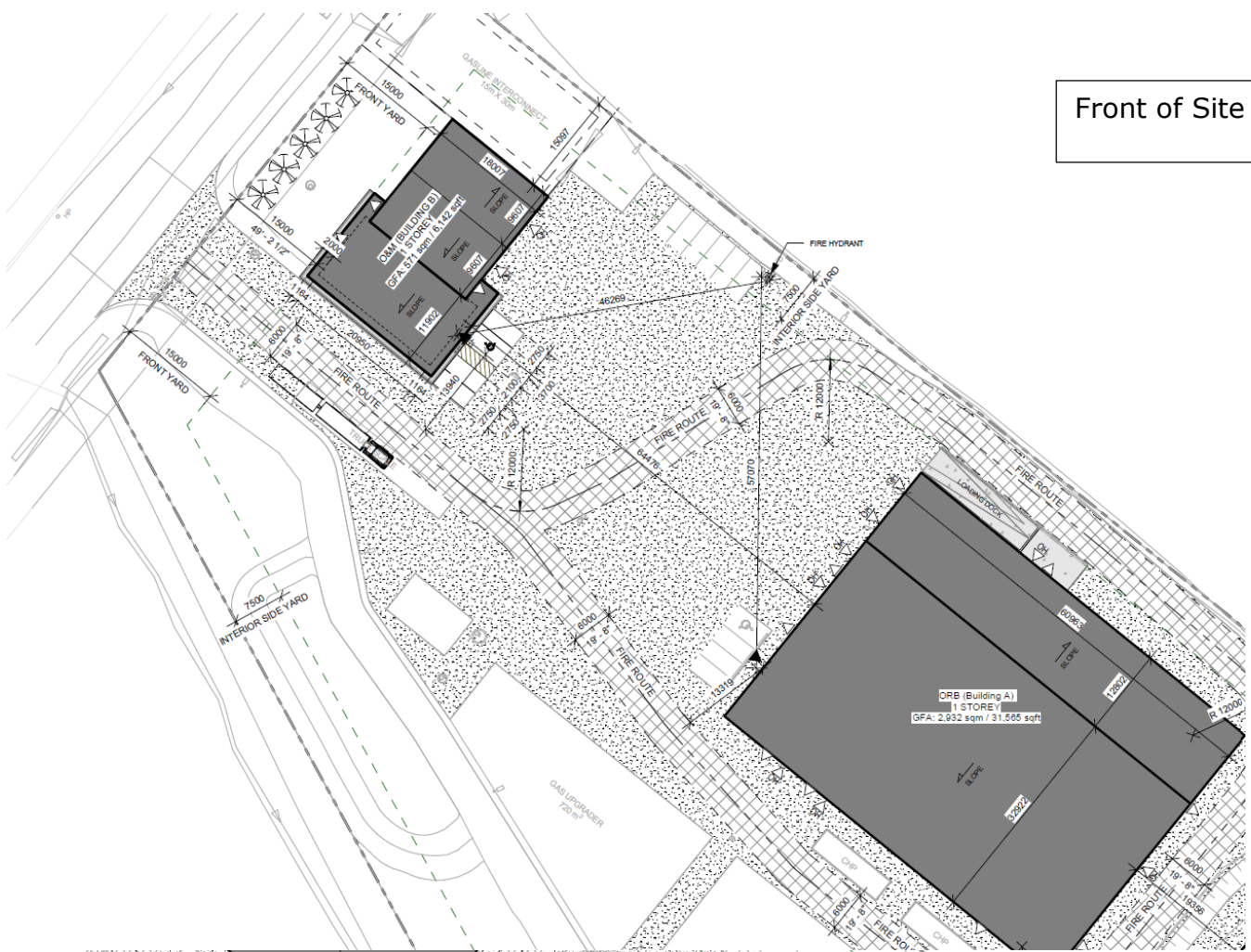
Attachment(s):

Attachment 1 – Site Plans and Architectural Drawings

Attachment 1 – Site Plans and Architectural Drawings



Front of Site



Back of Site

