



<b>Report To:</b>	Committee of Adjustment
<b>Meeting Date:</b>	2025-03-26
<b>Report Number:</b>	PL2025-022
<b>Title:</b>	Application for Minor Variance A2-25, Aaron and Barabara Martin, 132225 Southgate Sideroad 13, Concession 11, Part Lot 18
<b>Open/Closed Session:</b>	Open Session
<b>Prepared By:</b>	Victoria Mance, Junior Planner
<b>Reviewed By:</b>	Bill White, MCIP, RPP, Triton Engineering Senior Planning Consultant
<b>Approved By:</b>	Kenneth Melanson, RPP, MCIP Director, Development & Community Services

### **Executive Summary:**

The applicant requests a minor variance to increase the floor area of an existing industrial On-farm Diversified Use (OFDU) from 750 square metres to 806 square metres. The applicant would reduce the OFDU zoned area from 7,654 square metres to 4,060 square metres, and outdoor storage would be reduced from 500 square metres to 400 square metres.

The increase in OFDU floor area offset by the reduced zoned area and outdoor storage decreases the overall impact of the OFDU on the existing agricultural use. The proposed variance is recommended by staff, with the recommended conditions, and meets the tests for a minor variance in the Township Official Plan.

### **Recommendation:**

**Be it resolved that** Staff Report PL2025-022 regarding Minor Variance File A2-25 for 132225 Southgate Sideroad 13 be received for information; and

**That** Committee approve Minor Variance A2-25 to increase the combined size of the industrial workshop, power room, office and lunchroom from a 750 square metres to 806 square metres subject to two conditions:

1. That the zoned area identified in Schedule "A" to By-law 2021-048 be reduced from +-89 metres by +-86 metres to +-65 metre by +- 60 metre area as identified in Attachment 3 to PL2025-022 so the OFDU operates only within a 4,060 square metre zoned area; and
2. The 500 square metres outdoor storage permitted in By-law 2021-048 is reduced to a maximum of 400 square metres.
3. That site plan approval apply to the variance with special provisions to implement reduced outdoor storage and reduced zoned Agricultural-1 Exception 398 (A1-398) Zoned area.

### **Reasons for Recommendation:**

The application *has regard to* provincial interest and requirements of the [Ontario Planning Act](#). The proposal *is consistent with* [Provincial Planning Statement 2024](#) and meets the four tests for a Minor Variance outlined in the Township Official Plan.

**Proposal:**

The subject lands were rezoned through By-law 2021-048 to permit a 750 square metre OFDU with 500 square metres outdoor storage within 7,654 square metre zoned area.

The applicant proposes a minor variance to increase the total floor area of the existing OFDU from 750 square metres to 806 square metres (includes the workshop, power room, office and lunchroom). To mitigate the increase in total floor area, outdoor storage would be decreased from 500 square metres to 400 square metres and the OFDU rezoned area reduced from a maximum area of 7,654 square metres to 4,060 square metres.

The applicant's site plan and building elevations show the existing workshop, office, lunchroom, power room, with additions as indicated (see **Attachment 1**). A [Planning Justification Report](#) was submitted in support of the application to support the proposed Minor Variance.

**Background/Site Context:**

The site has +-390 metres frontage on the north side of Southgate Road 14, +-520 depth along Southgate Sideroad 13, 20.3 hectares in area, and contains a single detached farmhouse and accessory structures including an agricultural building and existing OFDU. The lands are heavily wooded to the eastern portion of the lot. An existing tree line along Southgate Road 14 and the 13<sup>th</sup> Sideroad provides some screening of the OFDU operating area from the street (see **Attachment 2**).

Adjacent land uses are agricultural (north, south, east and west) and is located approximately 2.5 kilometres southeast from Hopeville. Smaller residential sized lots are located farther north. Neighbouring agricultural lands also contain OFDUs, fronting on to Southgate Road 14.

**Application Review - Planning Act – Provincial Interest:**

Provincial interest in of the [Ontario Planning Act](#) is promoted by:

- Section 2(h) protection of agricultural resources, and
- Section 2(h) orderly development of safe and healthy communities.

[Section 45](#) of the Act empowers the Committee to grant minor variances. The application *has regard to* requirements of the [Ontario Planning Act](#).

**Application Review - Provincial Planning Statement (PPS 2024):**

[Provincial Planning Statement 2024](#) applies to the proposed minor variance 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 for Uses in Prime Agricultural Areas](#) in Ontario support PPS 2024. Section 2.3 of the Guideline states OFDUs should be secondary to, supportive of agriculture and able to co-exist with the principle use without conflict. The application has regard to Provincial Policy for OFDUs.

**Application Review - County of Grey Official Plan:**

The site is designated Rural and Hazard Lands in the County Official Plan. The Rural designation (Subsection 5.4.1) permits all types, sizes and intensities of agricultural uses and normal farm practices as allowed in the Agricultural designation. For lots over 20 hectares in area, Table 8 of

Section 5.2.2 of the County Plan permits OFDUs up to 2% of the lot area while Subsection (17) limits maximum floor area to 20% of the zoned area. The enlarged OFDU proposed would comply with the County

**Application Review - Southgate Township Official Plan:**

[Schedule A](#) in [Township Official Plan](#) designates the applicant’s lands Rural and Hazard Lands, and. The Rural designation allows uses in the Agricultural designation and limited non-farm uses. Section 5.4.1.2 limits the size of OFDUs to the lesser of 2% of the lot area or a maximum of 8,000 square metres. OFDU floor area is restricted to 20% of the rezoned area to a maximum of 750 square metres. While the floor area exceeds the 750 square metre maximums in the Township Official Plan, the reduction in zoned area and outdoor storage is proposed to mitigate the overall impact on the existing agricultural use. All buildings and zoned area for the OFDU are outside the Hazard Land areas on-site such that the application *maintains the intent and purpose* of the Township Official Plan.

**Application Review - Southgate Zoning By-law:**

Schedule 33 of the [Original Zoning By-law Maps](#) in the [Township Zoning By-law](#) places the site in Agricultural-1 (A1) and Environmental Protection (EP) Zones. By-law 2021-048 permitted a 750 square metre OFDU with 500 square metres outdoor storage within 7,654 square metre zoned area on the subject lands. The Agricultural-1 Exception 398 (A1-398) from Schedule A to the By-law is illustrated in **Attachment 3**, along with the proposed reduction in the zoned area. Outdoor storage permitted in By-law 2021-048 would also be reduced to 400 square metres. With these reductions the application *maintains the intent and purpose* of the Township Official Plan.

**Application Circulation and Public Comments:**

The following comments were received:

Comments from:	Comments received:
<a href="#">Historic Saugeen Metis (March 13, 2025)</a>	No concerns.
Bell Canada, Enbridge Gas, Grey County, Township Public Works, Township Fire Department, Township Building Department, Saugeen Valley Conservation Authority, and General Public Comments.	No comments received as of report writing.

**Conclusion:**

The proposed expansion to the existing OFDU to 806 square metres floor area with conditions reducing the zoned area to and outdoor storage to 400 square metres *is consistent* with Provincial Policy and complies with the four tests for a minor variance as follows:

1. *Maintains the general intent and purpose* of the Township Official Plan with conditions to reduce permitted outdoor storage and the size of the zoned area.
2. *Maintains the general purpose and intent* of the Township Zoning By-law given the floor area increase is offset by reduced outdoor storage.
3. *Minor* in that the floor area increase for the OFDU could be offset by a larger reduction in outdoor storage and a corresponding decrease in the zoned area as a condition of approval.
4. *Desirable for the appropriate development of the subject lands* in that the overall size and impact of the OFDU is reduced by limiting the space on-site within with the secondary use

may operate with the main agricultural use. The OFDU operating area is buffered from both Township roads by an existing tree line which also reduces the impact on the area.

Conditions proposed include a requirement that an amendment to the existing site plan agreement be completed with conditions providing for the reduced zoned area and outdoor storage.

**Link to Township of Southgate Strategic Plan:**

Priority: A Thriving Economy

Goal: Goal 1: Support the Growth and Development of Existing Businesses in Southgate

Action Item: 1 e). Enable Agriculture Business to Develop or Enhance Value-Added Opportunities on their Farms (e.g, Agritourism Activities, Buildings to Support Farm Activities)

**Attachment(s):**

Attachment 1 – Site Plan & Building Mock-Ups

Attachment 2 – Aerial Photo of Subject Lands & 2025 Google Streetview

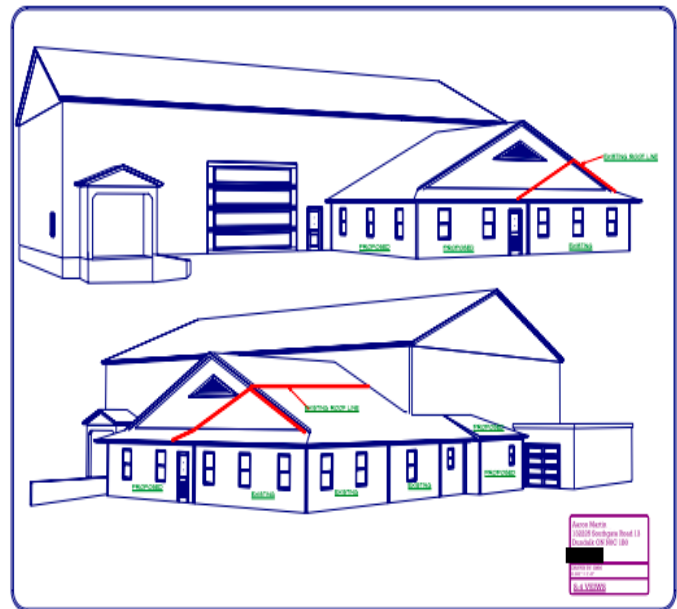
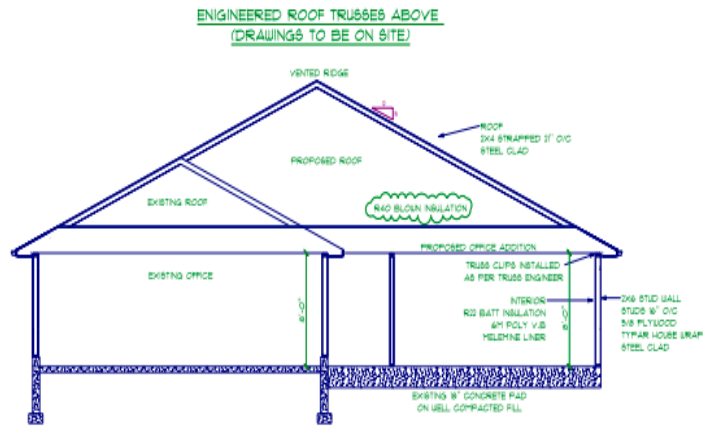
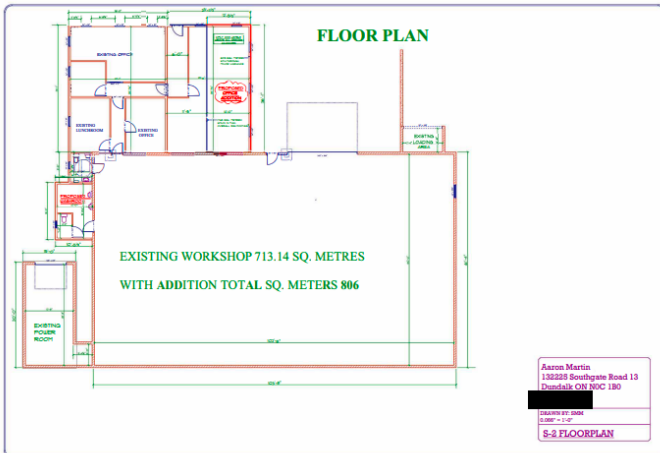
Attachment 3 – Illustration of Reduced Zoned Area

# Attachment 1 – Site Plan & Building Mock-Ups



SITE PLAN  
 132225 Southgate Road SRD 13  
 PT LT 18 CON 11 PROTON PT 3 17R3012; SOUTHGATE

SCALE: 1: 500  
 NOT FOR CONSTRUCTION  
 12/02/2025



**Attachment 2 - Aerial Photo of Subject Lands & 2025 Google Streetview**





**Attachment 3 – Illustration of Reduced Zoned Area**

