

Township of Southgate
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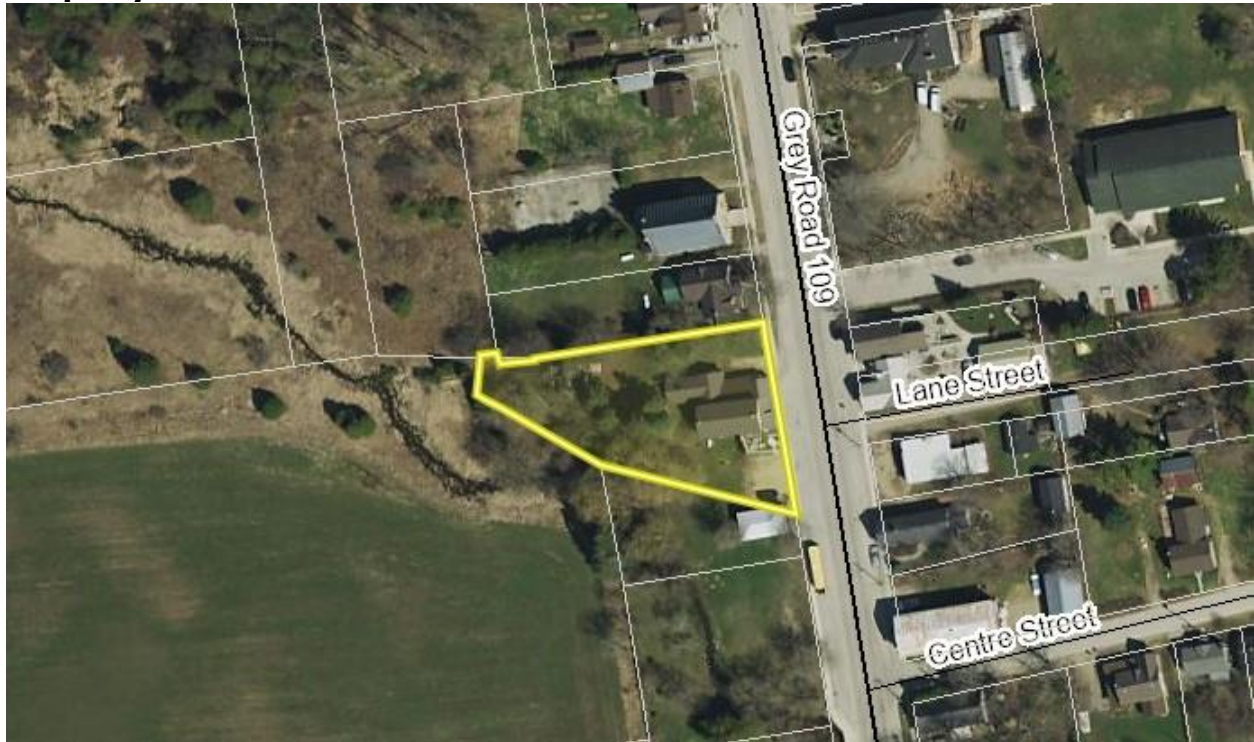
Staff Report PL2020-019

Title of Report: PL2020-019-C27-19 Holstein General Store
Department: Clerks
Branch: Planning Services
Council Date: June 3, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-019 for information; and
That Council consider approval of By-law 2020-050; and
That Council waive site plan control.

Property Location:



Subject Lands:

The subject land is legally described as Plan 110 Lot 22, Pt lot 11, Con 2 Pt lot 41, Mill St, RP 16R6145 parts 1,2,3 Main St W. Geographic Township of Egremont. The lands are alternatively described as 392046 Grey Road 109.

The Proposal:

The purpose of the zoning bylaw amendment is to consider a change to allow for the storage and retail of fuels, specifically, propane tanks. The owners wish to add a storage and retail of fuels to the list of permitted uses to better serve the residents of Southgate. The effect of the zoning by-law amendment would be to add the additional permitted use to the existing uses of the C2-212 zone exception. The zoning symbol on the property C2 -212 would remain the same. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

Background:

This application was received and assigned a file number C27-19 and the particulars are available at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C27-19-2681316-Ontario-Inc->

A public meeting was held on February 19th, 2020 and the comments are as follows:

The Historic Saugeen Metis have no objection to the proposal.

The Building Department has no concerns with the proposed development and note that propane tanks will have to follow TSSA regulations.

Public works indicate that the road is County jurisdiction.

The County of Grey indicates that provided that positive comments are received from the Conservation Authority regarding the Hazard Lands and the adjacent stream, County planning staff have no further concerns.

The SVCA has reviewed the application and it is acceptable.

Financial Considerations: There are no financial considerations for the Township concerning this application.

Staff Review:**Provincial Policy Statement 2020:**

The Provincial Policy Statement provides direction from the Province on Growth and Development within Ontario.

Section 1 entitled Building Strong communities provides policies which promote efficient development and land use patterns that encourage intensification and development that utilizes existing infrastructure.

The addition of propane sales will not result in the change of infrastructure but will increase economic activity for the store and help local residents.

Section 1.1.3 also directs growth and new development to settlement areas.

Holstein is a settlement area that will benefit by the availability of propane locally. The proposal will still need to meet all TSSA regulations before the propane exchange can be erected.

The SVCA has commented and indicated that the addition of propane sales will not negatively effect the river or Environmental Flood Plain area.

The proposal is consistent with the PPS.

Township Official Plan:

The Township of Southgate Official Plan Designates the subject lands as Village Community. The Village Community Designation permits a variety of uses including Residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public recreational and institutional uses intended to support the surrounding agricultural community.

Policy 5.3.2. contains development policies related to Village Communities and 5.3.3. contains development policies specific to Holstein. Most of the policies relate to the Flood plain in Holstein and increased residential development. The addition of a use to an existing use would not contravene any of the development policies. Based on the comments from the SVCA the proposed additional use of propane storage and sales meets the development criteria in the Official Plan.

The proposal is consistent with the Official Plan.

Zoning By-law:

The Township Zoning By-law zones the property as General Commercial Exception C2-212. This exception allows for a minimum front yard setback of 1.2m and an exception to the parking requirements of the bylaw.

The proposal will amend this exception to add in Fuel storage and sales to the list of permitted uses within the C2-212 zone. All other provisions of the by-law shall remain.

The sale and storage of fuel is not specifically mentioned in the general Commercial Zone and for this reason it is being added. Generally the storage and sale of fuels are treated differently in the by-law as there is a greater risk associated with them for adjacent uses. The Addition of propane will have an increased risk associated with it but it is a manageable risk that is mitigated by TSSA regulations. Based on the above, the addition of a propane storage and retail use to the general store does not conflict with the intent of the zoning by-law to permit commercial activities on the property.

Site Plan Control

Site Plan Control is applicable to all commercial and industrial uses within the Township. The proposal involves only a small storage area that is regulated by TSSA. There are no other changes being proposed and it is my opinion that Site Plan control is not required for this application. It is therefore, my recommendation that Council waive the requirement for site plan control for this application.

Concluding Comments:

Based on the above review the proposal is consistent with the policies of the PPS County and Township Official Plans and meets the intent of the Zoning bylaw. It is therefore my recommendation that the Council consider **approval** of By-law 2020-050.

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments: