

The Corporation of the Township of Southgate
By-law Number 2025-072

Being a By-law to adopt Amendment No. 8 to the Township of Southgate Official Plan

Whereas the Council of the Corporation of the Township of Southgate pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, deems it necessary to amend its Official Plan; and

Whereas the amendment to the Township of Southgate Official Plan is consistent with the Provincial Policy Statement 2024.

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

- 1. THAT Amendment Number 8 to the Official Plan for the Township of Southgate, consisting of the explanatory text, is hereby adopted.
- 2. THAT this By-law shall come into force and take affect on the day of the final day of passing by the County of Grey as approval authority, subject to the provisions of the Planning Act, R.S.O., 1990 as amended.

Read a first, second, and third time and finally passed this 18th day of June 2025.

[Redacted Signature]

Barbara Dobreen – Deputy Mayor

[Redacted Signature]

Lindsey Green – Clerk

Township Official Plan Amendment No.8

265068 Southgate Road 26, Lot 3, Part Lot 2, Concession 18, former Proton Township

INDEX

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 No. 8

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

Southgate Township proposes to amend its official plan with a corresponding zoning bylaw amendment for lands located at 265068 Southgate Road 26, Lot 3, Part Lot 2, Concession 18, former Proton Township in compliance with the Grey County Official Plan.

The amendment would permit Westside Manufacturing an approved on-farm diversified use to expand to a maximum 955 square metres total floor area. The 955 square metres floor area represents under 12% of the 8,000 square metre zoned area for the existing on-farm diversified use. The Township Official Plan allows the lessor of 20% of the zoned area or 750 square metres floor space within the zoned area. The County Official Plan limits floor area of on-farm diversified uses to maximum 20% of the zoned area. 205 square metres of the maximum floor area associated with the use shall be to cover equipment associated with the on-farm diversified use.

LOCATION

The lands subject to Official Plan Amendment 8 are 265068 Southgate Road 26, Lot 3, Part Lot 2, Concession 18, former Proton Township known as Westside Manufacturing. Approximately 37-hectares of active tillable land is on southern portion of the subject lands with some natural heritage areas consisting of woodlands along the south and southeastern corner. A minor topographical rise is noted within the farm cluster and south along the woodland area.

Neighbouring lands consist of heavily treed lots to the north and agricultural lots in all directions of the subject lands. Swinton Park is located over 2.5 kilometres to the southeast

BASIS

The Agricultural designation applicable to the subject lands allows for a range of agricultural uses as well as on-farm diversified uses secondary to the main use.

A Site Specific Agricultural Zone was established through By-law 2022-141 to permit Westside Manufacturing with 750 square metres workshop, lunchroom, office and power room plus 500 square metres storage within an 8,000 square metres zoned area. The zoning allowed small-scale industrial manufacturing including metal workshop for fabricating, welding manufacture of small equipment and repair, woodworking including splitting logs, storing and packaging firewood, and working with plastic,

The Township official plan amendment and implementing zoning change would permit 955 square metres of total floor area within the existing 8,000 square metre zoned area. This exceeds the Township floor space limit of 750 square metres floor space, although it complies with the higher standard of maximum floor space of 20% of the zoned area (1,600 square metres). The County Official Plan only limits floor space to 20% of the zoned area such that amendment is not required to their Plan.

The proposed zoning by-law amendment would permit 955 square metres of floor space would only be allowed within the existing 8,000 square metre zoned area. 205 square metres of the maximum floor area associated with the use shall be to cover equipment associated with the on-farm diversified use. Additional storage within the zoned area would be limited to 820 square metres within the zoning amendment does not require an official plan amendment.

Site development requirements in the current zoning would remain and site plan approval would apply to ensure integration with nearby uses and existing agricultural use on-site are not impacted.

The proposal is consistent with permitted uses allowed in agricultural areas under Provincial Planning Statement 2024, Guidelines for Use of Prime Agricultural Lands, Provincial D6 Guidelines, and policies in both Official Plans.

OTHER APPLICATIONS

Township of Southgate Zoning By-law Amendment 2025-073.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. 8 to the Official Plan for the Township of Southgate.

DETAILS OF THE AMENDMENT

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

1. That the following policies be added to the end of Section 5.4.1.2 of the Township Official Plan:

“Lands known as 265068 Southgate Road 26, Lot 3, Part Lot 2, Concession 18, former Proton Township shall be permitted to be developed for an on-farm diversified use with a maximum floor space of 955 square metres or 12% of the existing 8,000 square metres zoned operating area provided the lot area of the said lands shall remain as 72 hectares minimum. About 205 square metres of the floor space associated with the on-farm diversified use shall be to cover equipment associated with the said use within the current zoned operating area. Permitted storage associated with the on-farm diversified use may be 820 square metres maximum.”

PART C - THE APPENDICES (none)
