

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment

733102 Southgate Sideroad 73, Township of Southgate

CON 3 SWTSR LOT 195, TOWNSHIP OF SOUTHGATE

2263467 ONTARIO LTD

Prepared by: Loft Planning Inc.

May 23, 2025



LOFT PLANNING

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1.0 INTRODUCTION

Loft Planning Inc., has been retained by 2263467 ONTARIO LTD to act as planners for a proposed Zoning By-law Amendment that would permit an on-farm diversified use on lands located at 733102 Southgate Sideroad 73, Township of Southgate. The lands do include permissions for an on-farm diversified use, and this amendment proposed to relocate the zoned area and to increase the building size. 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 733102 Southgate Sideroad 73, Township of Southgate and legally described as CON 3 SWTSR LOT 195, TOWNSHIP OF SOUTHGATE (Figure 1 – Subject Lands). The lands are located on the south side of Southgate Sideroad 73. The lands are a rectangular shaped parcel of land with a lot area of 20.86 hectares and a frontage of 206.43 m onto Southgate Sideroad 73. The site contains an existing residence, well and septic. There are current permissions for an on farm diversified use, however the owners have not yet constructed or established the OFDU.

The lands are located within a rural and agricultural area. The surrounding land uses are comprised of agricultural, wooded areas, environmental protection lands, wetlands and on-farm diversified uses (Figure 2 – Location).

The lands are designated Rural, Hazard Lands and Wetlands in the County of Grey Official Plan and Township of Southgate Official Plan. The lands are zoned Agricultural (A1), Agricultural - Site Specific (A1-425), Environmental Protection (EP) and a small area of Wetland (W) at the rear of the property, in the Township of Southgate Zoning By-law 19-2002.

Existing Zoning - Exception 425:

“Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-425 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal working shop including machining, fabricating, welding and repair of parts and machinery:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the metal working shop, power room and office shall be 705m².
- c) The maximum size of all outdoor storage shall be 540m².
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 45m from the northern side lot line.

- f) The shop shall be setback a minimum of 65m from the front lot line along Southgate Side Road 73.
- g) The maximum number of employees is limited to (5) persons plus the owner.”

3.0 PROPOSED DEVELOPMENT

3.1 PROPOSAL

The Applicant proposes to shift and enlarge the existing OFDU permissions on site. (Figure 3 – Concept Plan). The concept plan includes details regarding a new residence, demolishing of existing residence and new barn location. The proposed Amendment will shift the existing OFDU permissions closer to Southgate Sideroad 73 and increase the size of the shop. This will allow area for the proposed barn location in order to take into consideration the regulated area. The proposed zoned area will be 4182 sqm, the outdoor storage area will be 416 sqm, and the gross floor area will be 834 sqm (20% of the OFDU Zone). During pre-consultation staff indicated the preference to continue to utilize Exception Number 425. The By-law will rescind By-law 2018-116.

To permit the proposed development, the following application is required:

1. Zoning By-law Amendment:

Purpose: To rezone the lands from Agricultural (A1), Agricultural (A1-425), Environmental Protection (EP) to Agricultural (A1), Agricultural (A1-425), Environmental Protection (EP).

Effect: Exception 425 will permit an OFDU, provide for a maximum combined shop size of 834 sqm, a maximum outdoor storage area of 416 sqm and a reduced front yard setback of 30.5 m for an agricultural structure. To rescind By-law 2018-116.

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 shop associated with an on-farm diversified use. The hazard lands that have been identified will continue to be protected. The proposed location shift of the existing permissions will allow a future residence and barn to be constructed further from the regulated area.

2. **The Application is in the Public Interest.** The hazard lands will continue to be protected. The amendment relocates existing permissions for an on-farm diversified use due to natural heritage features and the associated regulated area.
3. **The Application is Consistent with the Provincial Planning Statement 2024.** The proposal is consistent with the policies that apply to agricultural lands, natural heritage system, and the protection of public health and safety.
4. **The Application Conforms to the County of Grey and Township of Southgate Official Plan.** The Application conforms to the policies that guide land use and development on rural 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. The proposed Amendment would shift/relocate the existing permissions for an on-farm diversified use and will establish maximums with respect to size of the OFDU.

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 lands are primarily described as rural lands including a mix of agricultural lands and contain a watercourse, wetlands and woodlands. The property currently contains a single detached residential dwelling.

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

Planning decisions must be consistent with the relevant Provincial Planning Statement.

CONCLUSION:

The proposed application for the subject lands meets the requirements of the Planning Act RSO.

4.2 PROVINCIAL PLANNING STATEMENT 2024

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.

➤ **2.5 – Rural Areas in Municipalities**

Section 2.5 of the PPS recognizes the importance of rural areas to the success of the province and quality of life for its residents. Rural areas, rural settlement areas shall be the focus of growth and development, and vitality and regeneration shall be promoted.

➤ **2.6 – Rural Lands in Municipalities**

Section 2.6.1 provides that, on rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
- 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 2.6.2 provides that development that can be sustained by rural service levels should be promoted.

Section 2.6.3 provides that development shall be appropriate to the infrastructure, which is planned or available, and avoids the need for the uneconomical expansion of this infrastructure.

Section 2.6.4 provides that planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

Section 2.6.5 provides that new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Development on rural lands must be compatible with the rural landscape, sustained on rural service levels, and appropriate for the existing or planned infrastructure. The proposed development proposed to shift/relocate existing permissions for an on-farm diversified use including an office and lunchroom, skid steer storage and power room, outdoor storage area and parking. The proposed use of the shop is dry-manufacturing. The proposal will support the diversification of the rural economic base, while continuing to support agricultural lands on site.

➤ **Section 4.0 – Wise Use and Management of Resources**

Section 4.1 requires that natural features and areas be protected for the long term. The proposal for the On-Farm Diversified Use is to relocate the OFDU zone away from the hazard lands to protect the woodlands and wetlands on the site.

➤ **Section 4.3 – Agriculture**

Planning authorities should support a diversified rural economy by protecting agricultural and other resources-related uses and directing non-related development to areas where it will minimize constraints on these uses.

• **Section 5.0 – Protecting Public Health and Safety**

The lands contain Hazard lands associated with a watercourse and ditch. These lands will continue to be protected.

➤ **Section 5.0 – Protecting Public Health and Safety**

This section of the PPS directs development away from areas of natural or human-made hazards. Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance. The subject lands are partially within a regulated area of the Saugeen Valley Conservation Authority (SVCA). As noted above, a number of technical reports have been prepared in support of the consent and are summarized below. The proposal will shift the zone area closer to the road and away from the regulated area. This will allow a suitable location for a future proposed barn.

CONCLUSION:

Consistency with the Provincial Planning Statement 2024 has been demonstrated.

4.3 COUNTY OF GREY OFFICIAL PLAN

The subject lands are designated Rural, Hazard Lands and Wetlands in the County of Grey Official Plan (Figure 4 – County of Grey Official Plan).

5.4.1 Uses Permitted Policies

- 1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

5.2.1 Uses Permitted Policies

- 1) Permitted uses in the Agricultural land use type include:
 - a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses (see Table 7);
 - b) Agricultural-related uses (see Table 7);

c) On-farm diversified uses (see Table 7);

5.4.2 Development Policies:

15) New on-farm diversified uses shall be limited in size and scale, as per Table 8 below and to those uses that can be sustained by local service and infrastructure levels. New agricultural-related uses shall also be limited to uses that can be sustained by local service levels.

- The new on-farm diversified use will meet the size and scale, as per Table 8 that is shown below.
- The subject lot is 20.86 hectares, permitting a maximum OFDU area of 4,182 m² (2%).

16) When determining the size of the on-farm diversified use it shall include buildings, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shared laneways / servicing, farm buildings, or landscaped areas also used by the farm shall not be included in the calculation of total use size. The passing of an implementing zoning by-law amendment will generally be required to permit new on-farm diversified uses, unless otherwise permitted 'as-of-right' in municipal zoning by-laws.

Table 8: On-farm Diversified Use Size Criteria

Land Use Type	Property Size	On-farm diversified Use Maximum Size
Rural	20 hectares or greater	The lesser of; <ul style="list-style-type: none">• 2% of the total size of the property, or <ul style="list-style-type: none">• a maximum combined area of the use of 8,000 square metres
	Less than 20 hectares	The lesser of; <ul style="list-style-type: none">• 2% of the total size of the property, or <ul style="list-style-type: none">• a maximum combined area of the use of 8,000 square metres

17) The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use.

- The gross floor area of the buildings will not exceed 20% of the total area of the on-farm diversified use.
- The proposed building area is 834 m², which represents 19.9% of the OFDU area – conforming to the County's policy.

19) Prior to considering a new on-farm diversified use, it shall be demonstrated that the following criteria can be met:

- a) The use or activity does not interfere with, or generate off-site adverse impacts, and is compatible with surrounding uses,
 - The proposed use will not create a negative impact on the surrounding areas. MDS I Guidelines do not specifically require an On Farm Diversified Use to meet MDS I. However, we have calculated MDS I and the proposed OFDU would meet MDS I
 - MDS I Calculations have been completed (Figure 7).
- b) The use or activity can be sustained by local service levels and infrastructure,
 - A septic for the shop has been proposed for the use.
- c) The buildings to be used meet all Building Code requirements for the type of use being proposed,
 - The Building Code will be met.
- d) The scale of the operation is secondary to the active agricultural use on the farm property, and appropriate to the site and the surrounding area,
 - The on-farm diversified use will be the secondary use on the property and appropriate for the site.
- e) The timing and duration of activities does not hinder agricultural operations on site or in the area,
 - No agricultural activities are hindered on the site.

CONCLUSION:

Conformity to County of Grey Official Plan has been established.

4.4 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN

The subject lands are designated Rural, Hazard Lands, and Wetlands in the Township of Southgate Official Plan (Figure 5 – Township of Southgate Official Plan).

Section 5.4.2 of the Official Plan reviews the policies surrounding the Rural Designation. Section 5.4.2.2 provides the Development Policies for the Rural Designation.

- 1) All of the Agricultural Development Policies contained in Section 5.4.1.2 shall also apply to development within the Rural designation.
 - 2) Notwithstanding Section 5.4.1.2, on-farm diversified use may be permitted in the Rural designation regardless of the lot size. These restrictions on area and building size apply only to on-farm diversified uses. Such uses are not allowed in the Agricultural designation on lots of less than 20 hectares in size, and therefore the Township's Zoning By-law will include a provision requiring a review of the Official Plan to determine if the lands are designated Agricultural or Rural.
 - i. On farm diversified uses on lots of 20 hectares or more in area in the Rural designation shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square meters, and the associated building(s) situated within this portion of the property shall not occupy more than 20% of the land devoted to the on-farm diversified use up to a maximum of 750 square meters.
- During pre-consultation the D6 Guidelines were raised with regard to general setbacks from the OFDU to sensitive land uses. While it is our opinion that the D6 guidelines were not intended for on-farm diversified uses, we agree that reviewing the general setbacks in relation to the Potential Influence Areas is reasonable. The Potential Influence Area for a Class I industrial use is 70 metres. The

proposed shop would be 70 m from the nearest corner of residence at 733101 Southgate Sideroad 73.

Justification for Proposed On-Farm Diversified Use (OFDU) Zone, regarding the zoned area,

- The subject lands have a lot area of 20.86 hectares; therefore, an OFDU is permitted.
- A maximum of 2% of the lot area may be dedicated to OFDU uses, permitting a total OFDU zone area of 4,182 square metres.
- The proposed OFDU zone is 4,182 square metres, and therefore conforms to this policy requirement.

Regarding built form,

- A maximum of 750 square metres, or 20% of the OFDU area, is permitted for buildings associated with the OFDU.
- The proposal includes a building with an area of 834 square metres, representing a modest increase over the permitted maximum.

To balance this increase,

- The outdoor storage area is proposed at 416 square metres, which is below the permitted maximum of 500 square metres.
- The combined building and outdoor storage area totals 1,250 square metres, which is consistent with the existing permissions for the property.

Overall, the proposal maintains compliance with the intent of the OFDU policies, limiting the scale of development to remain secondary to the primary agricultural use, and appropriately balancing the built and outdoor components while recognizing the regulated lands.

CONCLUSION:

Conformity to the Township of Southgate Official Plan has been established.

4.5 TOWNSHIP OF SOUTHGATE ZONING BY-LAW 2002-19

The subject lands are zoned Agricultural (A1), Agricultural (A1-425), Environmental Protection (EP) and Wetland (W) in the Township of Southgate Zoning By-law 19-2002 (Figure 6 – Township of Southgate Zoning By-law). The purpose of the proposed Zoning By-law Amendment is to rezone the lands from *Agricultural (A1), Agricultural (A1-425), Environmental Protection (EP) and Wetland (W) to Agricultural (A1), Agricultural (A1-425), Environmental Protection (EP) and Wetland (W). Exception 425 will be shifted and the site-specific provisions updated, the previous bylaw that established the existing Exception 425 will be rescinded. (By-law 2018-116)*

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

Agricultural (A1) Zone	Required	Provided
Minimum Lot Area	40 hectares	20.86 hectares (existing)
Minimum Lot Frontage	200 metres	206 metres
Maximum Lot Coverage	7%	To be met
Minimum Front Yard	20 metres	30.5 metres
	except that the minimum front yard for an agricultural building	30.5 metres

	and/or Temporary farm Help Accommodation shall be 40 metres	
Minimum Side Yard	15 metres except that a minimum side yard abutting an improved public street shall be 20 metres.	54 metres 66 metres
Minimum Rear Yard	15 metres	900+ metres

The following is the proposed Exception (425):

“Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-425 shall be subject to the following regulations in relation to an additional permitted use of an on-farm diversified use:

- a) The maximum combined size of the on-farm diversified use shall be 834 sqm.
- b) The maximum outdoor storage shall be 416 sqm
- c) Minimum Front Yard setback for an agricultural building and/or Temporary Farm Help Accommodation shall be 30.5 m.

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 RSO 1990 and is consistent with the Provincial Planning Statement, 2024. The proposed Application generally conforms to the County of Grey Official Plan and Township of Southgate Official Plan and generally complies with Township of Southgate Zoning By-law 19-2002, as amended. 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 – Subject Lands

Figure 2 – Aerial

Figure 3 – Concept Plan
Figure 4 – County of Grey Official Plan
Figure 5 – Township of Southgate Official Plan
Figure 6 – Township of Southgate Zoning By-law 19-2002
Figure 7 – MDSI

Attachments – Draft By-law and Schedule A

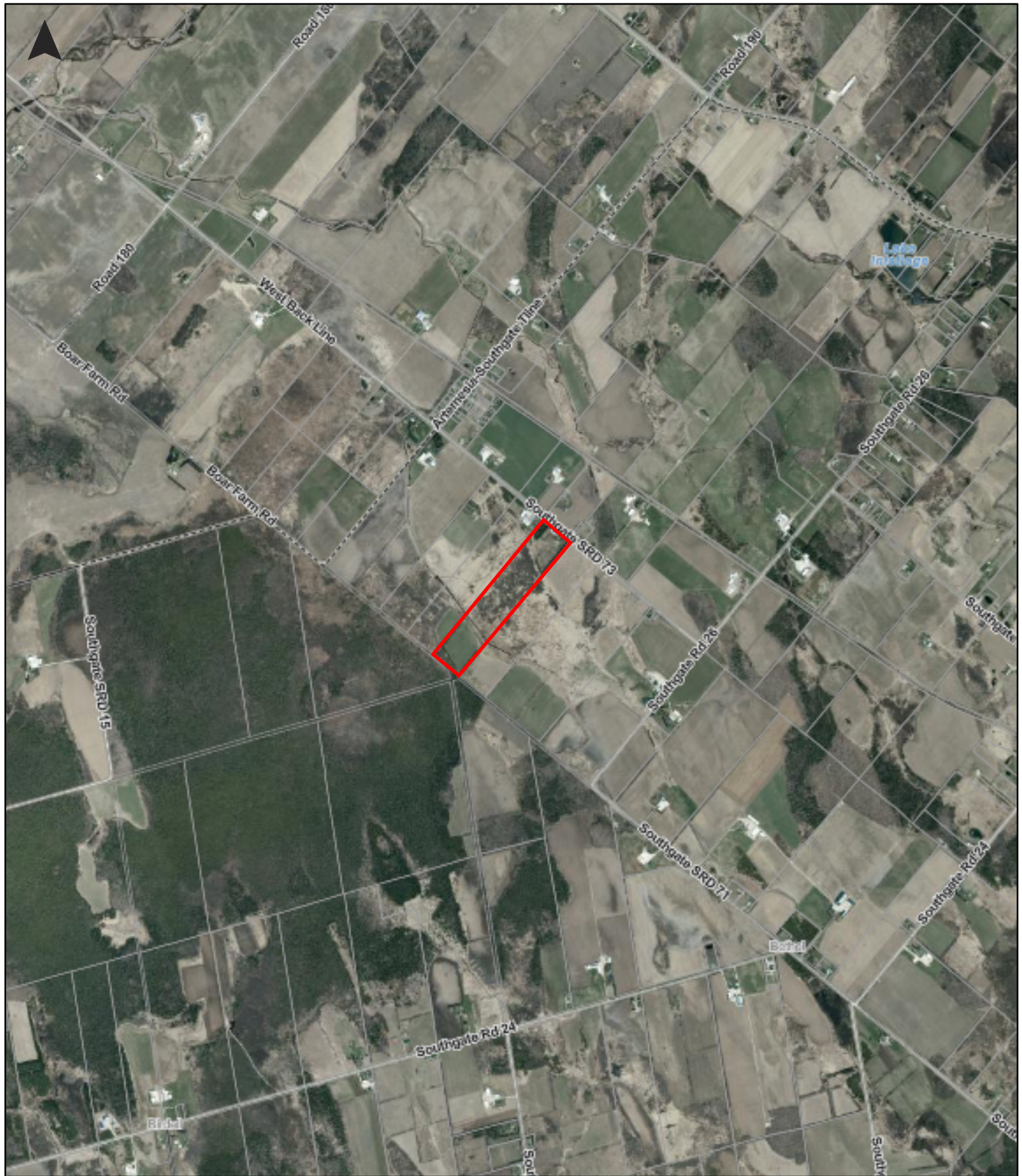

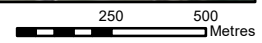


Figure 1
Subject Lands
733102 Southgate Sideroad 73
Township of Southgate
 Subject Lands



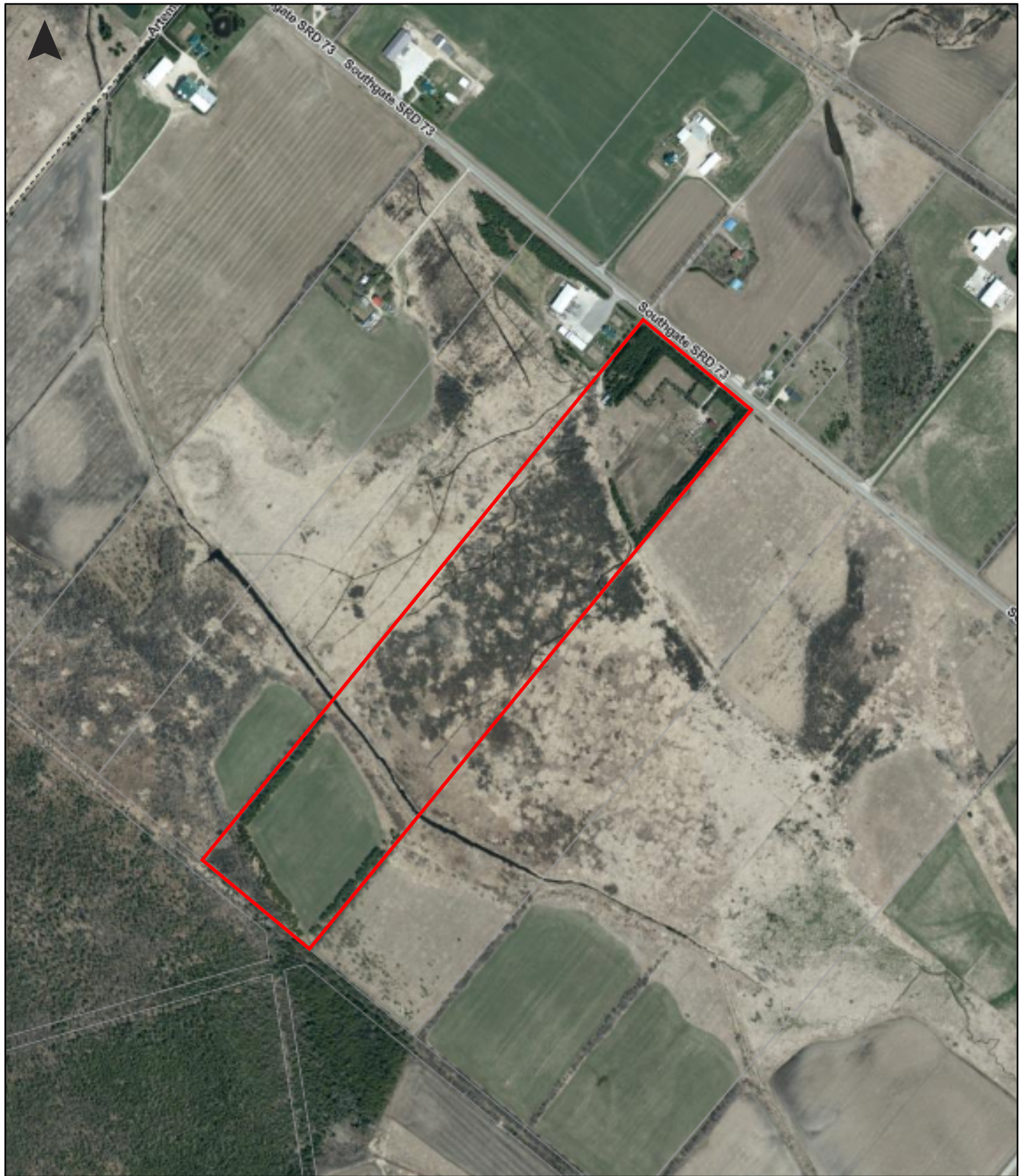

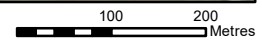


Figure 2
Aerial
733102 Southgate Sideroad 73
Township of Southgate
 Subject Lands





SOUTHGATE SIDEROAD 73

PROPOSED POWER ROOM/SKID
STEER STORAGE
76sqm

PROPOSED OUTDOOR STORAGE
416sqm

PROPOSED A1- 425 ZONE
4,182sqm

PROPOSED LOADING
SPACES

EXISTING A1- 425 ZONING

PROPOSED SEPTIC

PROPOSED SHOP
700sqm

PROPOSED PARKING
23 spaces total

PROPOSED OFFICE
58sqm

EXISTING WELL

EXISTING DWELLING

EXISTING TREE CANOPY

FUTURE RESIDENCE
approx 204sqm

FUTURE BARN AND SHED
approx 2137sqm

20m setback

40m setback

A1-425

EP Boundary

SVCA Regulated Lands

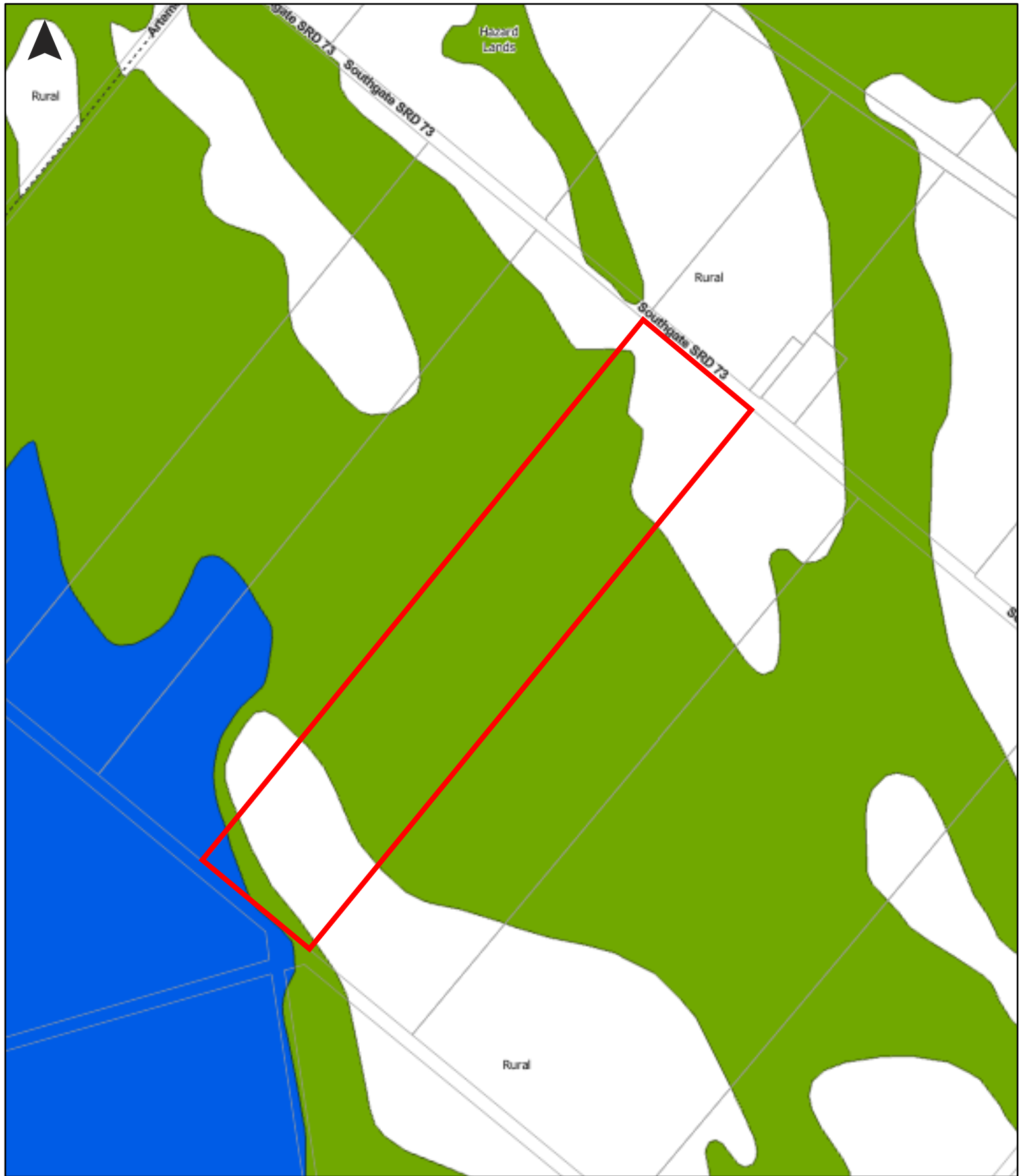


Figure 4
 County of Grey Official Plan
 733102 Southgate Sideroad 73
 Township of Southgate
 Subject Lands

- Rural
- Hazard Lands
- Wetlands

100 200
 Metres



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 April, 2025

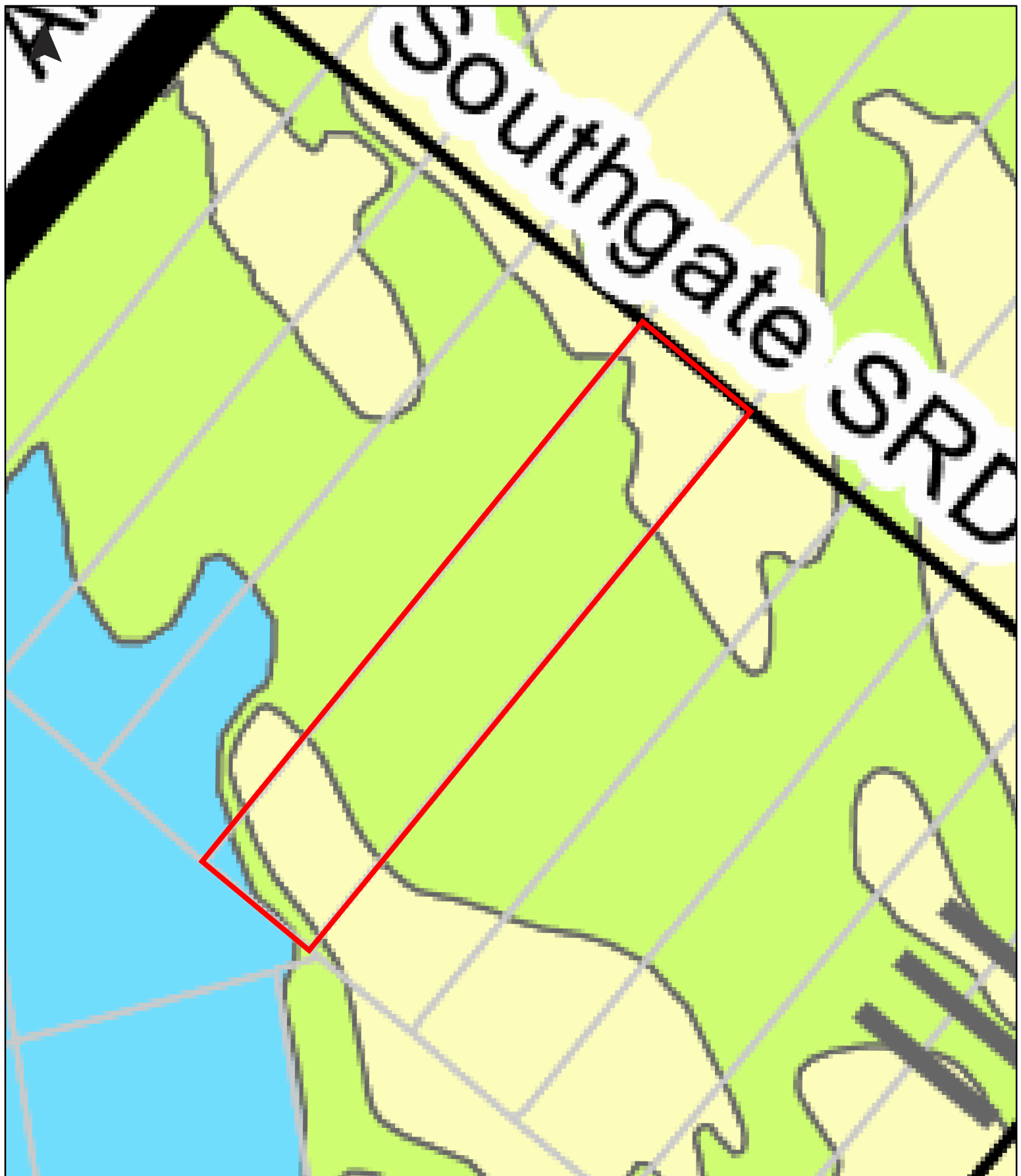


Figure 5
 Township of Southgate Official Plan
 733102 Southgate Sideroad 73
 Township of Southgate
 Subject Lands

- Rural
- Hazard
- Provincially Significant Wetlands

100 200
 Metres



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 April, 2025

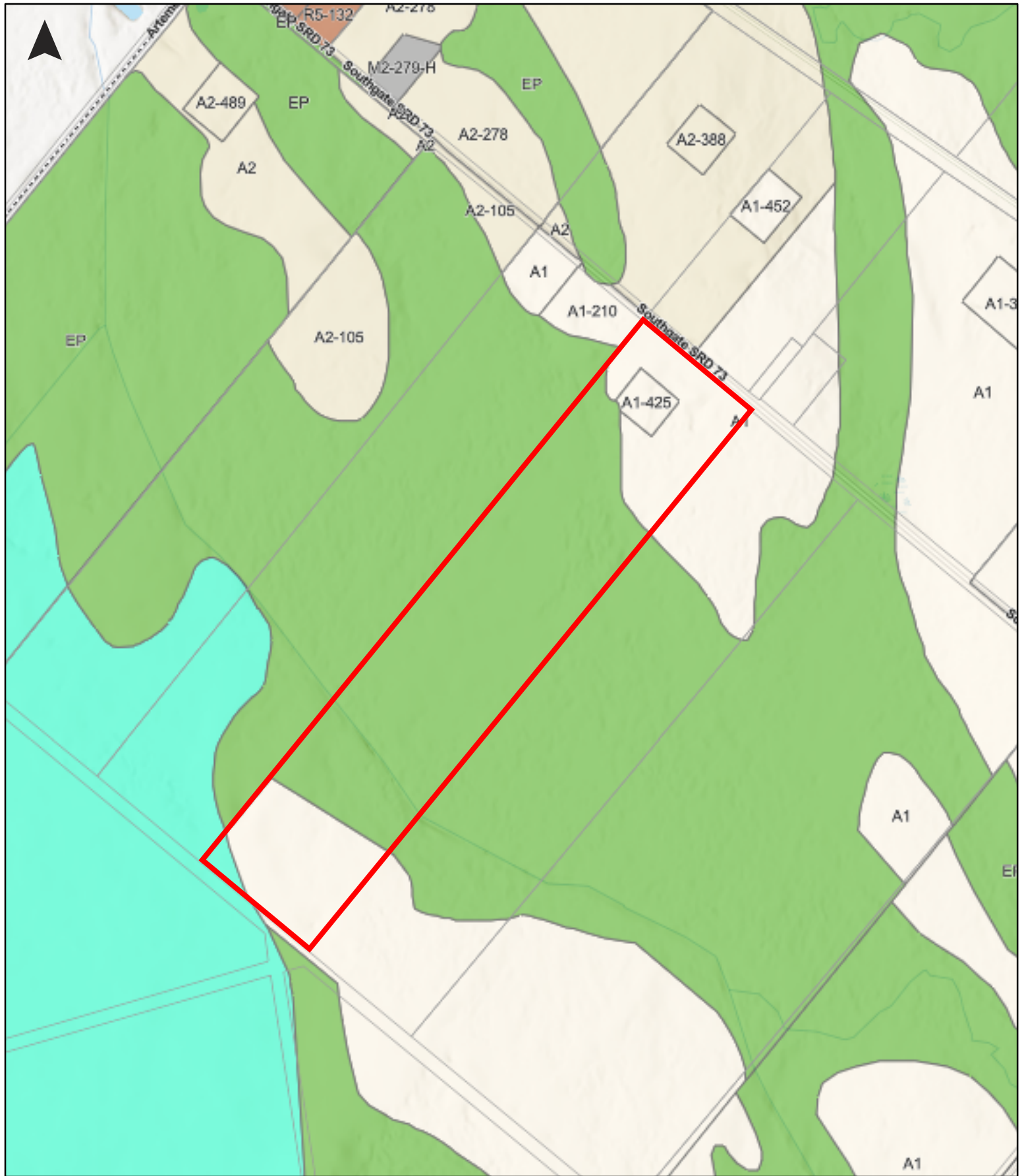


Figure 6
 Township of Southgate Zoning By-law
 733102 Southgate Sideroad 73
 Township of Southgate
 Subject Lands

- Environmental Protection (EP)
- Wetland (W)
- Agricultural (A1)
- Restricted Agricultural (A2)

100 200
 Metres





Figure 7
MDS I
733102 Southgate Sideroad 73
Township of Southgate
Subject Lands

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. THAT Schedule “8” to Zoning By-law No.19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 3 SWTSR, Lot 195, geographic Township of Proton, in the Township of Southgate. Further described as 733102 Southgate Sideroad 73 and shown on Schedule “A”, affixed hereto, from Agricultural (A1), Agricultural (A1-425) and Environmental Protection to Agricultural (A1), Agricultural (A1-425) and Environmental Protection
2. THAT By-law 2018-116 is hereby rescinded.
3. THAT Section 33 to By-law No. 19-2002 is hereby amended by adding the following section as follows:

“33-425
CON 3
SWTSR
LOT 195
(PROTON)

A1-425

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-425 shall be subject to the following regulations in relation to an existing On Farm Diversified Use:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the dry-manufacturing shop, office/lunchroom and skid steer storage shall be 834m².
- c) The maximum size of all outdoor storage shall be 416 m².

d) The structures within the On-Farm Diversified Use Zone shall be setback a minimum of 30.5m from the front lot line along Southgate Sideroad 73.”,

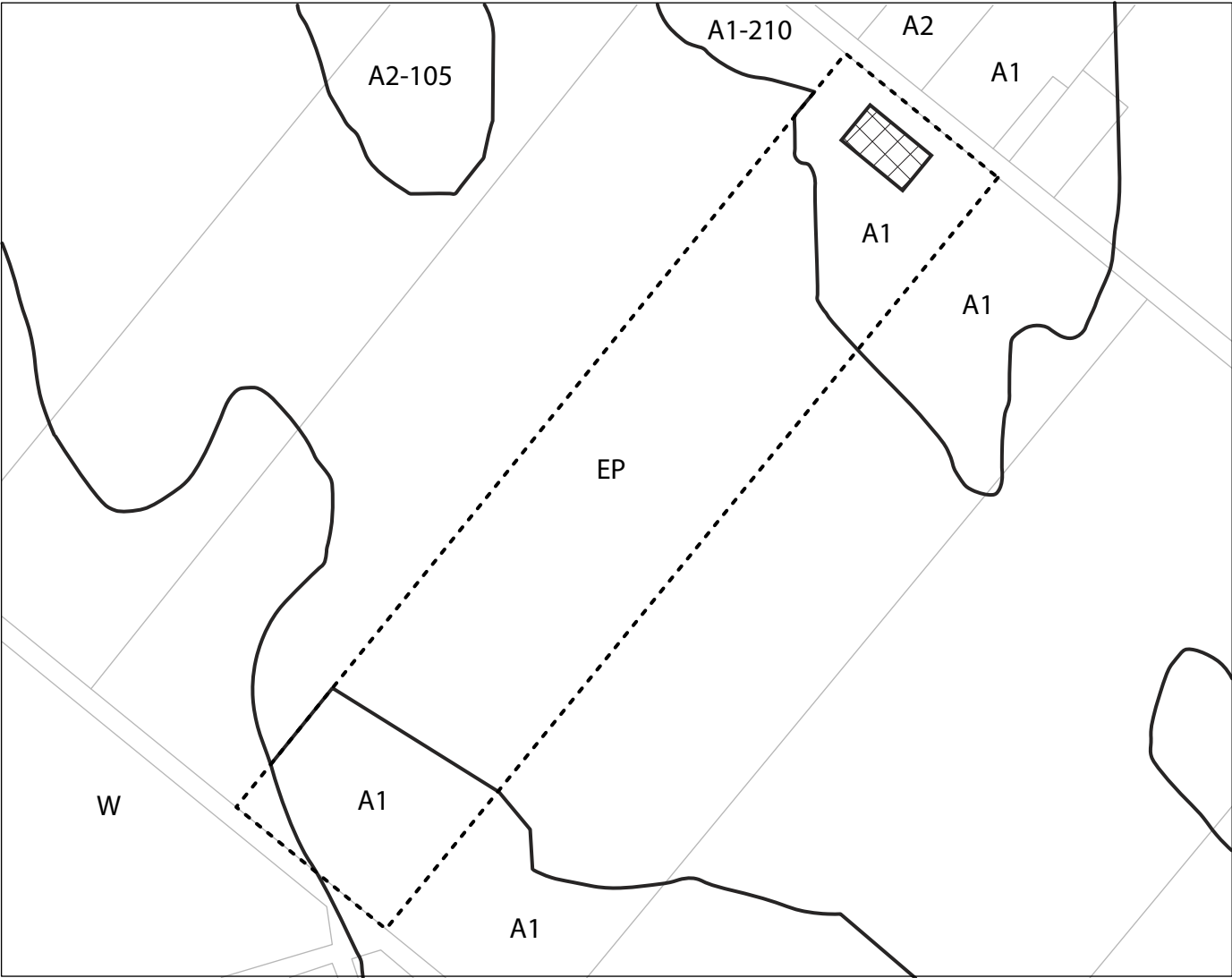
4. Schedule “A” and all other notations thereon, are hereby declared to form party of this By-law.
5. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.



Read a first, second, and third time and finally passed ____ day of _____, 2025.

Mayor

Clerk

Schedule 'A'
By-law 2025 - _____
Township of Southgate
CON 3 SWTSR, LOT 195



-  Lands Subject to the Amendment
-  Lands to be rezoned to the Agricultural Site Specific (A1-425) Zone

This is Schedule 'A-1' to By-law _____

Passed this _____ day of _____, 2025.

Mayor Clerk