

# PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment

112754 Grey Road 14, Township of Southgate

CON 16 PT LOT 11 PT LOT 12

1000330592 ONTARIO INC.

Prepared by: Loft Planning Inc.

August 2025



**LOFT PLANNING**

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# 1.0 INTRODUCTION

Loft Planning Inc., has been retained by 1000330592 ONTARIO INC. to act as planners for a planning application to re-zone a portion of the lands to establish a building envelope on site and to reduce a front yard setback and interior side yard setback on lands located 112754 Grey Road 14, Township of Southgate. This Planning Justification Report is being submitted as part of a complete application.

## 2.0 SITE AND SURROUNDING AREA

The subject lands are municipally known as 112754 Grey Road 14, in the Township of Southgate and legally described as CON 16 PT LOT 11 PT LOT 12 (Figure 1 – Subject Lands). The land is located on the west side of Grey Road 14. The lands are a rectangular in shape and have a lot area of 21 ha and a lot frontage of 265 m onto Grey Road 14.

The land is currently vacant and located on the west side of Grey Road 14 and within a primarily agricultural area. The surrounding land uses comprise of agricultural, wooded areas, environmental protection and rural residential uses. (Figure 2 – Aerial)

The lands are designated Agricultural and Hazard Lands in the County of Grey Official Plan and Township of Southgate Official Plan. The lands are zoned Agricultural (A1) and Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002.

## 3.0 PROPOSED DEVELOPMENT

### 3.1 PROPOSAL

The Applicant proposes to redefine the building envelope at the front of the property in order to construct a single detached residence, barn, shed and agricultural building. (Figure 3 – Site Plan). Technical reports have been completed in order to support an enlarged building envelope between the front lot line and the environmental protection lands. This area will provide land to build a residence and agricultural buildings. (Appendix A – Draft Bylaw)

In order to permit the proposed development, the following applications are required:

1. Zoning By-law Amendment:

Purpose: To rezone a portion of the lands to establish a larger building envelope and to reduce the front yard setback to 7 metres for Agricultural buildings and to reduce the interior side yard for

a residence to 5 metres.

Effect: To rezone a portion of the lands from Agricultural (A1) and Environmental Protection (EP) to Agricultural (A1), Agricultural (A1-XX) and Environmental Protection (EP). Exception XX will permit a reduced front yard setback and reduced interior side yard setback.

## 4.0 POLICY ANALYSIS

A review of planning documents was undertaken to determine compliance of the Application to the Planning Act and the provincial and municipal planning documents. A review of the applications in light of the planning documents made the following conclusions:

1. **The Application Has Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** The Application will facilitate the construction of a residence and agricultural buildings. The natural heritage features will continue to be protected.
2. **The Application is in the Public Interest.** The natural heritage features will continue to be protected. The amendment supports an enlarged building envelope for a residence and agricultural buildings.
3. **The Application is Consistent with the Provincial Planning Statement 2024.** The proposal is consistent with the policies that apply to orderly development, agricultural lands, natural heritage system and the protection of public health and safety. The natural heritage features boundaries will be redefined as per the technical supports.
4. **The Application Conforms to the County of Grey Official Plan and Township of Southgate Official Plan.** The Application conforms to the policies that guide land use and development on agricultural lands.
5. **The Application generally complies with the Zoning By-law.** The Application generally complies with the Township of Southgate Zoning By-law 2002-19, as applied for. A Zoning By-law Amendment is required to establish a larger building envelope.

### 4.1 PLANNING ACT

The Planning Act must be considered when reviewing development applications.

- **Section 2 – Matters of Provincial Interest**

Planning applications must have regard for “Provincial Interest” under Section 2 which includes:

- Protection of agricultural resources;
- Protection of ecological systems, including natural areas and functions;
- Conservation of features of significant scientific interest;



- Protection of health and safety and;
- Appropriate location of development.

The property is rectangular shaped and has a lot area of 20 ha. The property is primarily undeveloped, with a mix of woodland and wetland communities. A watercourse originating from the north flows in a southerly direction into the property where it continues westward and converges with a main tributary that flows in a general north-west direction off the property, ultimately contributing to the Saugeen River approximately 2.6 km to the north. Timber harvesting has also occurred in this area, creating open disturbed areas in the eastern portion of the property. An existing entrance is present at the north-eastern corner of the property, and an access laneway traverses the property from the north-eastern corner west to the middle of the property.

Adjacent lands are agricultural, with riparian natural lands that surround watercourses. Birks was retained to prepare an Environmental Impact Study. Due to the presence of natural features associated with the property and adjacent lands, including woodlands, a watercourse, and wetlands, an EIS is required as part of the application. The purpose of the EIS was to identify and characterize natural heritage features and functions associated with the property, and in particular within the vicinity of the proposed development area and evaluate potential impacts to those features and functions that may be associated with the proposed development. Where potential impacts are identified, recommendations or mitigation measures are proposed to ensure that the appropriate natural heritage policies and legislation can be followed.



Subject Lands (Birks 2025)

- **Section 3 – Consistency and Conformity to Provincial Planning**

Planning decisions must be consistent with relevant the Provincial Planning Statement. Consistency and conformity to Provincial Planning is addressed below.

**CONCLUSION:**

The proposed applications for the subject lands meet the requirements of the Planning Act RSO.

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## **4.2 PROVINCIAL PLANNING STATEMENT**

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of exercise of any authority that affects a planning matter made on or after October 20, 2024.

- **4.1 – Natural Heritage Features**

Section 4.1 of the PPS (2024) specifies policy related to protection of natural heritage features and functions.

According to Section 4.1.4 of the PPS, development and site alteration shall not be permitted in the following features:

- a) Significant wetlands in Ecoregions 5E, 6E, and 7E; and,
- b) Significant coastal wetlands.

Section 4.1.5 of the PPS states that, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall not be permitted in:

- a) Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;
- b) Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- c) Significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- d) Significant wildlife habitat (SWH’).
- e) Significant areas of natural and scientific interest; and,
- f) Coastal wetlands in Ecoregions 5E, 6E, and 7E that are not subject to policy 4.1.4(b).

While many of these features are mapped and direction is available to allow for candidate features and functions to be identified, it remains the responsibility of the province and/or the municipality to designate areas identified within Section 4.1.4 and 4.1.5 of the PPS as significant. The Natural Heritage Reference Manual (MNR, 2010) and Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNR, 2015) were used within this report to identify candidate features and functions not currently identified by the province and/or municipality.

Sections 4.1.6 and 4.1.7 state that development and site alteration is not permitted in fish habitat or habitat of endangered and threatened species except in accordance with federal and provincial requirements.

Section 4.1.8 extends protection of those features defined above to adjacent lands, typically those within 120 m of the potential impact. Section 4.1.8 states that development and site alteration shall not be permitted on adjacent lands to natural heritage features identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological function.

### **Technical Studies**

The following is a summary of the technical reports prepared in support of the application:

#### **Slope Review Report (GEI Engineering Consultants)**

- An initial Slope Review report was prepared to complete engineering services related to establishing a building envelope.
- The report provided an overview of the current slope conditions and comments on the proposed development.
- The slope rating value was determined to be 18.
- The letter concluded that based on the existing slope conditions, there is no stable slope allowance setback required, and the proposed development is not expected to negatively impact the slope stability within the subject lands.
- It noted that ground movement along the edges of any slopes due to surficial erosion, long term soil creep or shallow surficial slippage is likely to occur over the long term as part of the naturally evolving slope.

#### **Floodplain Hazard Assessment and Safe Access (GEI Engineering Consultants)**

- A Floodplain Hazard Assessment and Safe Access was prepared to complete engineering services related to a review of the floodplain characteristics and the hydraulic conveyance of the existing watershed in the location of the subject lands during the historical regional and/or the 1:100 year design storm events.
- In combination with the storm parameters noted above the analysis estimates the limits of the floodwater and approximates the hydraulic effects of the floodplain within the area identified for development. This work was done in accordance with the current Saugeen Valley Conservation Authority (SVCA) development policies.
- The analysis, results and recommendations are based on the current SVCA established criteria.
- The floodplain in the vicinity of the development and traversing the subject property involved several hydraulic obstacles to generate a realistic hydraulic model of the floodplain. The complexity of the interconnected branches within the low-lying areas and the location of the man-made ditch features Branch A add complexities to the one-dimensional model.
- The estimated peak runoff flow rate model throughout the property under the regional design storm for the main tributary is 22.34 m<sup>3</sup>/s and the estimated peak runoff flow rate modeled for Branch A is 4.18 m<sup>3</sup>/s. Based on this estimated flow rate the maximum anticipated water surface elevation within the vicinity of the proposed development is 473.81 m within cross-section 111A and Branch A.
- Based on the estimated floodplain extents contained within the location of the proposed development envelope and entire eastern property line of the development is outside of the estimated floodplain.
- Safe access to the site is achieved for the proposed development by entering the existing driveway from the North End of Grey Road 14 and the intersection of Southgate Concession Road 24 north of the subject property.

## Environmental Impact Study (Birks Environmental)

- The purpose of this EIS is to identify and characterize potential natural heritage features and functions present within and adjacent to the proposed development area and to determine if potential ecological impacts to those features and functions could arise from the proposed development.
- The report provides an assessment of potential impacts associated with the proposed development area and provides recommendations to mitigate for impact, where required. At this time, negative ecological impacts to the identified features and functions are not expected with development/site alteration within the proposed development envelope provided that the listed recommendations and mitigation measures in this report are applied accordingly.
- The identified development envelope is located over 15 m outside of hazards lands (i.e. outside of floodplain extent) as mapped by GEI Consultants (2025) and does not contain wetlands or candidate SWH functions discussed above. Further, as per local and provincial policy, the proposed development area provides a minimum 30 m setback to the main swamp wetland feature and to indirect fish habitat, with the exception of the eastern area where there is a 220 m<sup>2</sup> encroachment into the 30 m setback (Figure 4). It is noted that retaining walls may be required along the western boundary of the proposed development area to achieve overall grading of the site. Retaining walls would also serve to avoid infill within the wetland area setback. The development area contains Significant Woodlands as mapped by the County of Grey and Township of Southgate, however no negative impacts on the woodland feature or its ecological functions are anticipated, as discussed further below.
- Overall, the development envelope is 0.6 ha, constituting approximately 3% of the total property area. The intent of the proposed development envelope being that approximately 97% of the property area would remain undeveloped and in its natural state and that connectivity among natural features would be maintained.
- Standard Recommendations are provided for in the report and are the responsibility of the landowner.

### CONCLUSION:

Consistency with the Provincial Planning Statement 2024 has been demonstrated.

## 4.3 COUNTY OF GREY OFFICIAL PLAN

The subject lands are designated Agricultural and Hazard Lands in the County of Grey Official Plan (Figure 4 – County of Grey Official Plan). The Study Area is further constrained with a stream, Significant Woodlands and Other Wetlands (Appendix B).

The Agricultural land use type includes traditional Class 1, 2, or 3 agricultural land classifications as well as larger blocks of agricultural land under active production. Permitted uses include: a) agricultural uses, and normal farm practices; b) agricultural-related uses; c) on-farm diversified uses; d) cannabis production in accordance with any federal laws; e) forestry; f) conservation uses; g) institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via horse and buggy and active transportation; h) sand and/or gravel operations proposed within Aggregate Resource Areas; i) licensed aggregate operations identified as Mineral Resource Extraction; j) wayside pits and quarries; and, k) portable asphalt or concrete plants used for a specific public use contract (Grey County, 2019, Section 5.2.1). Residential dwellings are generally permitted on existing lots of record.

Hazard Lands include floodplains, steep or erosion prone slopes, unstable soils, poorly drained areas and lands along the Georgian Bay shoreline. New development shall be directed away from Hazard Lands. Permitted uses are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses may be permitted such as passive public parks, public utilities,



resource based recreational uses, and agriculture (Grey County, 2019, Section 7.2.2). Development or site alterations may be permitted in Hazard Lands only if the hazards can be safely addressed, that no new hazards are created, no adverse environmental impacts would result from the development/site alterations, and that approval of the Conservation Authority is obtained.

No development or site alteration may occur in Other Wetlands, Significant Woodlands or adjacent lands unless it has been demonstrated that there would be no negative impacts on the natural features or their ecological functions (Grey County, 2019, Sections 7.3.2 and 7.4(1)). The County of Grey generally encourages develop be setback from wetlands by 30 m. The EIS Terms of Reference was confirmed with the County of Grey and a site visit with Natalie Mechalko, Grey County Planning Ecologist was conducted on July 24, 2025.

The proposal is to redefine a building envelope at the front of the property adjacent to Grey Road 14 as supported by the technical reports.

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**CONCLUSION:** Conformity to County of Grey Official Plan has been established.

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#### **4.4 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN**

The subject lands are designated Agricultural and Hazard Lands in the Township of Southgate Official Plan (Figure 5 – Township of Southgate Official Plan). Similar to the County of Grey Official Plan, natural heritage feature overlay indicates a stream.

The Township of Southgate Countryside includes Agricultural, Rural and Mineral Resource Extraction lands. The Agricultural land use type includes traditional Class 1, 2, or 3 agricultural land classifications as well as larger blocks of agricultural land under active production. Permitted uses in the Agricultural designation are: all types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses; agricultural-related uses; on-farm diversified uses; cannabis production in accordance with any federal laws; forestry; conservation uses; institutional uses on existing lots servicing those segments of the population whose primary means of transportation is via horse and buggy and active transportation, wayside pits and quarries; and, portable asphalt or concrete plants used for a specific public use contract (Township of Southgate, 2022, Section 5.4.1.1). Residential dwellings are generally permitted on existing lots of record.

Hazard land mapping provided by Conservation Authorities that applies to floodplains, steep or erosion prone slopes, organic or unstable soils and poorly drained areas was utilized by the Township of Southgate to designate Hazard Lands. New development shall generally be directed away from Hazard Lands. Permitted uses in the Hazard Lands designation are: forestry and uses connected with the conservation of water, soil, wildlife and other natural resources; agriculture; passive public parks; public utilities; and, resource-based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed and found to be acceptable to the Township in consultation with the Conservation Authority.

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**CONCLUSION:** Conformity to Township of Southgate Official Plan has been established.

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#### **4.5 TOWNSHIP OF SOUTHGATE ZONING BY-LAW 2002-19**

The subject lands are zoned Agricultural (A1) and Environmental Protection (EP) Township of Southgate Zoning By-law 19-2002 (Figure 6 – Township of Southgate Zoning By-law). The proposed zoning by-law amendment requests the construction on the lands, as follows:

1. *By-law No. 19-2002 is hereby amended by changing the zone symbol on CON 16 PT LOT 11 PT LOT 12 in the geographic Township of Southgate from Agricultural (A1) and Environmental Protection (EP) to Agricultural (A1), Agricultural (A1-XX) and Environmental Protection (EP).*
2. *Exception XX will recognize a reduced front yard setback for agricultural buildings and a reduced interior side yard setback.*

The following is a zoning compliance chart for the Agricultural (A1) Zone:

<b>Agricultural (A1) Zone</b>	<b>Required</b>	<b>Provided</b>
<b>Minimum Lot Area</b>	40 hectares	21 hectares (Existing Lot of Record)
<b>Minimum Lot Frontage</b>	200 metres	265.06 metres
<b>Maximum Lot Coverage</b>	7%	To be met
<b>Minimum Front Yard</b>	20 metres except that the minimum front yard for an agricultural building and/or Temporary farm Help Accommodation shall be 40 metres	<b>7 metres</b>
<b>Minimum Side Yard</b>	15 metres except that a minimum side yard abutting an improved public street shall be 20 metres.	<b>5 metres</b>
<b>Minimum Rear Yard</b>	15 metres	To be met

#### 5.16 Setback Requirement

(d) Setback and Side Yard Setback on Major Roads Notwithstanding any other provisions of this By-law where a building or structure is located adjacent to a Provincial Highway or a County Road, setbacks shall be provided and maintained in accordance with the Ministry of Transportation and the County of Grey, safety and geometric requirements and as a minimum setback shall be provided and maintained in accordance with the following provisions:

- From Grey County Road 14 a setback of 23 meters is required and provided.

## 5.0 CONCLUSION

This Planning Justification Report has been prepared in support of an application for a Zoning By-law Amendment. The application is in keeping with the Planning Act R.S.O. 1990 and is consistent with the

Provincial Planning Statement 2024. The proposed Application conforms to the County of Grey Official Plan and the Township of Southgate Official Plan. The application generally complies with Township of Southgate Zoning By-law 19-2002, as applied for. Furthermore, it is our opinion that the proposed development represents good land use planning.

Respectfully Submitted,

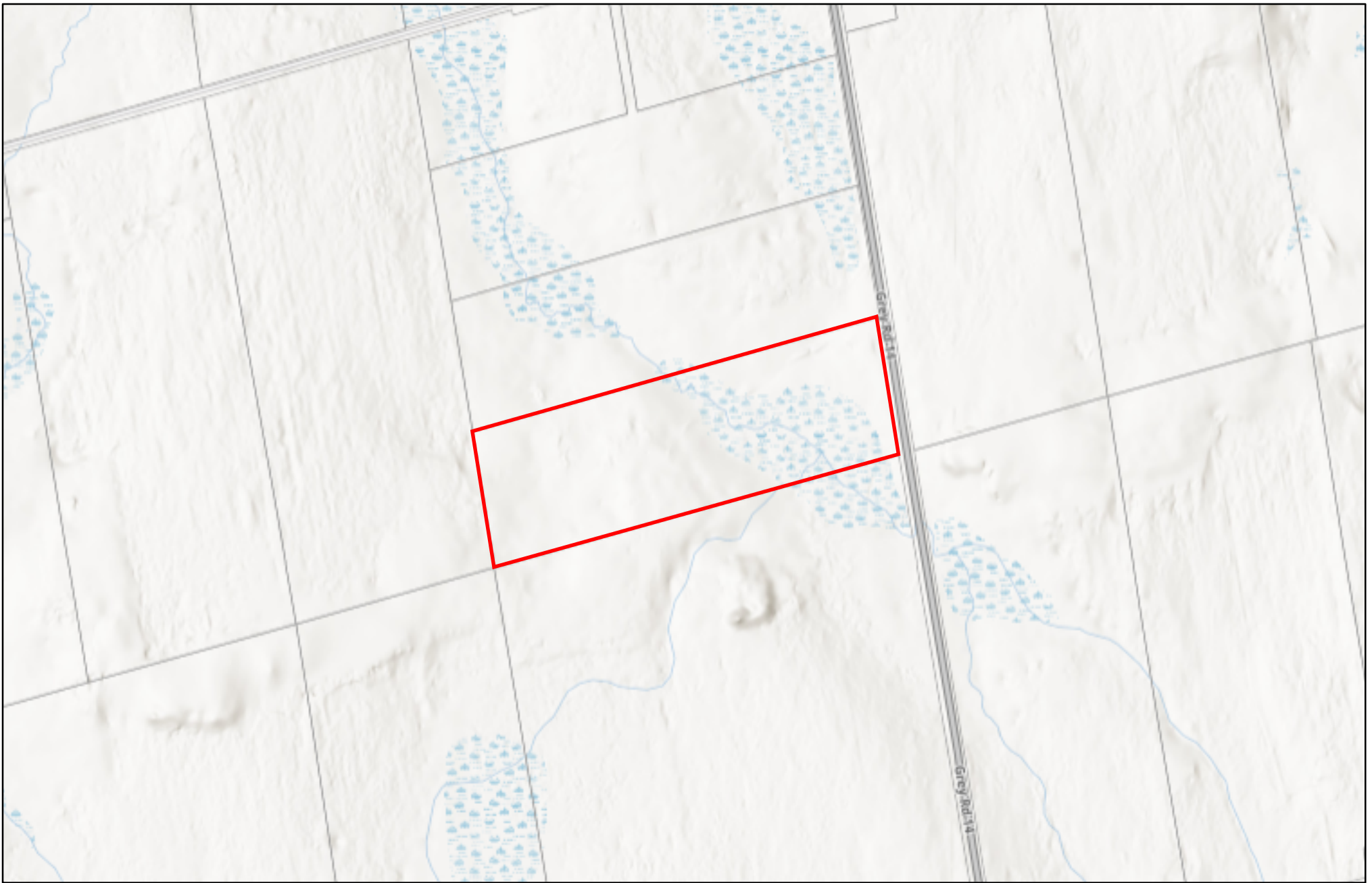
**LOFT PLANNING INC.**



Kristine A. Loft, MCIP RPP  
Principal

- Figure 1 – Location
- Figure 2 – Aerial
- Figure 3 – Site Plan
- Figure 4 – Official Plan County of Grey
- Figure 5 – Official Plan Township of Southgate
- Figure 6 – Zoning By-law

Appendix A - Draft Zoning By-law Amendment



0 200 Metres

Figure 1  
Subject Lands  
112754 Grey Road 14  
Township of Southgate

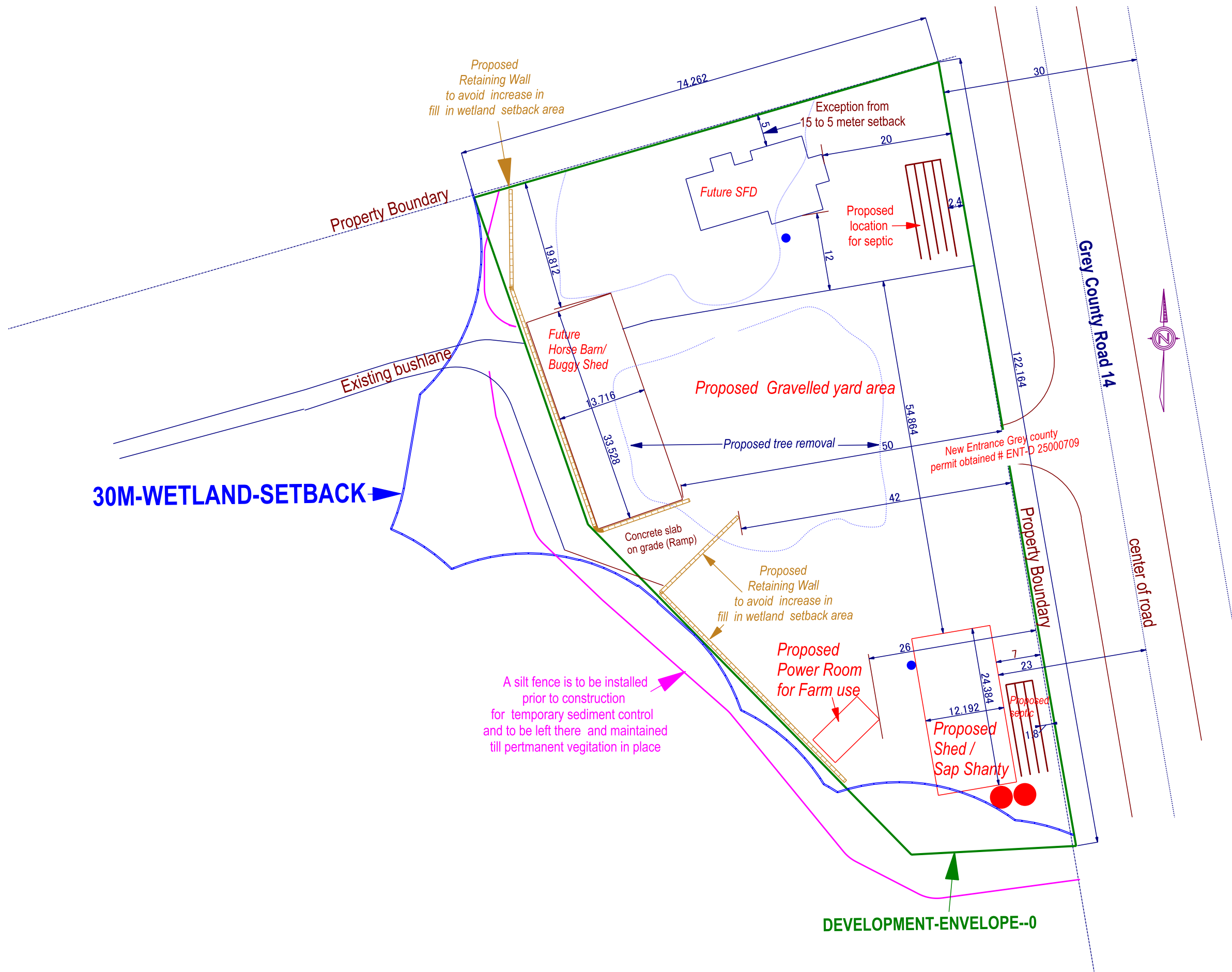




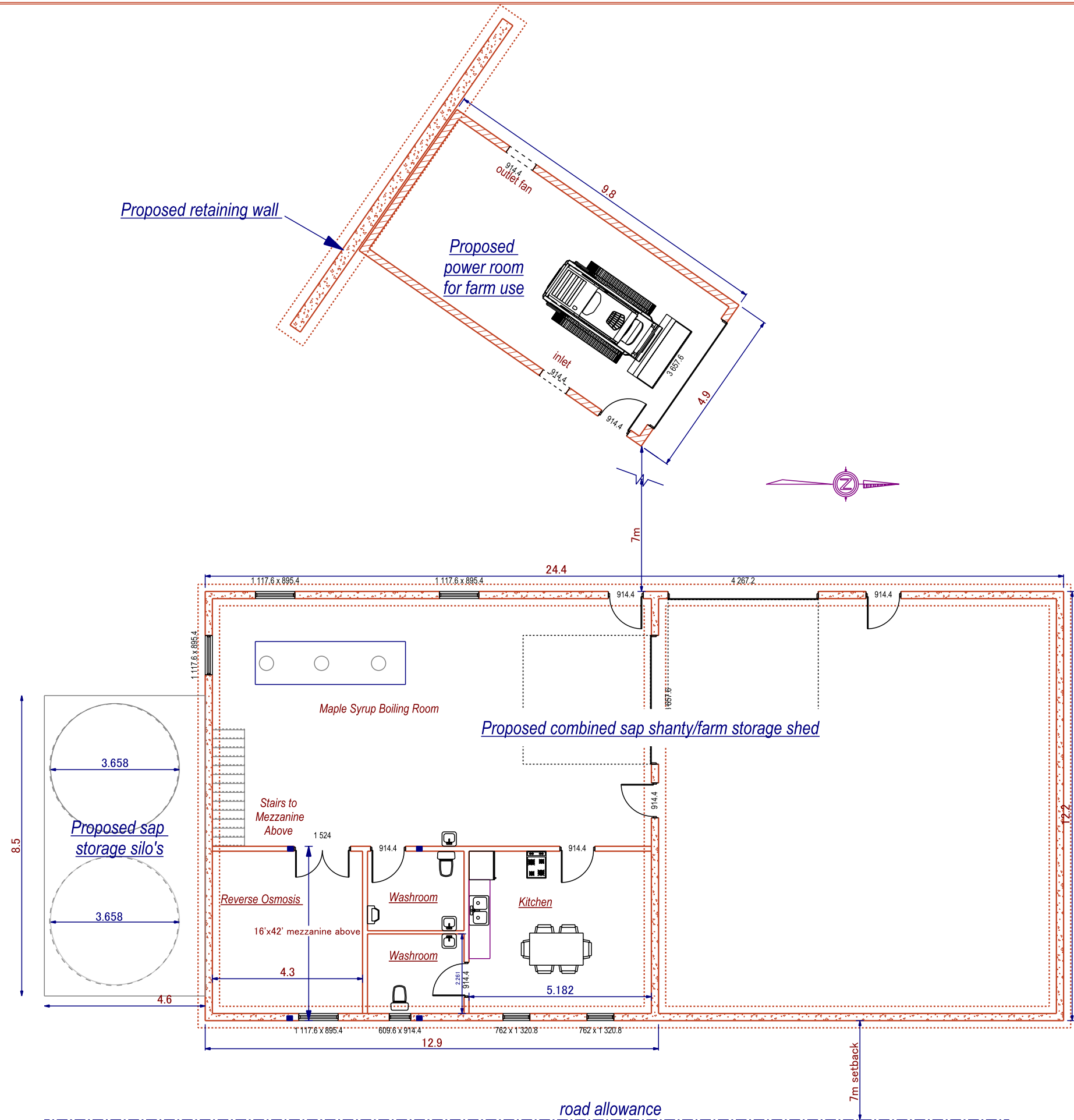


Figure 2  
Aerial  
112754 Grey Road 14  
Township of Southgate





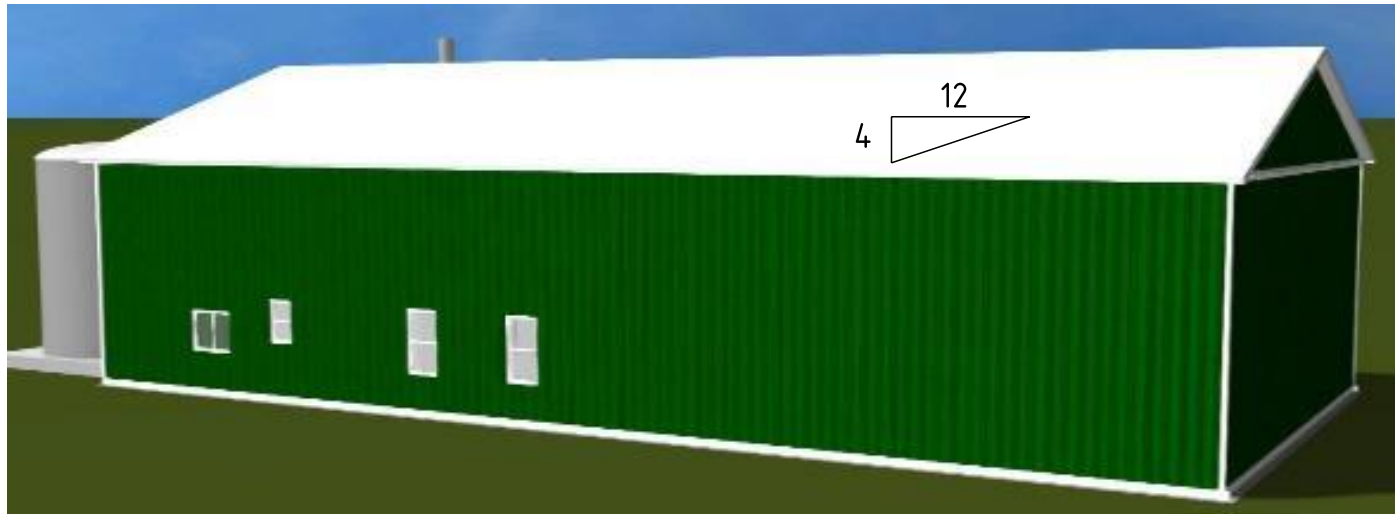
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Proton Conc.16 PT Lots 11&12	
< Drawing Scale >	Roll No.420709000305506
1:600	
Drawn By E.M.S	Page: 1 of 3
Drawing Date	August 25, 2025



AREA SCHEDULE	
NAME	AREA
Sap Shanty/Shed	297.29 m <sup>2</sup>
Power Room	47.57 m <sup>2</sup>
Sap Storage Silo's	39.1 m <sup>2</sup>
<b>Total ground floor area</b>	<b>384 m<sup>2</sup></b>

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**Floor Plan**  
 < Property Owner >  
**1000330592 Ontario Inc.**  
 Owner/phone; [REDACTED]  
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**Hopeville Ont.**  
 Proton Conc.16 PT Lots 11&12  
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 1:125  
 Roll No.420709000305506  
 Drawn By E.M.S  
 Page: 2 of 3  
 Drawing Date August 25, 2025





Northeast Elevation



Power Room Northeast



Southwest Elevation

<b>&lt; Proposed Project &gt;</b>	
<b>Building Site</b>	
<b>&lt; Drawing Title &gt;</b> <b>Elevations.</b>	
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<small>Owner/phone; [REDACTED]</small>	
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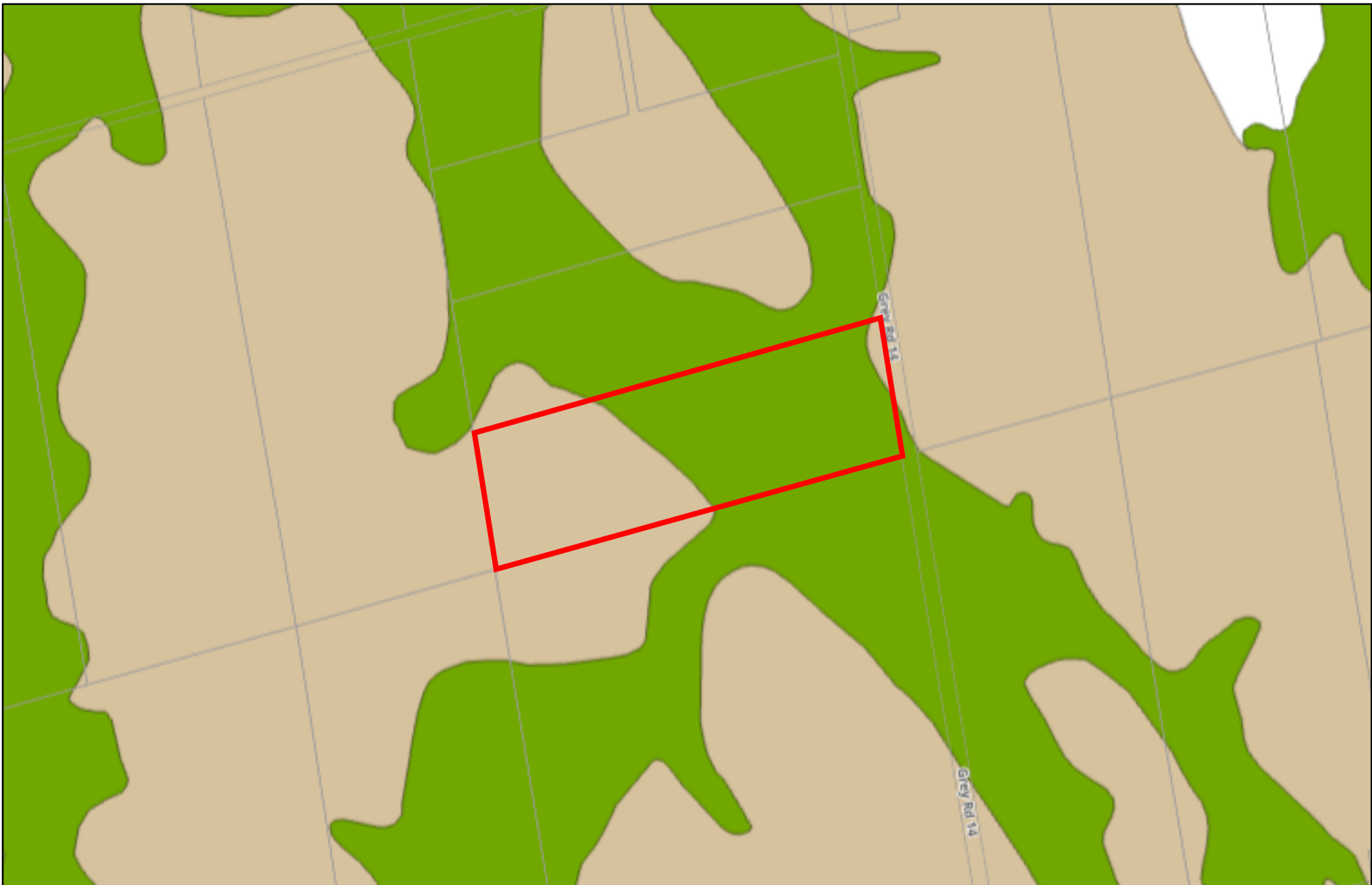


Figure 4  
County of Grey Official Plan  
112754 Grey Road 14  
Township of Southgate

Designations  
Agricultural  
Hazard Land

0 200 Metres



LOFT PLANNING  
August 8, 2024

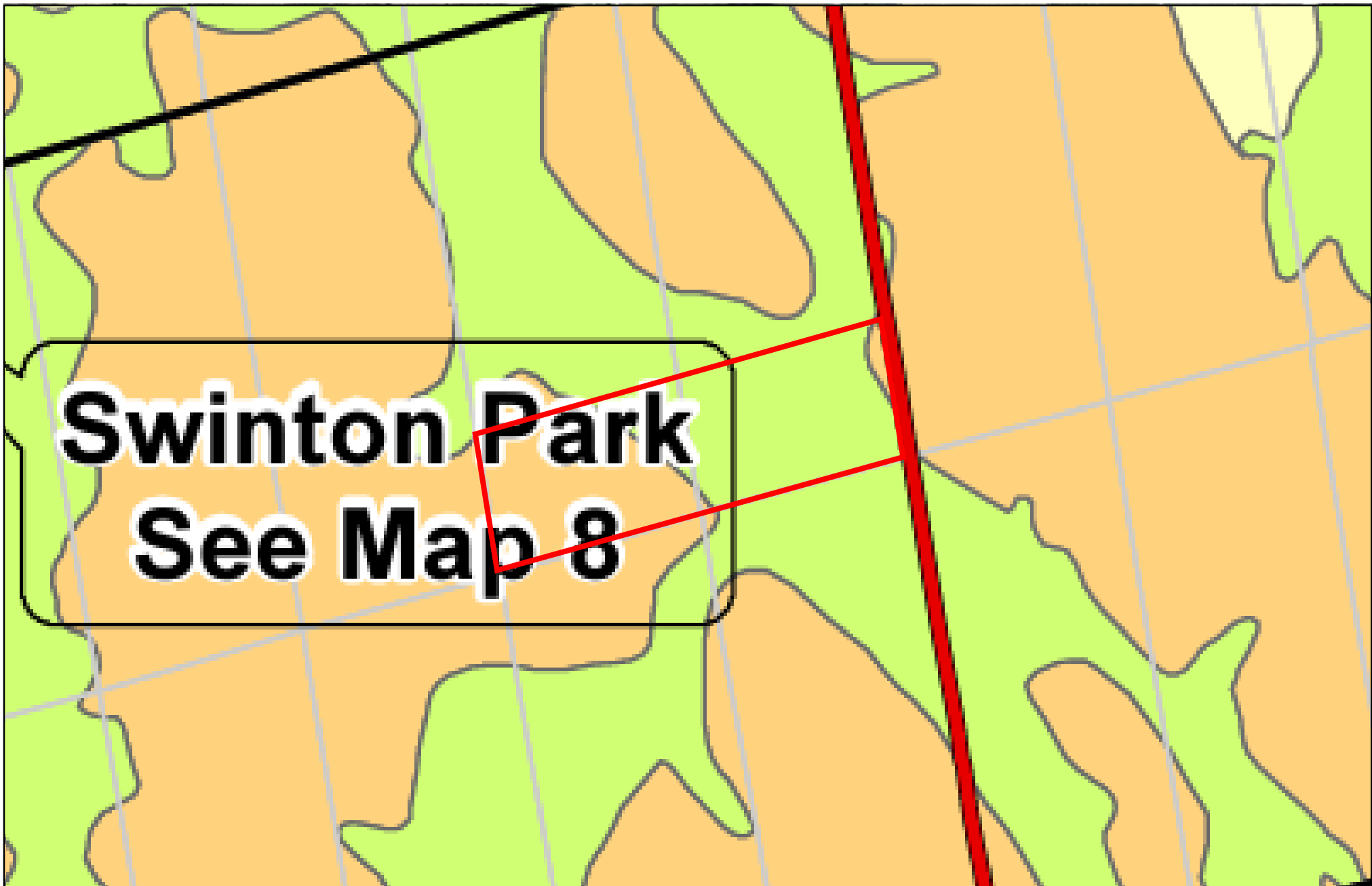





Figure 5  
Township of Southgate Official Plan  
112754 Grey Road 14  
Township of Southgate

- Designations
-  Agricultural
  -  Hazard Land
  -  County Road

0 200 Metres



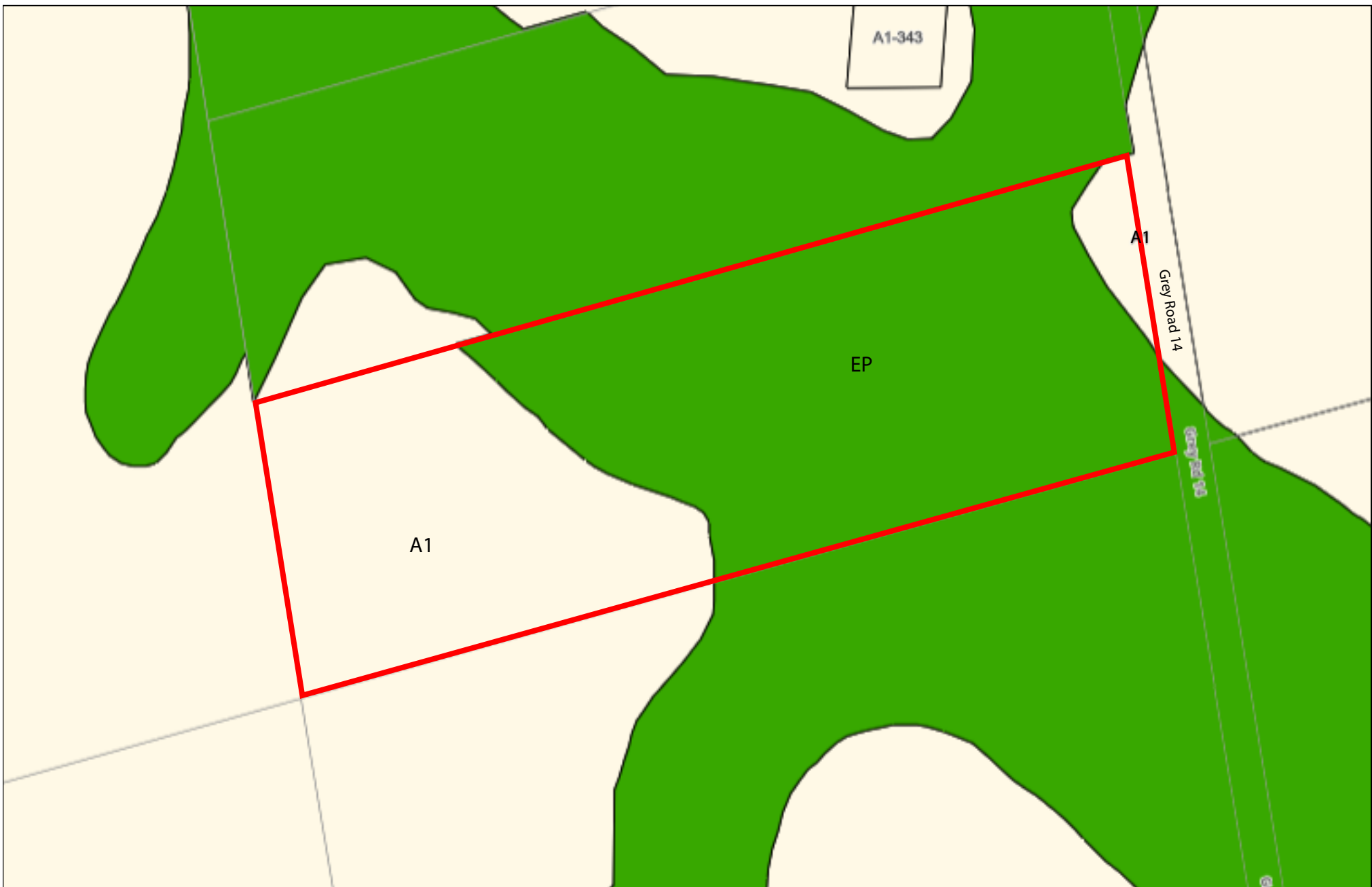


Figure 6  
 Zoning Bylaw 19-2002  
 112754 Grey Road 14  
 Township of Southgate

- Zones
- Agricultural (A1)
  - Environmental Protection (EP)

0 100 Metres



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

**BEING** a by-law to amend Zoning By-law No. 19-2002, entitled the “Township of Southgate Zoning By-law”;

**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** the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule 14 to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 16 PT LOT 11 PT LOT 12, TOWNSHIP OF SOUTHGATE from Agriculture (A1) and Environmental Protection (EP) to Agriculture (A1), Agricultural (A1-XX) and Environmental Protection (EP) as shown on Schedule “A”.
2. That the following is added to Section 33 to By-law 19-2002, as amended:  
33--XXX
  - a) A minimum front yard setback (agricultural buildings) - 7 metres.
  - b) A minimum interior side yard setback - 5 metres.
3. Schedule “A” and all other notations thereon are hereby declared to form part of this by-law; and
4. This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O. 1990 c.P.13.

**Read a first, second, and third time and finally passed \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

\_\_\_\_\_  
Brian Milne – Mayor

\_\_\_\_\_  
Lindsey Green – Clerk