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**RE: 185673 Grey Road 9, Township of Southgate
County Official Plan Amendment, Township Official Plan Amendment, and Zoning
By-law Amendment
OUR FILE: 2350B**

On behalf of Ridgeview Lumber Inc., we are pleased to submit applications for a County Official Plan Amendment, Township Official Plan Amendment, and Zoning By-law Amendment for the property addressed as 185673 Grey Road 9, Southgate. The owner of the lands is proposing to expand the existing on-farm diversified use located on the lands.

The lands are located on the north-east corner of Grey Road 9 and Sideroad 13. They have an area of 41.8 hectares (103 acres) with approximately 420 metres of frontage on Grey Road 9. The lands are primarily in agricultural use consisting of crops and livestock. A portion of the lands are used as an on-farm diversified use (lumber yard and a workshop).

The County Official Plan and Township Official Plan designate the lands as 'Rural' and 'Hazard Lands'. The Zoning By-law zones the lands Agriculture (A1). The lands were subject to a Zoning By-law Amendment in 2022 which established site specific zoning for the on-farm diversified use (A1-530).

At the time, no Official Plan amendments were required. The A1-530 zone applies only to the on-farm diversified use, and the balance of the lands remain zoned A1.

The owner of the lands is proposing to expand the on-farm diversified use for the purpose of increasing the overall storage area for materials. The proposed expansion includes adding more outdoor storage as well as an open-air covered storage structure. Specifically, the site plan illustrates three alterations to the on-farm diversified use:

1. Adding an area for incoming lumber, identified as "F" on the site plan. This area is 1,125m² in size and is within the boundary of the on-farm diversified use but is not being utilized.
2. Adding an open-air covered storage structure (roof with no walls) identified as "B-3" on the site plan. The area proposed for covered storage is 373m². This area is outside of the A1-530 zone and will need to be added.
3. Adding another area for outdoor storage identified as "A" on the site plan. This area is 762.5m² and is outside of the on-farm diversified use boundary.

In order to facilitate the proposal, amendments to both Official Plans and the Zoning By-law are required.

County Official Plan Amendment

In the Rural designation, the County requires that on-farm diversified uses occupy a maximum of 2% of a farm property. The proposal (#3 above) will result in an increase to the area of the on-farm diversified use. The proposal will increase the use to 2.25% of the total farm property. A County Official Plan Amendment is required to increase the size of the on-farm diversified use to occupy 2.25% of the property area.

Southgate Official Plan Amendment

Similar to the County, in the Rural designation, on-farm diversified uses can occupy up to 2% of the total property area. Additionally, the Township limits building area of on-farm diversified uses to 20% (up to a maximum of 750m²) of the area dedicated to the on-farm diversified use.

The proposal will result in the enlargement of the area occupied by the on-farm diversified use to 2.25% of the total lot (#3 above). The proposal also includes the construction of a covered storage area. While the covered storage area will not be functional as a building, a structure with a roof and no walls is still considered a building under the OBC. Therefore, the covered structure will technically increase the building footprint from 750m² to 1,123m² (#2 above). An amendment to the Official Plan is required to establish a site specific policy to permit an on-farm diversified use with a maximum area of 2.25% and a building footprint of 1,123m².

Zoning By-law Amendment

The A1-530 regulations are proposed to be amended. Currently, Schedule A of the A1-530 zone applies to an area of 7,998m². The amendment seeks to increase the area of the A1-530 zone to 9,300m². Additionally, Regulation (b) of the A1-530 zone requires that the maximum combined size of the workshop, power room, office and lunchroom be 750m². The proposal includes adding a covered storage area that will form part of the workshop. An amendment proposes to increase the size of the workshop from 750m² to 1,123m². Lastly, Regulation (c) states that: The maximum size of all outdoor storage be 500m². The proposal includes increasing the amount of outdoor storage area from 500m² to 2,500m².

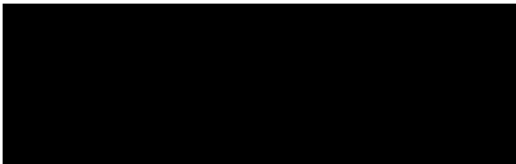
In support of the proposed amendments, a Planning Rationale Report has been prepared and is included with the submission. The Report assesses the proposal against the applicable policy framework and evaluates the merit of the proposed amendments. Accordingly, please find enclosed with this submission the following:

- Signed County Application Form;
- Signed Township Application Form;
- Site Plan, Prepared by EMS Construction Inc; and
- Planning Report, prepared by MHBC Planning Ltd.

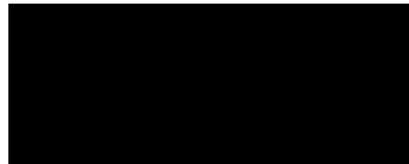
The applicable County and Township application fees will be provided under separate cover. Should you require anything further, including a hard copy submission, please contact the undersigned. We look forward to working with the County and Township on these applications.

Yours truly,

MHBC



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