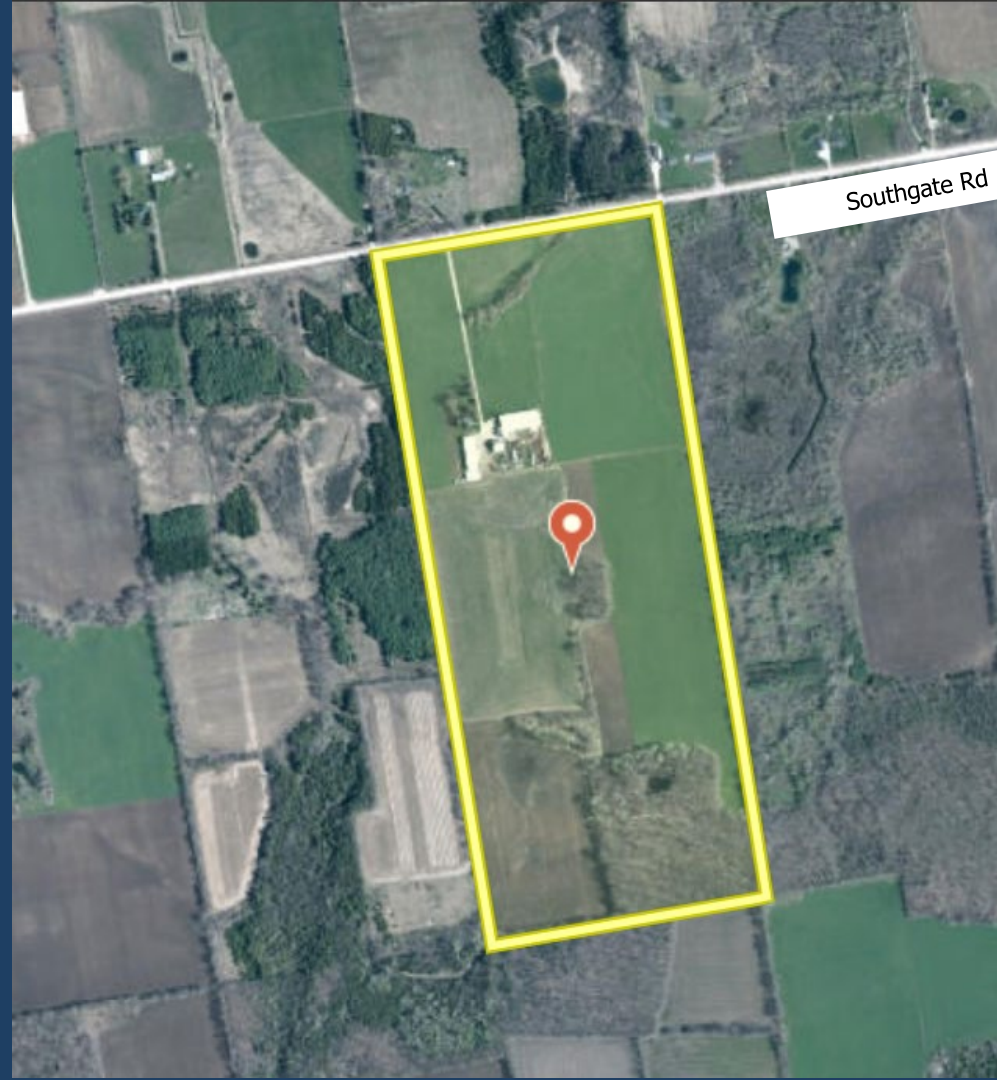


# Zoning By-law Amendment for On-Farm Diversified Use

*123812 Southgate Road 12*

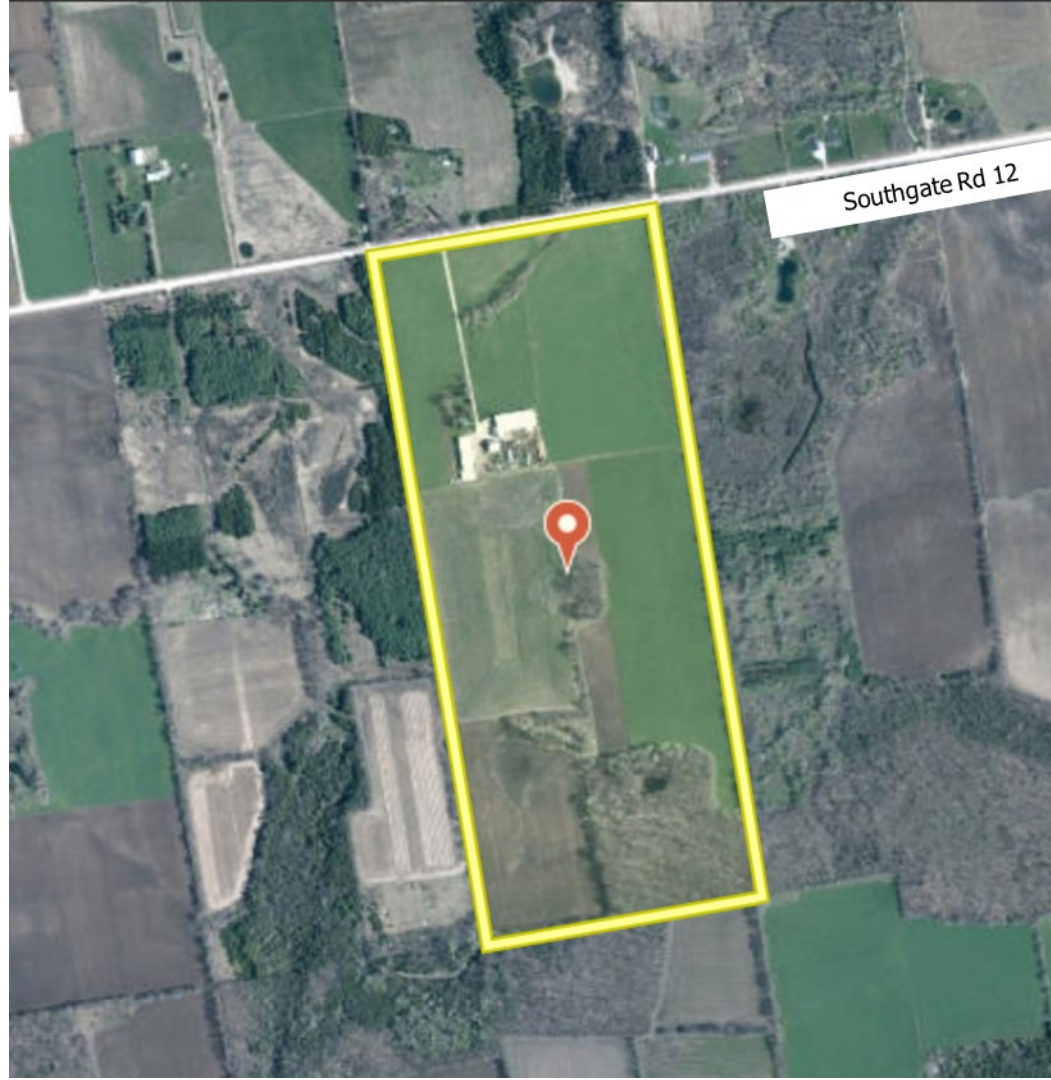
Township of Southgate  
Public Meeting

November 26<sup>th</sup>, 2025



# Overview

- Application for a Zoning By-law Amendment to permit an on-farm diversified use (OFDU) proposed on the lands municipally addressed as 123812 Southgate Road 12, Holstein.
- Property is 41.97 hectares in size with approximately 415 metres of frontage.
- The portion of the lands subject to the Zoning By-law Amendment is designated 'Agricultural' in the County and Township Official Plan and zoned 'Agricultural (A1)' in the Township Zoning By-law.



# Proposal

## Development Components

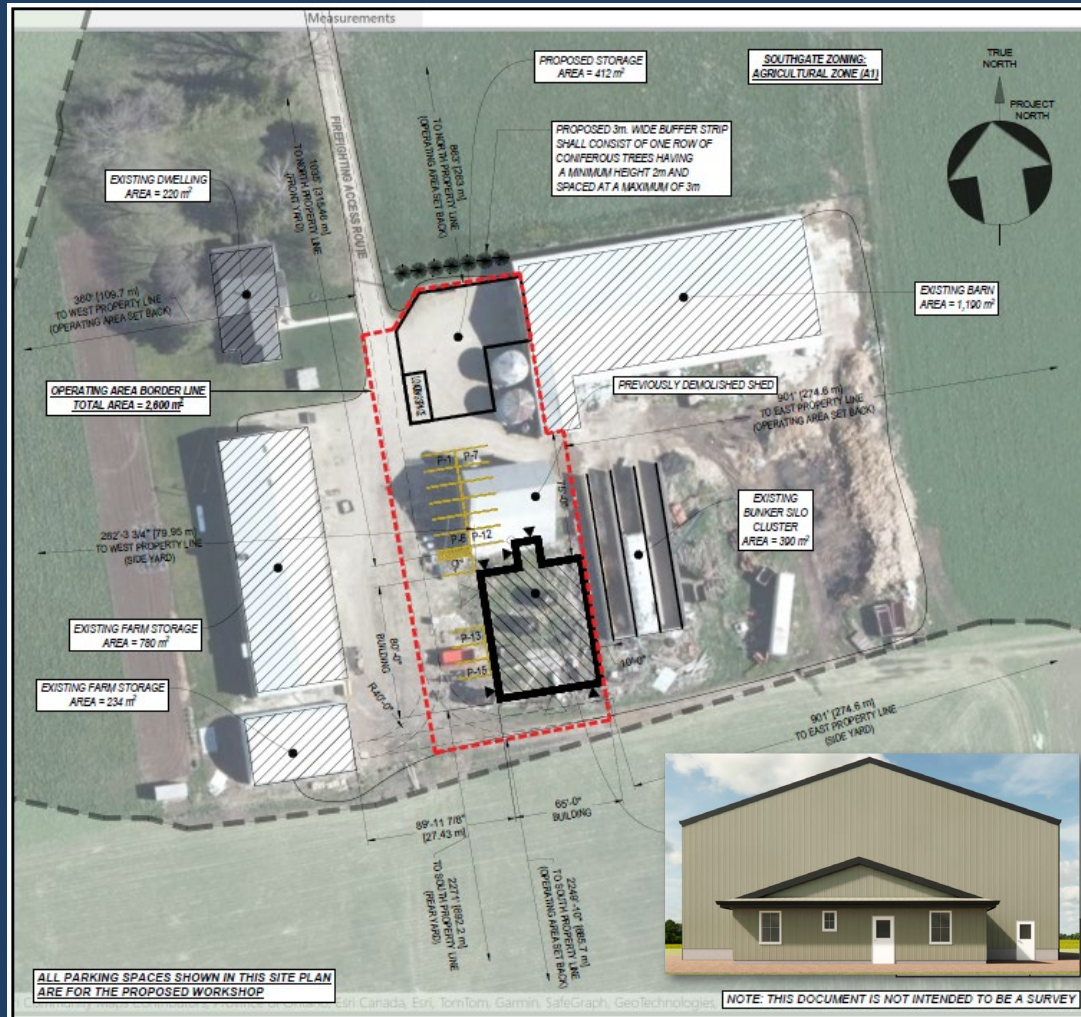
- 483 sq. m workshop to accommodate dry steel manufacturing.
- 412 sq. m outdoor storage area.
- 15 parking spaces.
- Tree screen/buffer strip in front of outdoor storage area.

## Total OFDU Area

- Factoring the workshop, outdoor storage area, and proposed parking area and discounting the shared laneway with the existing dwelling and farm buildings, the OFDU comprises an area of 1,132 sq. m or 0.27% of the property.

## Zoning By-law Amendment

- A site-specific zoning by-law regulation is proposed to be applied to the OFDU operating area (shown in red) to permit a manufacturing shop use.



# Planning Context

## *Provincial Policy Tests for OFDU*

- The subject lands are located within a prime agricultural area. In accordance with the Provincial Planning Statement (PPS), on-farm diversified uses (OFDUs) are permitted in prime agricultural areas, subject to provincial guidance.
- The Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas provide criteria that must be met to qualify as an on-farm diversified use; the criteria are met for this proposal as follows:

<i>Located on a farm</i>	The workshop is proposed on a parcel that is actively farmed.	✓
<i>Secondary to the principal agricultural use of the property</i>	Agricultural uses are to remain the dominant use of the property.	✓
<i>Limited in area</i>	The OFDU uses occupy no more than 2% of the total area of a property, to a maximum of 1 ha as set out in the guidelines.	✓
<i>Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products</i>	Dry-industrial uses are common OFDUs in Southgate and contemplated in the guidelines.	✓
<i>Shall be compatible with, and shall not hinder, surrounding agricultural operations</i>	No compatibility issues are anticipated	✓

# Planning Context

## County & Township Official Plan

- On-farm diversified uses (OFDUs) are permitted uses in the Agricultural designations of the County and Township Official Plan.
- The proposal satisfies the criteria for OFDUs set out in the County and Township Official Plans:

*Less than of 2% of the total size of the property or a maximum combined area of the use of 8,000 square metres*

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*Does not generate off-site impacts*

---



*Can be sustained by local service levels and infrastructure*

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*Building will meet Building Code requirements*

---



*Scale is secondary to the active agricultural use on the farm and appropriate to site and surrounding area*

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*Timing and duration of activities will not hinder agricultural operations on site or in the area*

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*On-site parking can be accommodated without impacting the agricultural operation.*

---



*Property owned by farmer*

---



# Draft Zoning By-law Amendment

To establish an operating area for the OFDU, a portion of the subject lands will be zoned A1-xxx, with the below site-specific regulations:

A1-xxx Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-xxx):

Additional Permitted Use: Metal Fabrication Workshop

Special Regulations applicable to the Metal Fabrication Workshop:

- i. A maximum combined structure size of 750 m<sup>2</sup> and a maximum outdoor storage area of 500 m<sup>2</sup>. Where the maximum combined structure size is less than 750 m<sup>2</sup>, more outdoor storage space will be permitted, up to a combined maximum of 1250 m<sup>2</sup>.
- ii. Outdoor storage may be located at the front (north) of the workshop and shall be setback from the road a minimum of 260 metres.

Notwithstanding the provision of Section 5.7(a) – Industrial Establishments, the minimum number of parking spaces associated with the Metal Fabrication Workshop shall be fifteen (15).



**Thank you!**