

PLANNING JUSTIFICATION REPORT

OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT

411190 Southgate Sideroad
Township of Southgate

Date:

March 2021

Prepared for:

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Our File 20419A

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning) has been retained by Elvin Martin to assist with the planning applications for the legalization and expansion of the existing Cedar Creek Tools business in the Township of Southgate. To permit the use and an expansion to the existing building, an amendment to the Township of Southgate Official Plan and Zoning By-law is required to:

- Introduce Special Policies through the Official Plan that will allow small scale commercial uses directly supportive and related to agricultural operations on lands designated Agriculture with a minimum lot area of 2.79 hectares; and
- Amend the Zoning By-law to introduce new site specific performance standards to the existing R6-29 Zone to ensure a coordinated, comprehensive and appropriately planned development.

This Planning Justification Report has been prepared for submission to the Township of Southgate and includes the following:

- An introduction and general description of the subject lands and surrounding uses to provide an understanding of the locational context;
- A description of the overall concept and design highlights of the proposed development;
- A review of the existing Provincial and Municipal policy framework in relation to the existing and proposed development and an assessment of consistency and conformity with Provincial Policy, and the County Official Plan; and,
- A justification for the proposed amendments to the Township Official Plan and Zoning By-law.

The subject lands comprise a total of 2.79 hectares, and contain a single detached dwelling, a barn, a workshop and storage building, and a separate building where the business is currently operated. The balance of the lands are currently farmed.

The proposed application is intended to bring the existing business into conformity with the Township Official Plan and compliance with the Zoning By-law, and to allow for an expansion of the existing business through the construction of an addition onto the existing commercial building. The proposed amendments would allow for the continued operation and expansion of the business, which is intended to function as an agriculture-related business that supports the broader agricultural community.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

2.1 Site Description

The subject property is located on the south east corner of Southgate Sideroad 41 and Southgate Road 4, with frontage on both streets. The location of the subject lands is illustrated on **Figure 1**.

The subject lands are comprised of 2.79 hectares and contain a single detached dwelling, a barn, a workshop and storage building, and a commercial building where the existing “Cedar Creek Tools” business is currently operated. The balance of the property is currently farmed.

The lands are located in the southwest portion of the Township, south of the Holstein settlement area and are surrounded by a mixture of agricultural uses and smaller rural residential properties as illustrated on **Figure 2**.

2.2 Surrounding Land Uses

As noted above, the lands are located in the southwest portion of the Township, north of the Town of Mount Forest. More specifically, the following describes the surrounding land uses:

North: The subject lands have frontage on Southgate Township Road 4. To the north, on the opposite side of Southgate Township Road 4 are rural residential lots comprised of single detached dwellings, characterized by narrow frontages and long lot depths. Lands to the north east, also on the north side of Southgate Township Road 4, contain agricultural operations with large lot sizes. Further to the north are another series of residential lots on either side of Southgate Sideroad 41.

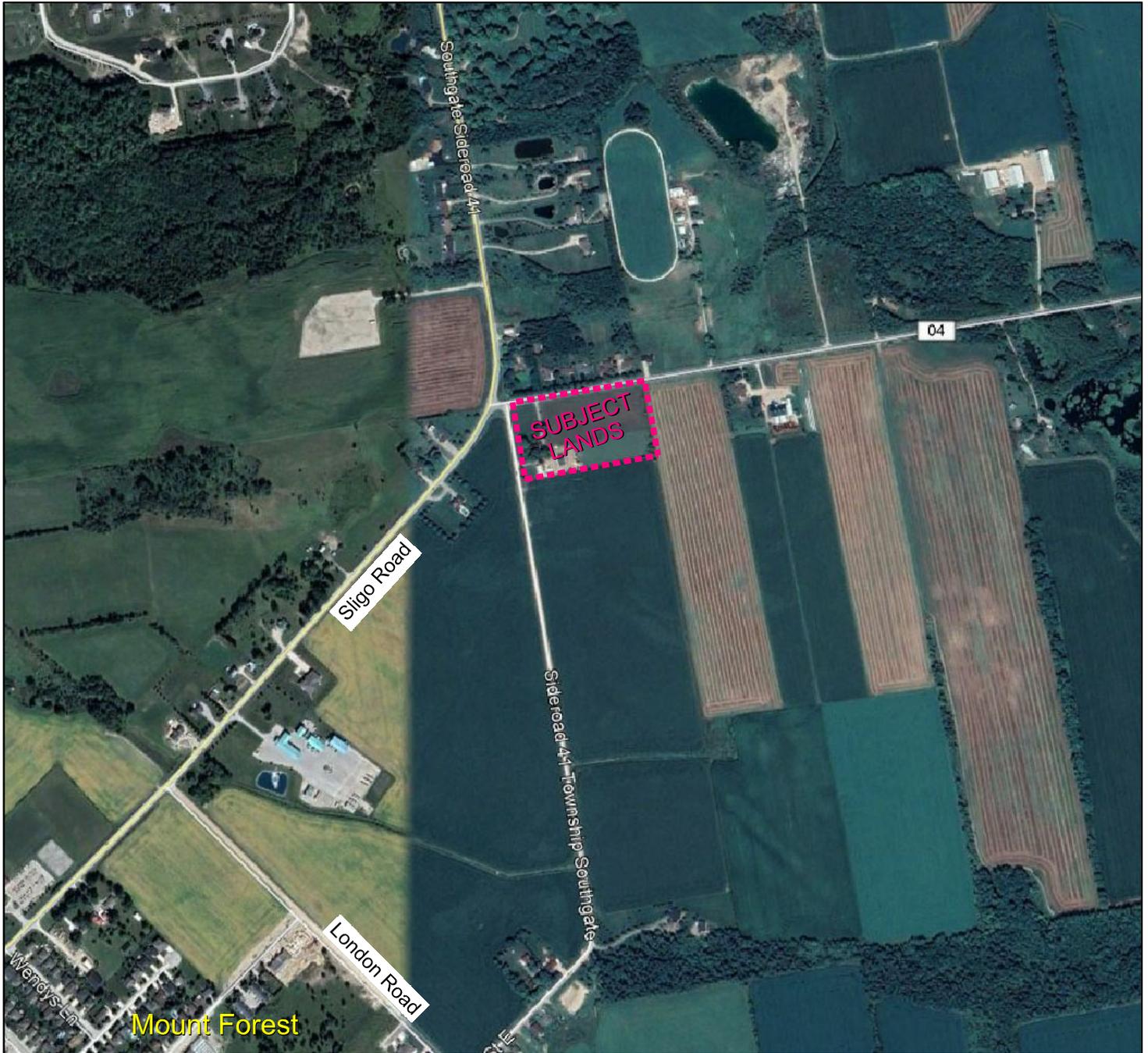
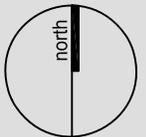


Figure 1
LOCATION MAP

DATE: February 26, 2021

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 Subject Lands

C:\20419A\ - 41190 SOUTHGATE SIDE RD 41 \FIGURE 1- LOCATION MAP

411190 Southgate Sideroad 41


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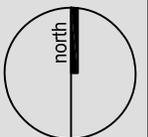
Figure 2
CONTEXT PLAN

 Subject Lands

411190 Southgate Sideroad 41

DATE: February 26, 2021

SCALE 1 : 10,000



C:\20419A\ - 41190 SOUTHGATE SIDE RD 41\FIGURE 2 - CONTEXT PLAN

West: The subject lands also have frontage on Southgate Sideroad 41. To the west, on the opposite side of Southgate Sideroad 41 are large agricultural parcels occupied by farm fields with small clusters of supporting agricultural buildings. A few small rural residential lots, comprised of single detached dwellings also occupy the lands to the west of the subject property. A commercial/industrial transport business is located on Sligo Road East (Hwy 6).

South: To the south of the subject lands are agricultural operations, which are made up of large fields and small clusters of supporting agricultural or residential buildings.

East: To the east of the subject lands are agricultural operations, which are made up of large fields and small clusters of supporting agricultural or residential buildings, as well as environmental features interspersed amongst the agricultural operations.



Driveway entrance into subject site



View of the existing Cedar Creek Tools building and accessory barn structure



View of residential dwelling and Cedar Creek Tools Building



View of nearby residential dwellings

2.3 Pre-Consultation

A virtual pre-application consultation meeting was held on January 7, 2021, to discuss the proposed Official Plan and Zoning By-law Amendment to permit the legalization and expansion of the existing business at 411190 Southgate Sideroad 41. A list of the technical requirements for the submission of a complete Official Plan and Zoning By-law Amendment application was discussed during the meeting and include a Planning Justification Report and a Site Plan, showing the existing buildings and the proposed expansion.

3.0 DESCRIPTION OF PROPOSAL

The following is a review of the proposed development for 411190 Southgate Sideroad 41 in Southgate, Ontario.

3.1 Proposed Development

The development proposal includes the legalization and expansion of the existing agriculture related use, "Cedar Creek Tools". Cedar Creek Tools is currently operated as a commercial business in an existing building on the subject lands. In order to bring the use into conformity with the County Official Plan, as well as the general intent of the Township Official Plan, the scope of products to be sold at the site will shift towards those that are primarily agriculture-related. Products to be sold will include livestock feeding and watering systems, livestock grooming supplies, irrigation equipment, fencing equipment and tools, agriculture related tools and other agriculture related products. The current operation also sells a number of other products that would generally be characterizes as "tools" and "hardware". It is proposed that these components would be minimized, in favour of products that cater to and support the agricultural community.

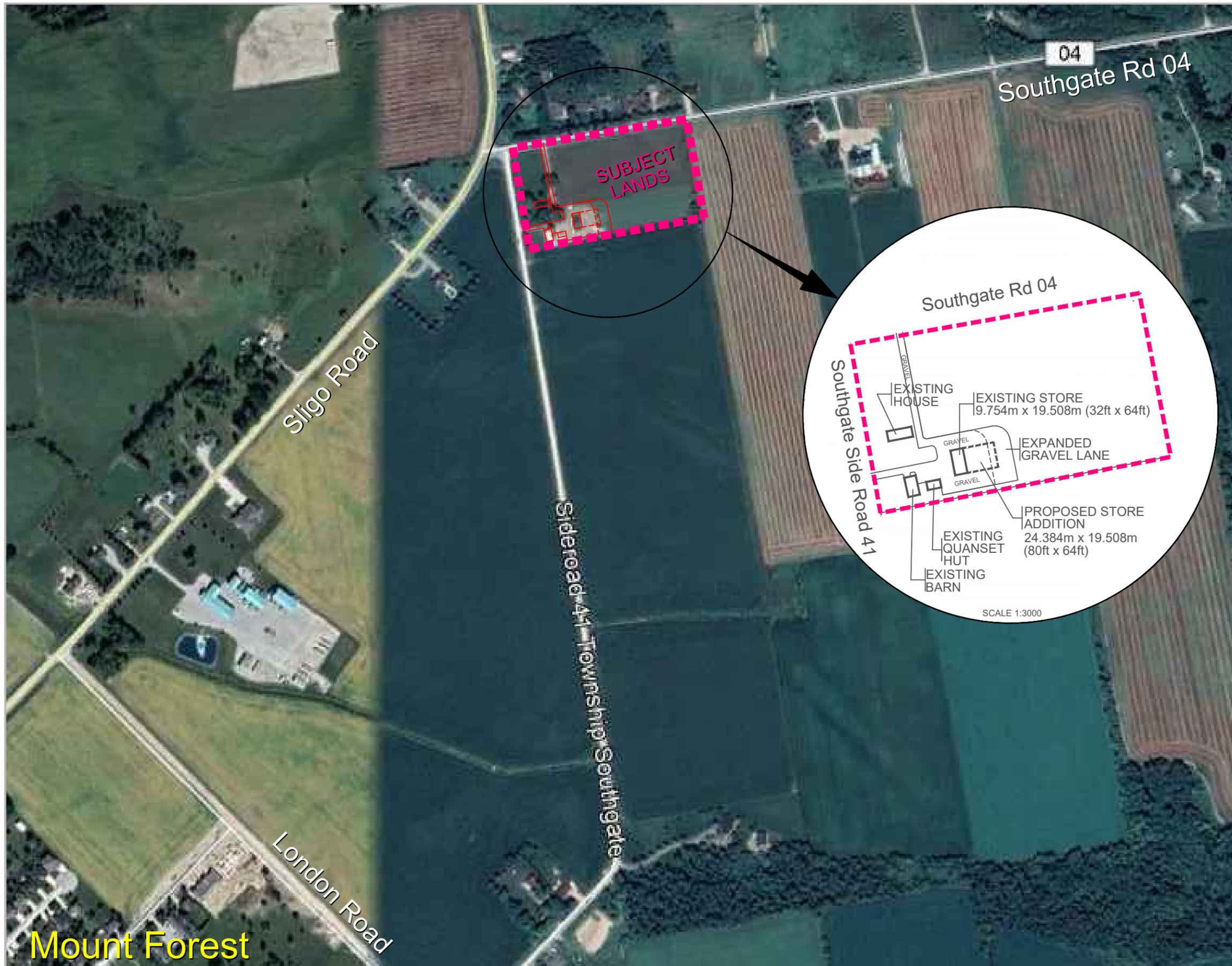
The existing site contains a single detached dwelling, barn, workshop/storage building and the existing commercial building. The existing commercial building is proposed to remain in its current location with an addition constructed on the east side of the building.

The property has two existing driveways, one from Southgate Sideroad 41 and one from Southgate Road 4. Both driveways will be maintained with the entrance from Southgate Sideroad 41 mainly servicing the residential dwelling, barn and workshop, and the entrance from Southgate Road 4 serving the agriculture related commercial business. Please see the enclosed Site Plan (**Figure 3**).

A gravel surface parking area is provided on site and is accessed from the existing driveway, from Southgate Road 4. The parking area will be modified to accommodate the building expansion, with the intent to minimize impacts on the existing agriculture operation on the subject lands. A site plan application will be advanced to delineate the parking area.

CONCEPT SITE PLAN

Legend



Mount Forest


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Project		411190 Southgate Sideroad 41		
File No.	20419'A'	Date	February 26, 2021	
Plan Scale	1:1,000	Plot Scale	1:5000	
Drawn By	L.M.	Checked By		

Figure 3

4.0 PLANNING ANALYSIS

This section of the report reviews the applicable land use policy framework as it applies to the subject lands and how the proposal is consistent with and/or conforms to, this framework.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (“PPS”) provides a vision for land use planning in Ontario that encourages the efficient use of land, resources and public investment in infrastructure and public service facilities. Growth is directed to urban and rural settlement areas while also supporting rural communities. The wise use and management of natural heritage resources and agricultural resources are both key provincial interests. Generally, the PPS encourages development that will provide long term prosperity, environmental health and social well-being.

One of the key themes of the PPS is building strong, healthy communities and achieving efficient and resilient development patterns. Section 1.1.1 of the PPS provides that healthy, liveable and safe communities are sustained by: promoting efficient development and land use patterns; accommodating an appropriate range and mix of uses; avoiding development which may cause environmental or public health and safety concerns; avoiding development and land use patterns that would prevent the efficient expansion of settlement areas; and, promoting cost effective development patterns to minimize land consumption and servicing costs.

The following is a summary of other applicable policies in the PPS:

PPS Section 1.1.4 Rural Areas in Municipalities

Rural areas are a system of lands made up of rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resources and amenities. This policy also highlights the interdependent relationship between rural areas and urban areas in terms of markets and the foundation of a sustainable economy.

Section 1.1.4.1 states that Healthy, integrated and viable rural areas should be supported by:

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) *using rural infrastructure and public service facilities efficiently;*
- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*

- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

Section 1.1.5 Rural Lands in Municipalities

Section 1.1.5.2 lists the permitted uses on *rural lands*, which include:

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *Other rural land uses.*

Section 2.3 Agriculture

Section 2.3.1 states that in prime agricultural areas, agricultural lands shall be protected for long-term use with specialty crop areas given the highest priority for protection, followed by classes 1, 2 and 3, and any associated class 4 through 7 lands. Section 2.3.3.1 lists permitted uses as agricultural uses, agriculture-related uses and on-farm diversified uses. Section 2.3.3.1 states: "Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives."

The subject lands are not located within a "specialty crop area."

Section 6.0 Definitions

Section 6.0 of the PPS provides a definition of *Agriculture-related uses* as "means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

Analysis

The proposed agriculture related commercial use is intended to supply a variety of agriculture related supplies and products, such as livestock feeding and watering systems, livestock grooming supplies, and irrigation equipment. The business will directly support farm operations in the area and benefits from being in close proximity to those existing farm operations. The intent of the business is to focus products on farm-related equipment, supplies and related products, consistent with an agriculture-related use, with the intent to support the Township's agriculture community. The commercial business does not create any forms of nuisance that harm or hinder the continued operation of the surrounding agricultural properties.

The subject lands are identified as being located outside of the County's designated settlement areas and included in the County's Agricultural Lands as identified through Schedule A of the Grey County Official Plan. The proposed use of the subject lands for a small scale commercial use intended to support the agricultural community is consistent with the permission for agriculture-related uses within Rural Area

in the PPS. Except for a minor expansion to the existing building, not other new buildings or structures are proposed.

Based on the above, it is concluded that the proposed Official Plan and Zoning By-law Amendment is consistent with the Provincial Policy Statement.

4.2 Grey County Official Plan, 2019

The Grey County Official Plan (OP) provides high level policy direction for the area municipalities within the County, including the Township of Southgate. The following includes an assessment of the County's Official Plan as it relates to the subject lands and the proposed development.

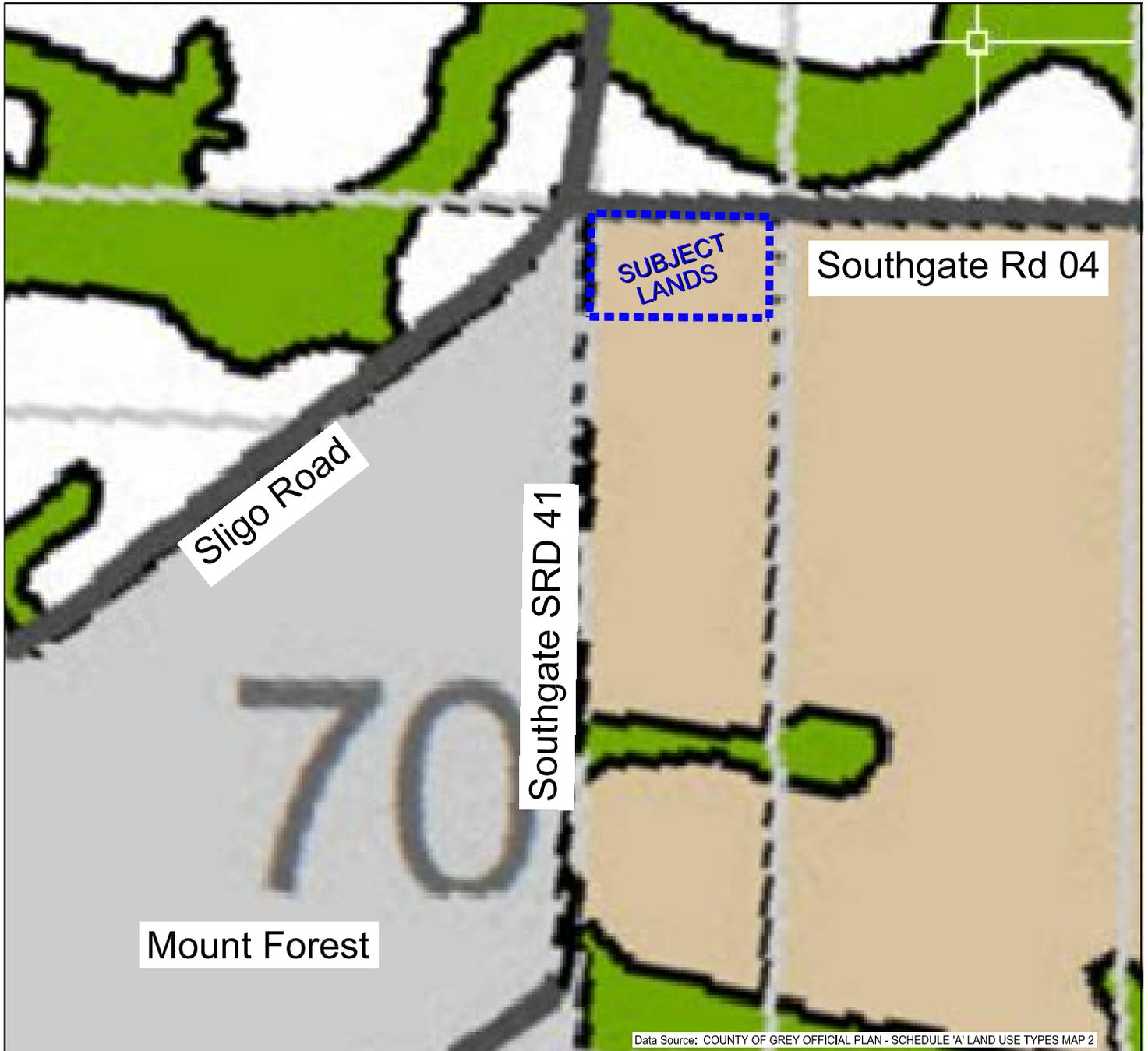
The subject lands are designated Agricultural on Schedule 'A' (Map 2) of the Grey County Official Plan, as shown on **Figure 4**

Permitted uses in the Agricultural designation include *Agricultural-related uses*. The County's OP defines Agriculture-related uses as: "those farm-related commercial and farm related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

The proposed *farm equipment supplier* directly relates to farm operations as it supplies agricultural products including livestock watering systems, utility and livestock feed equipment, dairy farm equipment, horse farm equipment and irrigation equipment. The farm-related business also supplies farm related fencing supplies, such as poultry netting, electric fence supplies and aluminum gates. In addition to these agricultural products, equipment and hardware, the business provides ancillary equipment used for the maintenance of a property or building. These ancillary components are intended to constitute a small portion of the products available for purchase. The location of the subject lands within the Township, in close proximity to multiple agricultural operations is important for the business as its close proximity to farm operations allows the business to directly serve farm operations, and to be accessed by farm vehicles when necessary, for example when selling large pieces of farm equipment that aren't easily transported through settlement areas or on high traffic corridors.

Section 5.2.2.14) of the County Official Plan requires that new agricultural-related uses shall be limited to uses that can be sustained by local service levels. Additionally, agricultural-related uses are not required to be limited in size; however, generally new lots in the Agricultural land use designation are required to be 40 hectares in size. The subject property can be accessed from two existing roads, Southgate Sideroad 41 and Southgate Road 4. The proposed Agricultural-related use is not anticipated to have any significant impact on traffic generation, and will benefit from being in close proximity to existing farming operations and roads frequented by farm equipment between local farms. Furthermore, the lot exists and no changes to the lot size or configuration are proposed as a result of the application.

The County Official Plan requires that when existing lots of record are re-developed, evidence of the site's suitability to provide adequate potable water supply and sanitary sewage treatment and disposal is required. The subject lands already contain existing services. The expansion to the existing commercial



Data Source: COUNTY OF GREY OFFICIAL PLAN - SCHEDULE 'A' LAND USE TYPES MAP 2

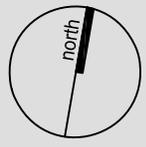
Figure 4
 COUNTY OF GREY
 OFFICIAL PLAN
 SCHEDULE 'A'
 LAND USE TYPES
 MAP 2

 Subject Lands

- LEGEND**
-  RURAL
 -  HAZARD LANDS
 -  AGRICULTURAL

DATE: February 26, 2021

SCALE 1 : 7,500



C520419A' - 41190 SOUTHGATE SIDE RD 41 | FIGURE 4 - COUNTY OF GREY - OP - SCHED 'A' LAND USE

411190 Southgate Sideroad 41



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building is not intended to provide any additional washroom facilities. As such, no expansions or changes to the existing private services are contemplated. The adequacy of the services can be confirmed through the building permit process for the expansion to the existing building, if required by the Township.

The County Official Plan identifies an area of lands on the north side of Southgate Road 4 as Hazard Lands, due to the presence of a stream, identified on Appendix B, Map 2 of the OP; however, Section 7.9.2) only limits development within 30 metres of the banks of a stream and the subject lands are over 100 metres from the nearest stream. Therefore, the location of the proposed development does not include any environmental constraints within the County of Grey's land use framework.

Overall, the proposed development is ideally placed to supply agriculture related equipment and supplies to local farmers and is consistent with the County's definition of an agricultural-related use. The proposed development will not create any servicing or traffic hazards as it fronts on two existing municipal roads, which will not require any changes or upgrades. Finally, the subject lands are not constrained by any environmental features identified in the County of Grey Official Plan. In summary, the proposed agriculture-related use conforms to the County Official Plan.

4.3 Township of Southgate Official Plan

The Township of Southgate Official Plan represents the Township's vision for growth and change within the community. The Official Plan (OP) sets out principles, objectives and policies designed to direct the form, extent, nature and rate of growth and change within the Township to 2025. The following outlines the applicable Schedules as contained in the Official Plan:

- Schedule 'A' – Land Use
- Schedule 'B' – Transportation
- Schedule 'C' – Environmental Constraints

The Township of Southgate directs the majority of growth to the Township's urban community of Dundalk to protect agriculturally productive lands and the expansion of the agricultural industry.

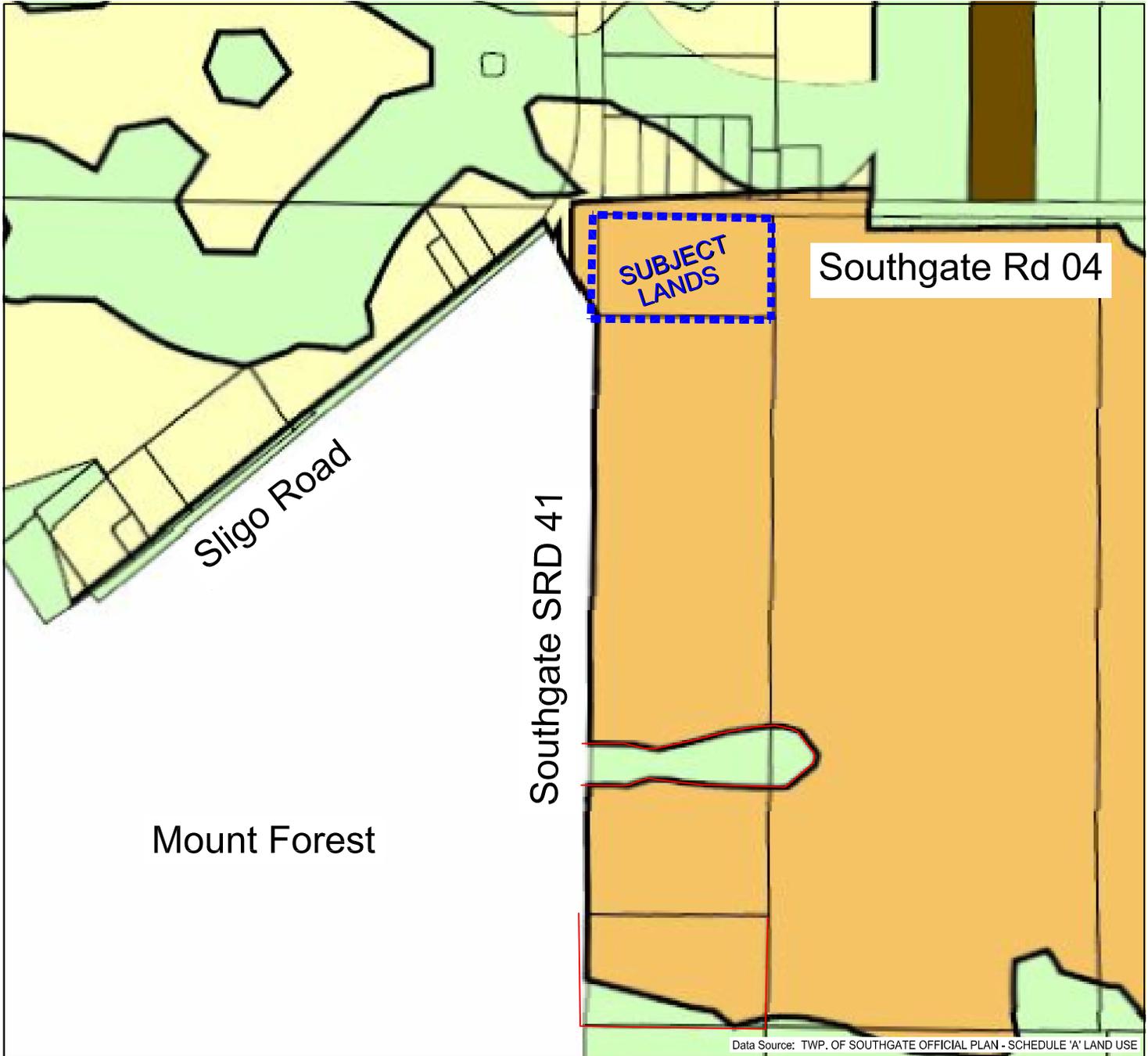
The subject lands are identified as *Agriculture* on Schedule 'A' of the Township OP (see **Figure 5**). The lands to the north of the subject property on the opposite side of Southgate Road 4 are identified as *Hazard Lands* and *Rural* through Schedule 'A' of the OP. The subject lands are not identified as containing any Environmental Constraints as per Schedule 'C' of the OP. Both Southgate Sideroad 41 and Southgate Road 4 are identified as Local Roads on Schedule 'B' of the OP.

Lands designated *Agriculture* are considered prime agricultural lands. Permitted uses include "small scale commercial or industrial uses directly supportive and related to the agricultural operation and required in close proximity to the farm operations in the area." Section 5.1.3. of the OP sets out 3 key development policies for Commercial and Industrial development on lands identified as *Agriculture*. More specifically, Section 5.1.3.5) states:

Commercial and industrial development must be supportive and related to the agricultural operation and located in close proximity to the farm operations in the area. In addition, buildings used for small scale commercial and industrial uses shall be located in close proximity (cluster) to the existing farm buildings on the property.

Section 5.1.3.6) of the Official Plan further states:

The maximum structure size for new or expanding small scale commercial and industrial uses shall be 750 square metres, with a maximum outdoor storage size of 500 square meters. Where the maximum structure size is less than 750 square metres, more outdoor storage space will be permitted up to a combined maximum of 1250 square metres. Such uses will only be permitted on farm parcels greater than 20 hectares, all subject to satisfying the Development Policies as outlined in this Section. Council may, in the future, limit the commercial or industrial use through the implementing Zoning Bylaw Amendment.



Data Source: TWP. OF SOUTHGATE OFFICIAL PLAN - SCHEDULE 'A' LAND USE

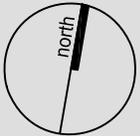
Figure 5
 TOWNSHIP OF
 SOUTHGATE
 OFFICIAL PLAN
 SCHEDULE 'A'
 LAND USE

 Subject Lands

- LEGEND**
-  RURAL
 -  HAZARD LANDS
 -  AGRICULTURAL
 -  MINERAL AGGREGATE EXTRACTION

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SCALE 1 : 7,500



C:\20419\A - 41190 SOUTHGATE SIDE RD 41 \FIGURE 5 - TWP OF SOUTHGATE OP - SCHED 'A' LAND USE'

411190 Southgate Sideroad 41

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The proposed use is permitted, in accordance with Section 5.1.3.5, however the subject lands are less than 20 hectares in area, and as such, an Official Plan Amendment is required to permit the use on a property that is less than 20 hectares. No other amendment to the Official Plan policies is required. The majority of the subject property is utilized as a small scale farm, with a dwelling and related farm buildings. The proposed agriculture-related commercial use is located within an existing building that is part of the farm related cluster of buildings that include a barn and storage building.

A Special Policy Area is proposed, to permit an exception to the minimum lot area requirement. The remainder of the site's existing uses, including the portion that is actively farmed will not be impacted. The expansion to the existing building will occur within an area that is not currently farmed. The building, including the proposed addition, will not exceed 750 m².

The subject property is a remnant farm parcel that is vastly undersized when compared with the minimum size required for new agricultural lots. The proposed small scale commercial use on the lot will allow for an agricultural related use on a small property without impacting the farming operations in the area. In our opinion, the Amendment to permit the small scale commercial use on a property less than 20 hectares is appropriate and represents good planning.

4.4 Township of Southgate Zoning By-law

The Township of Southgate Zoning By-law (19-2002) was approved in 2002 and regulates land uses throughout the Township, implementing the Official Plan. The following section considers the existing zoning, as well as the most appropriate zone and any specific performance standards to ensure the coordinated development of the subject lands.

4.4.1 Current Zoning – Residential Type 6 (R6-29) Zone

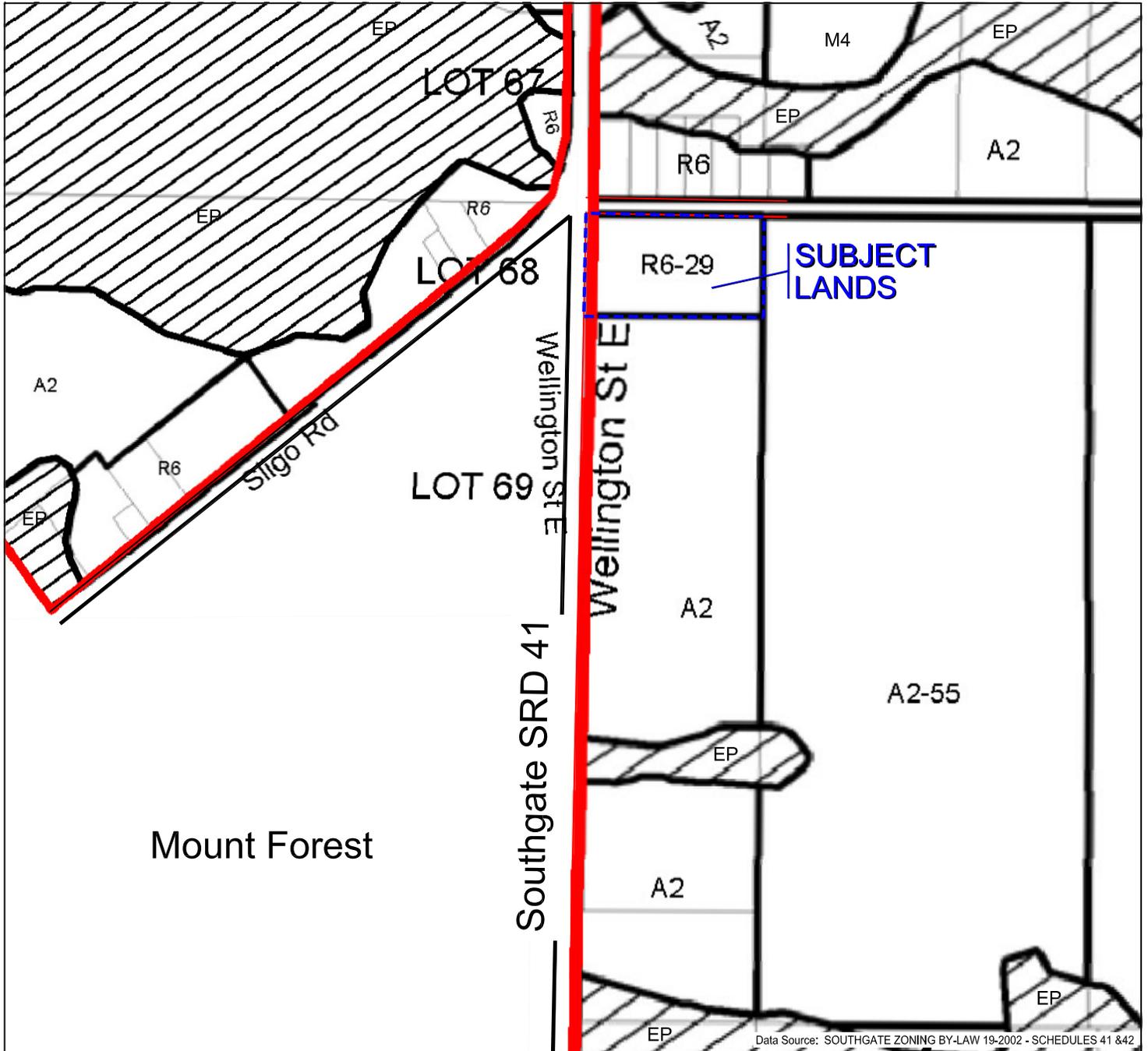
The subject lands are currently zoned '*Residential Type 6 (R6-29)*', which permits residential uses, including a single detached dwelling (see **Figure 6**). The site specific regulations permit a landscaping business permitted through the exception 29.

The following uses are permitted in the R6 zone:

- | | |
|-----------------------------|--|
| a) Single Detached dwelling | b) A Home occupation |
| c) A Bed & Breakfast | d) Uses, buildings and structures accessory to the use permitted in clause (a) |

The small scale commercial use is not permitted within the R6 zone, or through the existing site specific exception. As such, the proposed use will require an amendment to the zoning by-law to permit a commercial use on the lot.

The proposed use of the lands is not intended to change significantly from the current operation. The dwelling and accessory farm related buildings will remain and continue to be used, and the existing commercial building will also remain, with an expansion proposed as part of this application. As such, the



Data Source: SOUTHGATE ZONING BY-LAW 19-2002 - SCHEDULES 41 & 42

Figure 6
EXISTING ZONING

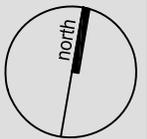
 Subject Lands

LEGEND

- A2 RESTRICTED AGRICULTURAL ZONE
- R6 RESIDENTIAL TYPE 6 ZONE
- M4 EXTRACTIVE INDUSTRIAL ZONE
-  ENVIRONMENTAL PROTECTION ZONE

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C:20419/A - 41190 SOUTHGATE SIDE RD 41 | FIGURE 6 - EXISTING ZONING

411190 Southgate Sideroad 41

use of the lands would not be entirely commercial, nor entirely residential or agricultural. As such, the preferred approach for the lands is to retain the existing R6 zoning, and to add new exceptions to the lands to permit the small scale commercial use. The remainder of the uses, which already exist would continue to be permitted, and/or recognized under the existing zoning.

4.5.2 Proposed Site Specific Zoning

The proposed land uses associated with the small scale commercial business can generally be captured under the following uses as contained in the Township's Zoning By-law:

- Agricultural Bulk Sales Establishment
- Farm Equipment Sales Establishment
- Farm Supply Outlet

Within the Township of Southgate zoning by-law, there is no existing zone that is able to capture the existing and proposed uses on the subject property; therefore, the existing R6 zone is proposed to be amended to add the small scale commercial use as a permitted use. The R6 zone reflects the existing size, and uses on the subject property, and provides specific regulations for the properties primary use, which is and shall remain a single detached dwelling

The proposed site specific zoning by-law amendment seeks to add "Agricultural Bulk Sales Establishment, Farm Equipment Sales Establishment and Farm Supply Outlet" as permitted uses to the R6 zone. These three defined uses in the Zoning By-law best reflect the existing and proposed services provided by Cedar Creek Tools. Section 3 of the Zoning by-law defines each use as follows:

Agricultural Bulk Sales Establishment: shall mean the use of land and/or buildings or structures for the purpose of supply of goods, materials or services that are necessary to support agricultural uses as defined by this By-law. These include fertilizer and chemical products, farm machinery and equipment sales and service, and animal and poultry health and breeding services.

A Farm Equipment Sales Establishment: shall mean a building and lot used for the display and sale of new and or used farm equipment and may include the servicing, repair and lubrication of farm equipment, the sale of farm equipment accessories and related products and the leasing or renting of farm equipment.

Farm Supply Outlet: means the use of lands, buildings or structures, or part thereof, for the purpose of selling products directly related to agricultural production and without limiting the generality of the foregoing, shall include seed, fertilizer, feed, and pest control products.

As the R6 zone does not permit agriculture related uses as of right, there are no regulations for the use provided through the zoning. Therefore, the site specific zoning will provide specific regulations for the development of these uses in the R6 site specific zone. The C₄ zone permits *Agricultural Bulk Sales Establishment, Farm Equipment Sales Establishment and Farm Supply Outlet*. The c₄ zone provides regulations through section 18.2 for the development of agriculture related uses and these regulations shall be applied to the proposed site specific zoning. In addition to the regulations of section 18.2, a maximum floor area of 750 square metres shall be applied to *Agricultural Bulk Sales Establishment, Farm*

Equipment Sales Establishment and Farm Supply Outlet in order to ensure that the site specific zone maintains the intent of section 5.1.3.6) of the OP.

In addition to the proposed agriculture related uses being added to the R6 zone through a site specific amendment, it is proposed that the existing site specific exemption to allow a landscape business on the property remain in effect on the property and the site specific wording be carried forward to the new zoning on the lot.

The proposed development, including the existing dwelling, agricultural operation and the new agriculture related commercial use, represents diversification of rural land uses and will legalize an existing agriculture related business. The proposed development does not create high levels of traffic or nuisance for neighbouring Rural and Agricultural land uses and can be sustained by rural service levels.

All existing buildings and structures on the property conform to the Regulations for Uses permitted in the R6 zone. As mentioned above, the R6 zone’s performance standards are not well suited to an agriculture related business, and as such, the regulations of section 18.2 shall be applied to these uses. The following chart outlines the key performance standards of section 18.2 and how the proposed development compares to these standards:

Performance Standard	Section 18.2
Minimum Lot Area	0.8 hectares
Minimum Lot Frontage	100 metres
Maximum Lot Coverage	20%
Minimum Front Yard	30 metres
Minimum Side Yard	6.0 metres (20 ft.), except that a minimum side yard abutting a residential use or an improved public street shall be 10 metres (33 ft.).
Minimum Rear Yard	9.0 metres (30 ft.), except that a minimum rear yard abutting a residential use or an improved public street shall be 18 metres (59 ft.).
Maximum Height	10 metres (33ft.)

In addition to the performance standards outlined above, parking regulations will need to be applied to the subject property. Section 5.7 of the Township Zoning By-law regulates parking based on use. The proposed development is subject to the following parking regulations:

Use	Parking Rate	Required Parking
Dwelling – Detached, Semi-detached Duplex, Converted	2 per dwelling unit	1 unit = 2 spaces
Commercial	1 per 20 square metre of gross floor area	Landscape (70 square metres) + Cedar Creek Tools (665.93 square metres) = 37 spaces

The proposed development will provide surface parking near the dwelling and near the existing commercial buildings to satisfy section 5.7 of the Zoning By-law. No amendments to the parking rates are required. The future site plan application will delineate the parking spaces.

The proposed zone exemption is outlined below:

33.**	R6.**	Lands within the residential Type 6 (R6.**) Zone, being Part of Lot A, Concession 5, (in the former Township of Egremont) and shown on Schedule “**”, shall permit, in addition to the permitted uses of the “R6” Zone, a “Landscape and Nursery business”, “Agricultural Bulk Sales Establishment”, “Farm Equipment Sales Establishment” and “Farm Supply Outlet”. Any extension or enlargement of the “Landscape and Nursery Business” shall require an amendment to this By-law. The maximum gross floor area of the small scale commercial use shall be 750 square metres and such use shall be subject to the performance standards of section 18.2 of the By-law. For the purposes of clarity, the “Agricultural Bulk Sales Establishment”, “Farm Equipment Sales Establishment” and “Farm Supply Outlet” business shall be permitted to display and sell other equipment and tools that are typically utilized in the maintenance of farm properties and buildings, provided that the majority of the products stored and sold on site are directly related to agriculture uses.
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The proposed site specific exception will allow the property to continue to function with both an agriculture-related commercial use and the existing residential and agriculture use. The property is undersized for an Agricultural parcel, the existing and proposed development of the site will allow the property to continue to form part of the Agricultural land base with over half the land farmed, while allowing the diversification of uses on the site, allowing agricultural-related commercial uses that support both the subject property’s Agricultural operation, and the agricultural operations in the surrounding area.

4.4.2 Zoning By-law Amendment Summary

The proposed Zoning By-law Amendment implements the overall intent of the Official Plan and the specific policies proposed for the subject lands – by permitting an agriculture related small scale commercial use on an undersized agricultural parcel. The Zoning By-law Amendment application proposes to rezone the subject lands from R6-29 (Residential Type 6, exception 29) to R6 (Residential Type 6), with additional site specific provisions to permit the agriculture-related commercial business.

Overall, the proposed amendment and site specific provisions will ensure the development is designed to respect the surrounding Agricultural and rural land uses, while responding to the need for diversified land uses and agriculture-related businesses in the Township's rural area.

5.0 Public Consultation

Strategy

The Planning Act (specifically O. Reg 545/06) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the Official Plan and Zoning By-law Amendment applications exceed the Planning Act statutory requirements. The following points of public consultation are proposed:

- Public notice on site – sign posted on the property
- Notice of complete application provided to surrounding property owners
- A (statutory) Public Meeting held as part of a Council Meeting, hosted by the Township.
- A written response to comments raised through the public consultation process will be provided to City Staff for their review and consideration in the preparation of a City Staff Report.
- Preparation of a City Staff Report, with the Report to be available to the public in advance of City Council's decision regarding the application.

The consultation strategy proposed will provide members of the public with opportunities to review, understand, and comment on the proposed Official Plan and Zoning By-law Amendment applications. The consultation strategy will be coordinated with Township Staff.

6.0 CONCLUSION

This Planning Justification Report concludes that the proposed Official Plan and Zoning By-law Amendment application for 411190 Southgate Sideroad 41, Southgate to permit a small scale agriculture-related commercial use represents good planning for the following reasons:

1. The proposal is consistent with the *Provincial Policy Statement, 2020*. The proposed development falls under the definition of an *Agriculture-related use*, supports the surrounding agricultural land uses, and will not create any forms of nuisance that would negatively impact the surrounding rural and agricultural land uses.
2. The proposed development conforms to the *Grey County Official Plan*. The proposed development meets the County's definition of an Agriculture-related use and will help supports the farming community across the County. The proposed development is serviced by two local municipal roads and will not produce any traffic or servicing issues.
3. The proposed Official Plan Amendment is consistent with the intent of the Township's Official Plan policies relating to the Agriculture Land Use Designations. The lands are proposed to be designated Agriculture with a Special Policy. The proposed OPA will recognize that the existing property size is smaller than the size required by the Official Plan and will provide a Special Policy to ensure an appropriate balance of Agriculture and agriculture-related uses on the site.
4. The proposed Zoning By-law Amendment is consistent with the proposed Official Plan designation to be implemented through the OPA, and the applicable policies relating to agriculture-related uses. New site specific provisions are proposed to be added to the existing R6-29 zone to permit the proposed use and apply appropriate regulations. The proposed site specific performance standards are appropriate based on the surrounding context and the properties insufficient size based on Official Plan Standards.
5. Sufficient private services exist to support the proposed development and no new washrooms or other fixtures are proposed as part of the development.

Respectfully submitted,

MHBC


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