

Planning Report

Application for a Zoning By-law Amendment and Consent to Sever

411361 Southgate Sideroad 41
Part Lot 1 Concession 7N Gore A -
Being Part 1 of 16R-6693
Geographic Township of Egremont
Township of Southgate
Grey County

Prepared for:
Fairbanks Creek School
C/O Mark Frey

January 2024

Prepared by:
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File No.22037

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PLANNING JUSTIFICATION REPORT

Application for a Zoning By-Law Amendment and Consent to Sever
411361 Southgate Sideroad 41
Part Lot 1 Concession 7N Gore A, Being Part 1 of 16R-6693
Geographic Township of Egremont
Township of Southgate
Grey County

2.0 BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning has been retained by Mr. Mark Frey on behalf of the Fairbanks Creek School to submit a Planning Report in support of an Official Plan Amendment to the Township of Southgate Official Plan, in order to justify a consent to create a lot for the existing school.

The following report provides a description of the property and surrounding land use, as well as an evaluation of the proposal with regard to relevant land use policy. The report will assess the merits of the proposal against the provisions of the Provincial Policy Statement, the County of Grey of Official Plan, the Township of Southgate Official Plan and Zoning By-law.

This report and associated applications are also intended to satisfy the requirements of the Planning Act regarding the submission of a complete application.

1.2 Location and Description of the Proposal (Figure 1 and Figure 2)

The property, subject of this application, is located approximately 5km north and east of the Mount Forest settlement area and 1 km east of Southgate Road 41. The property is municipally referenced as 411361 Southgate Sideroad 41 and is legally described as Part Lot 1 Concession 17 in the geographic Township of Egremont, now part of the Township of Southgate.



Figure 1: Location of Subject Lands

The subject lands are approximately 0.84 ha in area and are part of a 62 ha farm property owned by Mr. Edwin Bearinger. The proposed lot, which will contain the existing school and recreation area, has been used as such since 2014 and as can be noted in the air photo in figure 2, has been physically separated from the surrounding area.



Figure 2: Site Plan – Proposed

1.3 Description of Subject Lands and Surrounding Land Use (Figure 3)

The proposed lot is located in a rural area of Southgate Township with frontage on Southgate Road 8. The subject property presently contains a separate school with an outdoor recreational area. The property abuts a treed swamp area that is associated with the Fairbanks Creek drainage system. The existing one storey school has a footprint of 129.3m² and is setback approximately 18m from the Township road. The proposed lot has a 90m frontage and a lot area of 8370m². The lot is relatively level but slopes gently to the east where the wooded drainage course is located. As can be noted in figure 3, the lands being used for school purposes are physically separate from the adjoining agrarian field.



Figure 3: Site and Surrounding Land Uses

As noted previously, the proposed lot is part of a 62ha farm property owned by Mr. Edwin Bearinger which, in addition to the agricultural operation, contains an agricultural supply outlet. On the north side of Township Road 8 a residential estate subdivision is located, as well as a larger wooded wetland area associated with the Fairbanks Creek drainage system. There are several agricultural operations to the northeast on Township Road 8.

The lands to the west, along Southgate Road 41, contain several farm operations. There are also seven non-farm residential properties on the west side of Township Road 41 and seven residential lots on the east side, as well as a seven-lot plan of subdivision. Although there are several small agrarian holdings west of the Bearinger lands, the dominate feature is the wooded low lands affiliated with the Fairbanks Creek.

Although the rural landscape has retained a lot of its agrarian and natural features, there as been a significant intrusion of urban uses. The proposed consent to create a lot for the existing Fairbanks Creek School would not severely impact the rural area and would provide a facility that is desirable for the Mennonite community.

1.4 Pre-Submission Consultation and Approvals Required

A significant amount of consultation with municipal staff has occurred over the past year. The rational for permitting the school on the Bearinger land without a consent was not fully appreciated or understood by this author. However, the municipality did pass a by-law amendment to permit the construction of the school. The municipal planner

advised that in consideration of the lot density, an amendment to the Southgate Official Plan would be required in addition to a consent.

After evaluating the relevant land use policy, this author is of the opinion that an official plan amendment is not required although a modification to the zoning is appropriate.

Table 1: Approvals Required

| Application | Approval Authority |
|--|---------------------------|
| <u>Zoning By-Law Amendment (ZBA)</u> A Zoning By-law Amendment will be required to provide clarity on provisions for the school parcel. | Township of Southgate |
| <u>Consent to Sever</u> A Consent to Sever application is required to create a lot for the existing Fairbanks Creek School | Township of Southgate |

3.0 LAND USE POLICY CONSIDERATIONS

Section 3 of the Planning Act requires that all land use planning decisions must be consistent with the Provincial Policy Statement (PPS). The present PPS is under review, however the May 1, 2020 is in effect at the time of preparing this report.

In addition to the PPS, the Official Plans for County of Grey and the Township of Southgate and the Township of Southgate Zoning By-law will provide additional policy applicable to the subject proposal.

2.1 Provincial Policy Statement (2020) (PPS)

Any land use decision must be assessed against the applicable provisions of the PPS. Although the PPS is to be read in its entirety, the following provisions are the most applicable to the consideration of the proposal. The evaluation of the land use policy is shown in italics.

Table 2: Provincial Policy Statement Evaluation

| Policy Evaluation |
|---|
| <i>1.1.4 Rural Areas in Municipalities</i> |
| <i>1.1.4.1 Healthy, integrated and viable rural areas should be supported by:</i> |
| <i>a) building upon rural character, and leveraging rural amenities and assets:</i> |
| <i>The existing school has been appropriately located to serve the Mennonite community. Normally educational facilities are, or should, be located in settlement areas, however because of the transportation limitations of the community it serves, the location is reasonable. The school has not altered the rural landscape of the immediate area which is a mix of agrarian and urban uses.</i> |

e) using rural infrastructure and public service facilities efficiently;

The existing school has not created any undue hardship on any municipal infrastructure as the school is privately operated with its own means of transportation.

h) conserving biodiversity and considering the ecological benefits provided by nature;

The existing school is adjacent to the wooded wetland associated with the Fairbanks Creek drainage system. Based on the existing building setback ($\pm 56\text{m}$) from the wetland, no impact is anticipated.

1.1.5 Rural Lands in Municipalities

1.1.5.2 On rural lands located in municipalities, permitted uses are:

g) other rural land uses.

In addition to agricultural and related uses, "other rural uses" are permitted on Rural lands. Although not specified, a school servicing the Mennonite community, which uses horse drawn transportation, is an appropriate "other rural use".

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

The existing school is part of the rural landscape which includes urban residential to the north and west. The school location does not require the extension or upgrading of any municipal infrastructure.

1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

The municipal permission to build the existing school, one assumes, was assessed in relationship to the MDS calculations when the existing zoning was approved. MDS calculations were prepared however, with the closest barn being $\pm 435\text{m}$ to the north-east beyond the Fairbanks Creek wetland area. The existing school requires a setback of 271m (Appendix A).

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

Although a portion of the lot being created for the school may contain a small section of the wetland area, the school and recreation facilities are located in excess of 60m from the edge of the wetland and no impact is anticipated.

2.5 Mineral Aggregate Resources

2.5.2.5 In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

a) resource use would not be feasible; or

b) the proposed land use or development serves a greater long-term public interest; and

c) issues of public health, public safety and environmental impact are addressed.

The aggregate resource mapping in the County Official Plan (Schedule B, Figure 5) indicates that the existing school is located in a known resource area. This resource area is adjacent to, and partly within, a significant wetland area associated with the Fairbanks Creek. A large resource area north of Township Sideroad 8, has been mined and the site has been rehabilitated as an estate lot subdivision. The mineral resource area affected by the lot creation is approximately 5 ha and extraction would be limited by the wetland area to the east and the residential area to the north and west.

Extraction would not be feasible and the use of part of the identified extraction area as a school site, would serve as an appropriate long term use.

2.6 Cultural Heritage and Archaeology

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The school has been built and has been in use since 2014 and no artifacts were discovered and during construction of the school. The creation of a lot to contain the school would not conflict with Section 2.6

2.2 County of Grey Official Plan (Recolour Grey) (Figure 4 and Figure 5)

The area affected by this application is primarily Rural (Figure 4), although the eastern property line may intrude into a Hazard area. Schedule B (Figure 5) indicates that the proposed lot is affected by a mineral resource designation.

The following review of Grey County Official Plan Policy (GCOP) is similar to policy contained in the PPS.



Figure 4: GCOP – Schedule A Excerpt



Figure 5: GCOP – Schedule B Excerpt

Table 3: Grey County Official Plan Evaluation

| Policy Evaluation |
|---|
| <p>5.4 Rural Land Use Type (in part)</p> <p><u>The predominant land uses within the Rural land use type will be agriculture, aggregate extraction, recreation, and forestry. While this land use type will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural areas will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.</u></p> |

As noted in the analysis of provincial policy, the creation of a lot for the existing school and yard does not offend any agricultural, aggregate or environmental policy that may affect the proposal.

5.4.1 Uses Permitted Policies

2) In addition to the uses listed in Section 5.2.1, the following additional uses will be permitted in the Rural land use type:

f) Institutional uses including cemeteries, churches, or schools.

Although institutional uses should be located in settlement areas, locating these uses in a rural setting for the Mennonite community is reasonable based on the limited transportation options available for this community.

5.4.2 Development Policies

2) Minimum lot size within the Rural land use type for non-agricultural uses shall be determined by the zoning by-law of the local municipality and shall address the requirements of Sections 8 and 9 of this Plan. Unless otherwise specified new non-farm sized lots shall be a minimum of 0.8 hectares in size.

The Township of Southgate has approved an amendment to its zoning by-law to permit the construction of the school. No lot size is indicated in By-law 75-2014 which permitted the school to be built. The lot being proposed will conform to the minimum lot size required by the Official Plan.

9.12 Lot Creation

1) Where division of land is considered, the approval authority must have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following circumstances:

a) The land division is permitted by the appropriate land use policies of Section 3 to 8;

b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;

c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;

d) The servicing requirements of Section 8.9 must be met;

e) Direct access from a Provincial Highway or a County road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;

f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;

g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.

h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.

The proposed lot will be consistent with the provisions of the Rural land use policy and does not conflict with any existing or future use in the area. The matters involved in construction and servicing have been established as the school has been constructed and has been in use for 9 years.

The parcel being proposed will contain the school and yard and will meet the minimum area requirements of the zoning by-law.

2.3 Township of Southgate Official Plan (TSOP) (Figure 6)

The lands subject to the proposed consent are designated primarily as Rural (Figure 6) in the TSOP, with a small portion including the Hazard Land designation to the east.

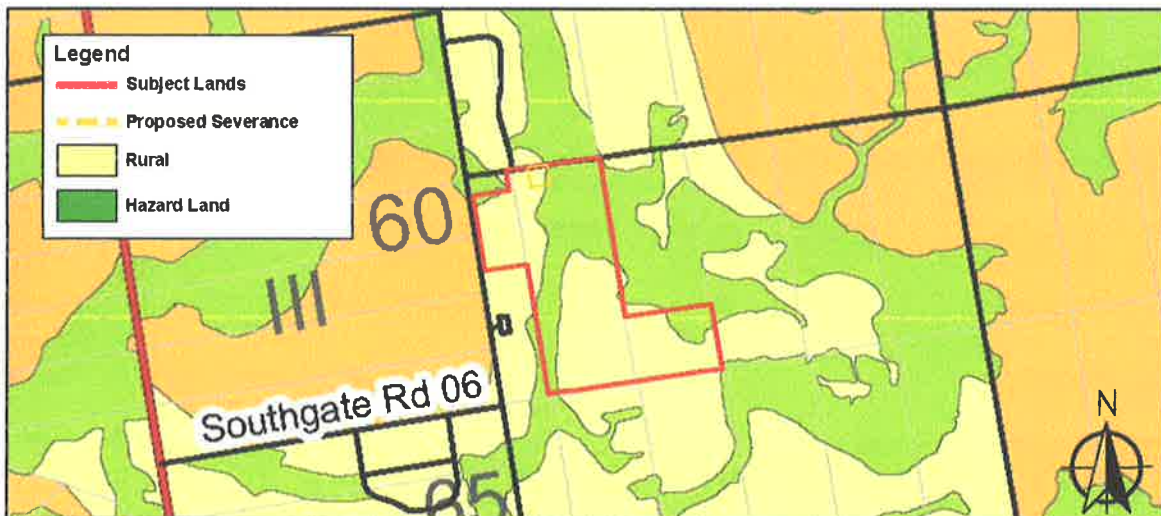


Figure 6: TSOP – Schedule A Excerpt

Table 4: Township of Southgate Official Plan Evaluation

| Policy Evaluation |
|---|
| <p>5.4.2.1 Permitted Uses</p> |
| <p><u>Permitted uses in the Rural designation are: all of the uses permitted in the 'Agricultural' designation as per Section 5.4.1.1; non-farm residential uses; resource-based recreational uses; small-scale transport terminals, buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.; residential farm cooperatives; agri-miniums; institutional uses including cemeteries, churches, or schools; and, recreational or tourist-based rural clusters.</u></p> |
| <p>The Rural policy is quite flexible in permitting a wide variety of rural and urban uses and does permit "schools".</p> |
| <p>5.4.2.2 Development Policies</p> |
| <p><u>1) All of the Agricultural Development Policies contained in Section 5.4.1.2 shall also apply to development within the Rural designation.</u></p> |
| <p>There are no specific development policies for institutional type uses in Section 5.4.2.2 except for the reference to the Development Policies in the Agricultural Policy 5.4.1.2. Section 5.4.2.1 (21) does recognize "institutional uses, including schools, churches and cemeteries required by the horse and buggy community" which are to be "a Type A land use for the purposes of calculating MDS.</p> |
| <p>The existing use is therefore sanctioned and as noted previously, there is no conflict with the MDS.</p> |
| <p>5.4.2.4 Consent Policies</p> |
| <p><u>2) A maximum of one lot may be severed from an original 40 hectare Township lot provided no lands have ever been removed from the original lot. This provides for a density of two lots per original 40 hectare lot when including the retained parcel. In situations where the original Township lot comprised 80 hectares, a second severance may be considered. Where the existing lot density has already been met, a lot addition may still be considered where the overall lot density is not further increased.</u></p> |
| <p><u>3) Any lot created within the Rural designation shall comprise at least 0.8 hectares of land.</u></p> |
| <p><u>5) New farm lots should be approximately 20 hectares in size or larger. 5) Lots created for non-farm uses permitted in the Rural designation should generally be no greater than 4.0 hectares unless it can be demonstrated to the satisfaction of the</u></p> |

Township that a larger lot is necessary. Including cropped land within the new non-farm lot is strongly discouraged and should be avoided unless no other alternatives are available on the property. In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots shall be approximately 1:3. The clustering of non-farm lots is encouraged.) New farm lots should be approximately 20 hectares in size or larger. 5) Lots created for non-farm uses permitted in the Rural designation should generally be no greater than 4.0 hectares unless it can be demonstrated to the satisfaction of the Township that a larger lot is necessary. Including cropped land within the new non-farm lot is strongly discouraged and should be avoided unless no other alternatives are available on the property. In order to avoid narrow linear parcels of land, the frontage-to-depth ratio for non-farm sized lots shall be approximately 1:3. The clustering of non-farm lots is encouraged.

6) Lot creation shall only be considered where compliance with the MDS formulae can be demonstrated. In the case of a severance involving an existing farmhouse, only livestock facilities situated on the farm parcel from which the farmhouse is being severed shall be used in determining MDS formulae compliance.

7) The creation of a non-farm lot, having an area of less than 20 hectares in size, shall not be permitted on lands shown as Aggregate Resource in Area on Schedule B, except where such lot creation relates to the severance of a surplus farm dwelling in accordance with Section 4.3.1.3 (3) of this Plan.

9) All lot creation shall conform to the policies of Section 5.5 and 7.2.

The Bearer property contains all of Lot 1 Concession 7, part of Lot 2 Concession 7 and part of Lot A Concession 7, within the geographic Township of Egremont. The proposed school lot is part of Lot 7 where no previous consents have occurred.

The proposed lot will have a frontage of 90m and a lot area of 0.84 ha which meets the minimum required lot size of 0.8 ha and is well below the maximum size of 4.0ha.

As noted elsewhere in this report, there is no conflict with the MDS.

With regard to subsection 7), the creation of a non-farm lot is not permitted if it is on lands shown as Aggregate Resource. This policy is probably intended to restrict urban residential lots which can negatively affect aggregate extraction. The non-agricultural use of this section of the Bearer farm was determined in 2014 and creating a lot for the school and yard will not alter the use. It is assumed that the assessment of this policy was reviewed in 2014 when the A1-355 zone was established, as the initial Official Plan for the municipality came into effect in 2006.

Section 5.5 considers "Natural Environment and Open Space" which does not apply to the proposal.

7.2 Land Division

Consents are required to be in conformity with the zoning by-law, in this case the A1-355 zone, have frontage on a year round municipal road and be of sufficient size for building and servicing. The proposed severance will not impede the agrarian operation on the retained farm holding.

There is no conflict with the Land Division Policies of the Official Plan.

2.4 Township of Southgate Zoning By-Law Number 19-2002 (Figure 7)

The A1 zone on the Bearer lands was amended in 2014 to create an Agricultural Exception (A1-355) which permitted a “school and associated playing fields”. The amending by-law, No. 75-2014, which added the school use, did not specify any zone provisions such as a minimum lot size, setbacks, etc. It also appears that the area being used as the school and grounds is not accurately located on Schedule A of the Township Zoning By-law. To clarify matters a by-law modification should be considered to define location, lot, size, etc.

The existing school, when placed on the proposed 0.84 ha lot, will conform to all Community Facility (CF) provisions except for the existing front yard setback.

As part of the enactment of the by-law to implement the proposed consent, it is appropriate to repeal the existing site-specific by-law (75-2014). A draft by-law (Appendix B) is appended to this for consideration by the Township.

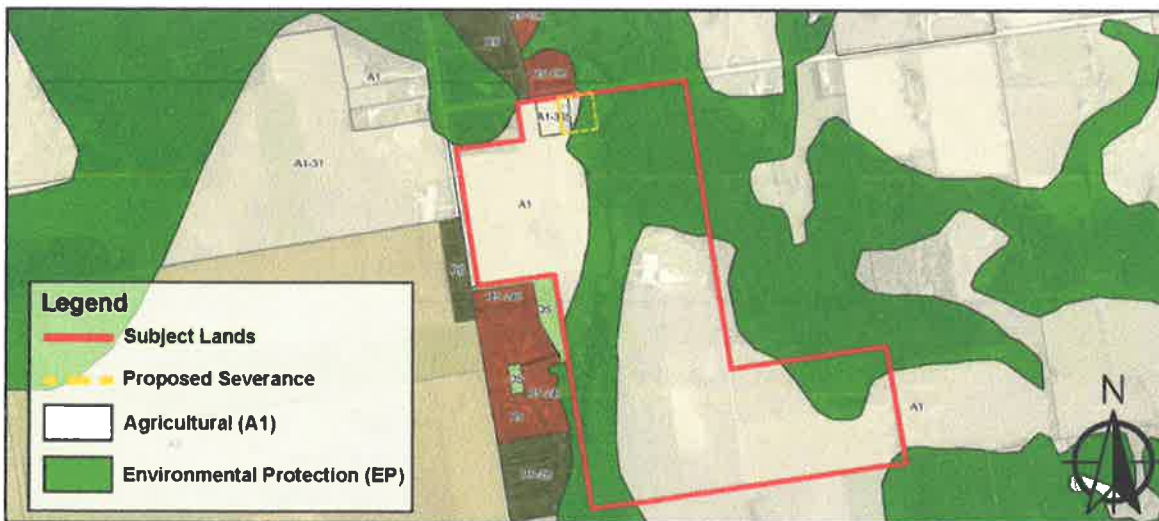


Figure 7: Township of Southgate Zoning By-law Excerpt

Table 5: Proposed Zoning Standards – Community Facility (Private Water & Sewer)

| Provision | Community Facility (CF) | Proposed (CF-X) |
|-----------------------------|--------------------------------|-------------------------|
| <i>Minimum Lot Area</i> | 2,000 m ² | +/- 8370 m ² |
| <i>Minimum Lot Frontage</i> | 30 m | +/- 90 m |
| <i>Maximum Lot Coverage</i> | 35% | +/- 2.4% |
| <i>Minimum Front Yard</i> | 20 m | +/- 18.1 m |
| <i>Minimum Side Yard</i> | 4.5 m | +/- 15.3 m |
| <i>Minimum Rear Yard</i> | 12 m | +/- 62.4 m |

4.0 SUMMARY AND CONCLUSIONS

The proposed consent has been assessed against provincial, county and local land use policy in order to confirm its consistency with the applicable land use policy. There is no specific land use policy pertaining to the special requirements of the horse and buggy community, although the County policy permits some flexibility in order to meet the institutional needs of this community.

Based on the preceding analysis, the following is concluded:

1. The proposed use and consent are consistent with the application provisions of the PPS.
2. The County of Grey Official Plan permits institutional uses such as schools in the Rural area and recognizes the special needs of the “horse and buggy” community.
3. The County and Southgate Official Plans identify a Mineral Resource Area on the subject lands that is not viable for extraction based on the adjacent wetland and the residential land use in the area, as well as the limited size of the designation.
4. The school has existed since 2014 and has not impacted the adjacent agrarian operations.
5. An amending By-law was approved in 2014 to permit the construction of the school, which established the institutional use, and to create a lot for the school

would not alter the affect the school has on the surrounding area or any land use designation in the Official Plan.

6. A rezoning to provide appropriate zone provisions for the existing school would be appropriate as the use has existed since 2014. A consent to create a lot for the Fairbanks Creek school to provide the Mennonite community with ownership of its facility would be appropriate.

Respectfully submitted,



Prepared by Don Scott, MCIP, RPP
Cuesta Planning Consultants Inc.



Appendix A

MDS Worksheet and Map

Frey

General information

Application date

Jan 10, 2024

Municipal file number

Proposed application

New or expanding church, school or cemetery used primarily by a community reliant on horse-drawn transportation

Applicant contact information

Mark Frey
ON

Location of subject lands

County of Grey
Township of Southgate
EGREMONT
Concession 411361 SOUTHGATE SRD 41 CON;7 N , Lot PT LOT 1 GORE A RP
Roll number: 420706000511700

Calculations

New farm

Farm contact information
Not Specified
Abner W Martin Dairy farm
ON

Location of existing livestock facility or anaerobic digester
County of Grey
Township of Southgate
EGREMONT
Concession CON 8 , Lot PT LOT 1 PT LOT 2
Roll number: 420706000512900

Total lot size
49 ha

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Liquid | Dairy, Calves Small Frame (30 - 125 kg) (eg. Jerseys) | 730 | 85.9 NU | 1899 m ² |



Confirm Livestock/Manure Information (New farm)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage - Not Specified -

Design capacity 85.9 NU

Potential design capacity 257.6 NU

Factor A (odour potential) 0.7

Factor D (manure type) 0.8

Factor B (design capacity) 439.74

Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)

271 m (889 ft)

Actual distance from livestock barn

435 m (1427 ft)

Storage base distance 'S'
(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

435 m (1427 ft)

Preparer signoff & disclaimer

Preparer contact information
Vaishnan Muhunthan
Cuesta Planning Consultants Inc.
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Owen Sound, ON
N4K 4K5
519-372-9790
cuesta@cuestaplanning.com

Signature of preparer



Vaishnan Muhunthan , Junlor Land
Use Planner

January 18, 2024


Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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Appendix B

Draft By-Law

The Corporation of the Township of Southgate
By-law Number 2024-X

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "42" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Part Lot 1 Concession 7N Gore A, Being Part 1 of 16R-6693, known municipally as 411361 Southgate Sideroad 41, Geographic Township of Egremont, in the Township of Southgate as shown on Schedule "A", affixed hereto, from:
 - **Agricultural (A1) to Community Facility (CF),**
2. **That** the existing front yard shall be considered to be the required front yard setback.
3. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law. And,
4. **That** By-law 75-2014 is repealed. And,
5. **That** This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this ___day of _____2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law only applies to those lands described as Part Lot 1 Concession 7N Gore A, Being Part 1 of 16R-6693, in the geographic Township of Egremont, Township of Southgate. The purpose of the zoning by-law amendment is to permit a school and associated playing fields and accessory uses on a rural property. The effect of the by-law is to change the zoning symbol on a portion of the property from Agricultural (A1) to Community Facility (CF) to permit and regulate the use. The Official Plan designates the subject lands as Rural.

Calculations

New farm

Farm contact information
Not Specified
Abner W Martin Dairy farm
ON

Location of existing livestock facility or anaerobic digester
County of Grey
Township of Southgate
EGREMONT
Concession CON 8 , Lot PT LOT 1 PT LOT 2
Roll number: 420706000512900

Total lot size
49 ha

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
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Setback summary

| | | | |
|----------------------------|-------------------|---------------------------------|--------|
| Existing manure storage | - Not Specified - | | |
| Design capacity | 85.9 NU | | |
| Potential design capacity | 257.6 NU | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 439.74 |
| Factor D (manure type) | 0.8 | Factor E (encroaching land use) | 1.1 |

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn) 271 m (889 ft)

Actual distance from livestock barn 435 m (1427 ft)

Storage base distance 'S'
(minimum distance from manure storage) No existing manure storage

Actual distance from manure storage 435 m (1427 ft)

Preparer signoff & disclaimer

Preparer contact information
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cuesta@cuestaplanning.com

Signature of preparer



Vaishnan Muhunthan, Junior Land
Use Planner

January 18, 2024


Date (mmm-dd-yyyy)

Note to the user

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Appendix B

Draft By-Law

The Corporation of the Township of Southgate
By-law Number 2024-X

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "42" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Part Lot 1 Concession 7N Gore A, Being Part 1 of 16R-6693, known municipally as 411361 Southgate Sideroad 41, Geographic Township of Egremont, in the Township of Southgate as shown on Schedule "A", affixed hereto, from:
 - **Agricultural (A1) to Community Facility (CF),**
2. **That** the existing front yard shall be considered to be the required front yard setback.
3. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law. And,
4. **That** By-law 75-2014 is repealed. And,
5. **That** This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this __day of ____2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law only applies to those lands described as Part Lot 1 Concession 7N Gore A, Being Part 1 of 16R-6693, in the geographic Township of Egremont, Township of Southgate. The purpose of the zoning by-law amendment is to permit a school and associated playing fields and accessory uses on a rural property. The effect of the by-law is to change the zoning symbol on a portion of the property from Agricultural (A1) to Community Facility (CF) to permit and regulate the use. The Official Plan designates the subject lands as Rural.