

Amendment No. 3
to the Township of Southgate
Official Plan

NB MARTIN MFG INC.
Concession 16, Part Lot 27
(geographic Township of Proton) in the Township of Southgate

(Related Planning Application – Township of Southgate
Zoning By-law Amendment File C9/23)

FEBRUARY 2024

The Corporation of the Township of Southgate

By-law 2024-013

Being a by-law to adopt Amendment No. 3 to the Township of Southgate Official Plan affecting the lands described as CON 16, PT LOT 27, geographic Township of Proton as in GS148863, in the Township of Southgate.

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. Amendment No. 3 to the Township of Southgate Official Plan is hereby adopted.
2. This by-law shall come into force and take effect on the day of approval by the County of Grey.

Enacted and passed this 21st day of February, 2024.

Brian Milne, Mayor

Lindsey Green, Clerk

Schedule A-1

Amendment No 03

To the Township of Southgate Official Plan

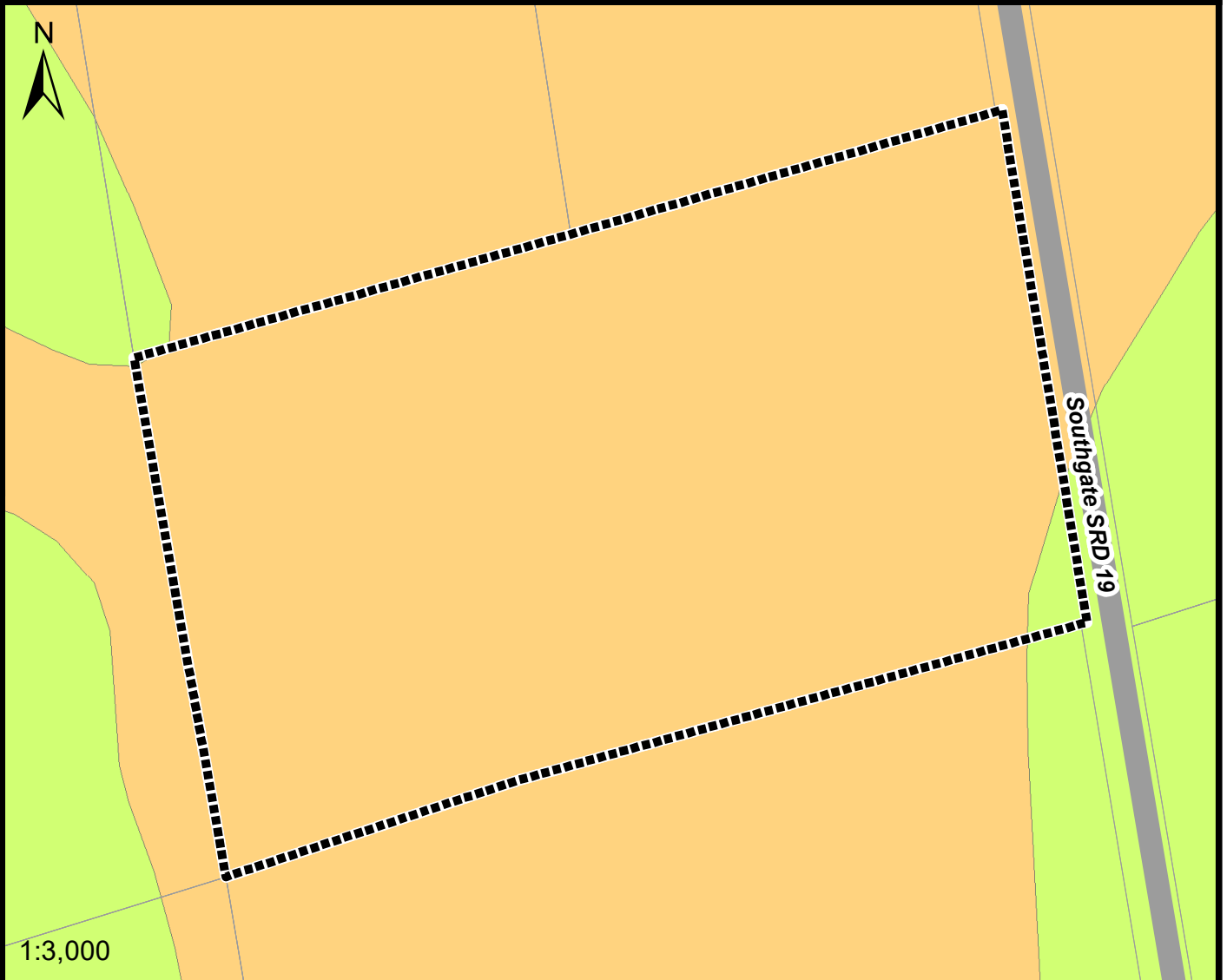
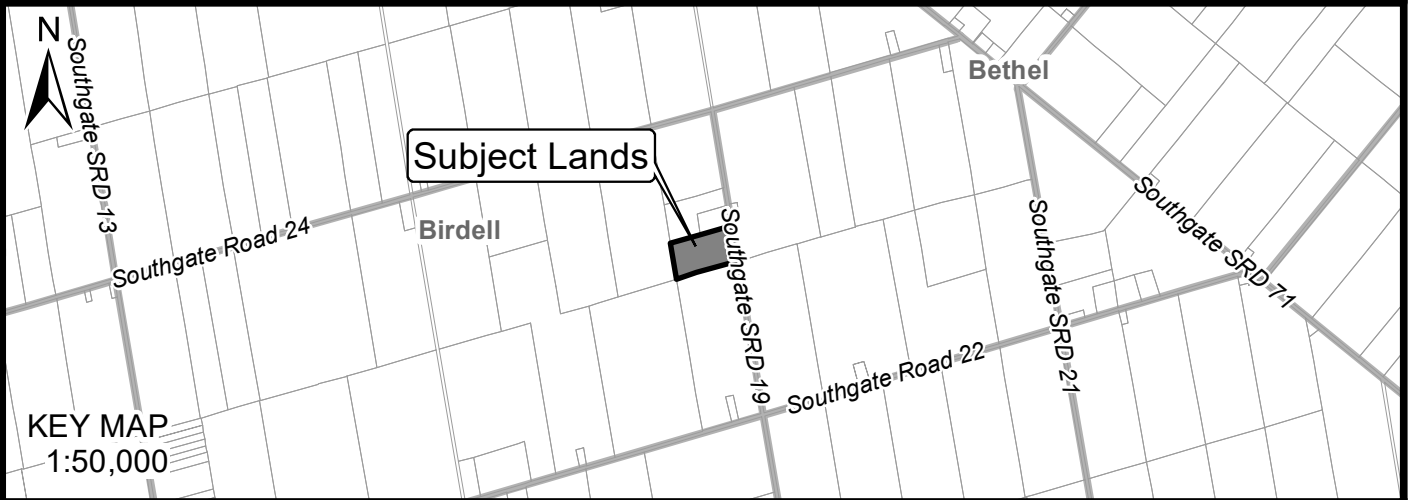
Adopted by the Corporaton of the Township of Southgate on

Date: _____


Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



LEGEND

 Lands Subject to Amendment

 Agricultural

 Hazard Land

**Amendment No. 3
to the
Township of Southgate Official Plan**

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Part A – The Preamble

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

Part B – The Amendment

The Amendment describes the changes and/or modifications to the Township of Southgate Official Plan which constitutes Official Plan Amendment Number 1.

Part C – The Appendices

The Appendices attached hereto do not constitute part of this amendment. These Appendices contain background data, planning considerations and public involvement associated with this amendment.

PART A – THE PREAMBLE

1. Purpose of the Amendment:

The purpose of the Amendment is to amend Schedule “A” of the Township of Southgate Official Plan – Land Use, to apply a Special Policy Area to the lands municipally known as 192748 Southgate Sideroad 19 and legally described as CON 16, PT LOT 27, geographic Township of Proton as in GS148863, in the Township of Southgate from ‘Agriculture’ to ‘Agriculture with Exceptions’, as shown on Schedule A.

2. Location:

The lands subject to this Amendment are municipally known as 192748 Southgate Sideroad 19 and legally described as CON 16, PT LOT 27, geographic Township of Proton as in GS148863, in the Township of Southgate. The subject lands have a total area of approximately 9.7 hectares (23.9 acres), with approximately 238 metres of frontage on Southgate Sideroad 19.

3. Basis:

The purpose of this Official Plan Amendment is to apply a Special Policy Area to the subject lands to permit the development of an on-farm diversified use with a maximum combined area of 2,000 square metres.

The development will support the surrounding Agricultural land uses and will promote diversification of the Agricultural land base.

3.1 Provincial Policy Statement, 2020

The Provincial Policy statement was reviewed in relation to the subject application with a focus on the following sections:

Section 1.1.4 Rural Areas in Municipalities

Section 1.1.5 Rural Lands in Municipalities

Section 2.1 Natural Heritage

Section 2.3 Agriculture

PPS guides planning in prime agricultural areas and emphasizes that prime agricultural areas shall be protected for long-term agriculture use. On-farm diversified uses are permitted in prime agricultural areas, and are directed to be compatible with, and shall not hinder surrounding agricultural operations.

No minimum lot size requirements are specified under the PPS. The proposed use aims to diversify the economic activity in the agricultural area, while also achieving a balance of compatibility with surrounding agricultural operations. Setback minimums are also met from the wetland feature in proximity to the subject lands, and no development is proposed within the hazard lands.

The proposed development is consistent with the Provincial Policy Statement.

3.2 Official Plan of the County of Grey, 2019

The subject lands are designated 'Agricultural' and 'Hazard Lands' within Schedule 'A' (Map 2) in the County of Grey Official Plan. Generally, on-farm diversified uses are not permitted on Agricultural designated lands with a lot area of under 20 ha, except for bed & breakfast establishments and/or home rural occupations within the dwelling only. An amendment to the County Official Plan was required for this development. This amendment was enacted and passed by the County, November 23, 2023. Detailed comments can be found in County staff report PDR-DW-47-23. It was found that the proposal has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Policy Statement, and meets the goals and objectives of the County Official Plan.

No development or site alteration is proposed within the 'Hazard Lands' designation of the property.

3.3 Township of Southgate Official Plan, 2006 Consolidation

The Township Official Plan designates the subject lands as 'agricultural' and 'hazard lands'. Through the proposed Official Plan Amendment, a Special Policy Area will apply to the property to permit an on-farm diversified use with a maximum combined area of 2,000 m² on an undersized agricultural parcel, having a lot area of 10 hectares.

The Township of Southgate permits on-farm diversified uses in the Agricultural designation on lands that have a lot area of 20 hectares or greater and in the Rural designation on lands that have a lot area of 10 hectares or greater. The size provisions for on-farm diversified uses in the rural area have been applied to the subject lands.

The proposed on-farm diversified use would be located on the east portion of the site, on lands that are not currently utilized for agricultural production. All buildings on an agricultural lot are to be located in a cluster with existing farm buildings on site. The proposed use would not take lands out of agricultural

production and would be located outside of the Hazard Lands designation. The lands are suitably sized to accommodate the use and associated outdoor storage without impacting the agricultural area of the lands.

The proposed development meets the intent of the Official Plan, and the Special Policy Area to permit an on-farm diversified use with a combined area of 2,000 m² (where the building footprint shall not exceed 400 m²) is appropriate for the subject lands.

The proposed development does not affect the area of the subject lands designated 'Hazard Lands'.

PART B – THE AMENDMENT

All this part of the document entitled Part B – The Amendment, consisting of the following text and schedule map constitutes Amendment No.3 to the Township of Southgate Official Plan.

DETAILS OF THE AMENDMENT

The Township of Southgate Official Plan, as amended, is hereby further amended as follows:

1. That Schedule "A" to the Township of Southgate Official Plan, as amended, is hereby further amended by applying Special Policy Area No.3 to the lands municipally known as 192748 Southgate Sideroad 19 and legally described as CON 16, PT LOT 27, geographic Township of Proton as in GS148863, in the Township of Southgate, as shown on Schedule 'A' attached hereto and forming part of this Amendment.
2. Special Policy Area No 3 permits the development of an on-farm diversified use on the lands, with a maximum building footprint of 400 m² and a maximum combined area (indoor and outdoor) of 2000 m². The on-farm diversified use and the related performance standards shall be implemented through the Zoning By-law.