

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE TOWNSHIP OF SOUTHGATE**  
**OFFICIAL PLAN**

**The Corporation of the Township of Southgate**

**By-law 2023-\_\_\_**

Being a by-law to adopt Amendment No. \_\_\_ to the Township of Southgate Official Plan.

WHEREAS, Section 17 and 21 of the Planning Act, R.S.O. 1990, as amendment, authorizes Council to amend the provisions of the Township of Southgate Official Plan.

NOW THEREFORE the Council of the Township of Southgate hereby enacts as follows:

The Council of the Township of Southgate, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amendment, hereby enacts as follows:

1. Amendment No. \_\_\_ to the Township of Southgate Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of approval by the County of Grey.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

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**Amendment No. \_\_\_\_\_**

**To the Township of Southgate Official Plan**

**THE CONSTITUTIONAL STATEMENT**

**PART A – The Preamble** does not constitute a part of this Amendment.

**PART B – The Amendment** consisting of the following text and schedules constitutes Amendment No. \_\_\_\_\_ (OPA No. \_\_\_\_\_) to the Township of Southgate Official Plan.

**PART C – The Appendices** attached hereto do not constitute part of this Amendment. These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

## **PART A – THE PREAMBLE**

### **Purpose**

The purpose of the Official Plan Amendment is to re-designate the subject lands from Agricultural to Agricultural – Site Specific.

The effect of the Official Plan Amendment is to re-designate the lands to Agricultural – Site Specific and Hazard to permit the establishment of an On-Farm Diversified Use with a combined area of 2000 square metres.

### **Location**

The lands affected by the proposed Official Plan Amendment are legally known as PT LT 27 CON 16 PROTON, AS IN GS148863; SOUTHGATE.

The lands affected by this Amendment have been clearly defined under Schedule 'A' of this document and attached as Appendix 'A' hereto.

### **Basis**

The Official Plan Amendment has been reviewed for conformity with the Provincial Policy Statement (PPS 2020), the County of Grey Official Plan and the Township of Southgate Official Plan, in particular Section 7.12 dealing with Official Plan Amendments.

The lands affected by this amendment are designated Agricultural and Hazard Lands in the Township of Southgate Official Plan. The subject lands are known municipally as 192748 Southgate Sideroad 19, Township of Southgate. The lands have a total area of 10 hectares and a lot frontage of 238 metres onto Southgate Sideroad 19. The lands contain an existing single-detached residence, home occupation and barn.

The Applicant proposes to establish an on-farm diversified use on the lands.

The lands are an undersized agricultural parcel, having a lot area of 10 hectares. Most viable agricultural parcels are 20 ha and greater in lot area. Smaller agricultural lots produce lower yields, making it difficult for agricultural operators to sustain farming operations. On-farm diversified uses offer agricultural operators an opportunity to supplement farming operations with a secondary source of income. The proposed on-farm diversified use would be located in the east portion of the site, on lands that are not currently utilized for agricultural production. The proposed use would not take lands out of agricultural production and would be located outside of the Hazard Lands designation.

The Township of Southgate permits on-farm diversified uses in the Agricultural designation on lands that have a lot area of 20 ha or greater and in the Rural designation on lands that have a lot area of 10 ha or greater. An Official Plan Amendment is request to redesignate a portion of the land to permit an on-farm diversified use on lands with a lot area of 10 hectares.

## **PART B – THE AMENDMENT**

All of this part of the document entitled “Part B – The Amendment” consisting of the following text, constitutes Amendment No. \_\_\_ to the Township of Southgate Official Plan.

### **DETAILS OF THE AMENDMENT**

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

1. **That** Map 1 to Schedule A Land Use Plan is hereby amendment by redesignating a portion of the lands legally described as PT LT 27 CON 16 PROTON AS IN GS148863; SOUTHGATE from Agricultural to Agricultural – Site Specific, as shown on Schedule ‘A’ attached hereto and forming Part of this Amendment.
  
2. **That** Section 5.4.1.2.\_\_(OPA\_\_\_\_\_) (192748 Southgate Sideroad 19, Township of Southgate)

Notwithstanding any provisions of the Official Plan to the contrary, on the Lands subject to this Amendment are additional permitted use:

Additional Permitted Use:

- i. On-farm diversified use with a combined area of 2000 square metres.

### **IMPLEMENTATION AND INTERPRETATION**

Changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the Township of Southgate as contained in Section 7.12 thereof.

## **PART C – THE APPENDICIES**

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

**APPENDIX A** Schedule 'A'



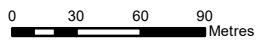
**Schedule A  
Township of Southgate  
Official Plan Amendment  
192748 Southgate Sideroad 19  
Township of Southgate**



Lands to be redesignated from the Agricultural to the Agricultural - Site Specific designation



Lands to remain in the Hazard Land designation



**LOFT PLANNING**  
June 30, 2023