

AMENDMENT NUMBER 7
TO THE OFFICIAL PLAN FOR THE
TOWNSHIP OF SOUTHGATE

July 2025

The Corporation of the Township of Southgate
By-law Number 2025-062

**Being a By-law to adopt Amendment No. 7 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 said amendment to the Township Official Plan corresponds with a proposed amendment to the County of Grey Official Plan and complies with the terms of the County 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 7 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 effect 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 2nd day of July 2025.


[Redacted Signature]
Brian Milne - Mayor

[Redacted Signature]
Lindsay Green - Clerk

**AMENDMENT NUMBER 7
TO THE
Township of Southgate Official Plan**

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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. 7.

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 185673 Grey Road 9, Concession 13, Lot 18 in compliance with a proposed amendment to the Grey County Official Plan.

The amendments would permit Ridgeview Lumber an approved on-farm diversified use to expand its operating area to 2.25% of the lot area to a maximum 9,300 square metres, permit a maximum floor space of 1,123 square metres (above 750 square metres floor space maximum), and storage of 1,805 square metres maximum. Rural Exception policies will limit the permitted non-agricultural use of the site to retail sale of lumber and associated construction material secondary to agricultural.

LOCATION

The lands subject to the proposed official plan amendment are known as 185673 Grey Road 9, Concession 13, Lot 18. The subject parcel is the site of Ridgeview Lumber on the southern 40 hectares of the lot east of the Township of Southgate Administrative office and works yard. Approximately 26-hectares of active tillable land is on lower lying north part of the site with some woodlands and natural areas. Existing non-agricultural buildings were constructed following a 2022 rezoning which allowed for a range of on-farm diversified uses on-site including retail lumber sales.

The subject site rises north of Grey Road 9 to the farmhouse, barn and non-agricultural buildings within the zoned area with about 26 hectares of agricultural lands on lower lying lands on the northern half of the site. Heavily treed and agricultural land north and east of the subject lands is comprised of smaller farm and rural residential lots. Small rural residential lots fronting on Southgate Sideroad 13 and Christie Street are located to the south. The Hopeville settlement about 2 kilometres further west.

BASIS

The Rural designation applicable to the lands allows a range of agricultural uses as well as non-farm uses such as on-farm diversified uses and buildings and yards associated with trades including contractors' yards, and agricultural related uses.

In 2022 the lands were rezoned to permit on-farm diversified uses such as dry industrial, woodworking and the retail sale of lumber. A sawmill was specifically prohibited. The lands were developed and in time the business

changed to be primarily retail sale of lumber and associated construction material.

Changes to the County and Township official plan and implementing zoning amendment would permit a 9,300 square metre operating area, 1,123 square metres covered storage and material display, and storage of 1,805 square metres. This exceeds typical standards for on-farm diversified uses of 8,000 square metres operating areas, 750 square metres floor space and 500 square metres floor space.

It is proposed the larger operating area, floor space, and storage apply only to retail sale of lumber and associated building supplies and a contractors' yard. Dry industrial uses such as woodworking and metal works would not be allowed on-site. This approach is consistent with permitted uses allowed in rural areas under Provincial Planning Statement 2024, Guidelines for Use of Prime Agricultural Lands, Provincial D6 Guidelines, and policies in both Official Plans.

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.

OTHER APPLICATIONS

County Of Grey Official Plan Amendment Number 26.

Township of Southgate Zoning By-law Amendment 2025-056

PART B - THE AMENDMENT

All this part of the document entitled **Part B - The Amendment**, consisting of the following text and map constitutes **Amendment No. 7** 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 **Schedule A Map 1** of the Township of Southgate Official Plan is hereby amended by redesignating the lands shown on Schedule A-1 to this amendment to Rural Exception; and
2. That the following policies be added to the end of Section 5.4.1.2 of the Township Official Plan:

“Lands known as 185673 Grey Road 9, Concession 13, Lot 18 former Proton Township shall be permitted to be developed for the retail sale of lumber and associated building supplies and a contractors’ yard. The operating area of the permitted use shall not exceed 9,300 square metres within the designated lands. Maximum floor space for all buildings used for retail sale and display/storage of materials shall be 1,123 square metres. Storage permitted is 1,805 square metres maximum. Buffering and screening shall be enhanced and maintained to ensure integration with any nearby sensitive uses. No other on-farm diversified uses permitted under Section 5.4 of this Plan shall be allowed on the lands designated Rural Exception within the expanded buildings on-site or in combination with the uses permitted therein.”
3. This Official Plan Amendment comes into force and effect upon the approval of County of Grey Official Plan Amendment 26.

The following Appendices do not constitute part of Amendment No. 7 but are included as information supporting the Amendment.

Appendix A – Planning Justification Report prepared by MHBC Planning Ltd.
Dated January 20, 2025

Appendix B – Township of Southgate Public Planning Minutes, Joint Public Meeting regarding County Official Plan Amendment 26, Dated January 20, 2025

Appendix C – Township Planning Staff Report Dated July 2, 2025

Schedule A-1

Amendment No 7

To the Township of Southgate Official Plan

Adopted by the Corporaton of the Township of Southgate on

Date: July 2, 2025

Signed



LEGEND



Lands subject to amendment adding Rural Exception Policies at the end of Section 5.4.1.2



Rural



Agriculture



Hazard Land