

# PLANNING JUSTIFICATION REPORT

County and Local Official Plan Amendments,  
Zoning By-law Amendment & Site Plan Approval

192748 Southgate Sideroad 19, Township of Southgate

PT LT 27 CON 16 PROTON AS IN GS148863; SOUTHGATE

NB MARTIN MFG INC.

Prepared by: Loft Planning Inc.

June 30, 2023



**LOFT PLANNING**

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# 1.0 INTRODUCTION

Loft Planning Inc., has been retained by NB MARTIN MFG INC., to act as planners for a County of Grey Official Plan Amendment, Township of Southgate Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval applications that will permit the establishment of an on-farm diversified use on lands located at 192748 Southgate Sideroad 19 (the 'subject lands') in the Township of Southgate. This Planning Justification Report has been prepared as part of a complete application.

## 2.0 SITE AND SURROUNDING AREA

The subject lands are municipally known as 192748 Southgate Sideroad 19 in the Township of Southgate and legally described as PT LT 27 CON 16 S PROTON AS IN GS148863; SOUTHGATE. The lands are located on the west side of Southgate Sideroad 19 and south of Southgate Sideroad 24 (Figure 1 – Subject Lands). Access to the site is provided from Southgate Sideroad 24.

The subject lands are an agricultural parcel of land with a lot area of 10 hectares and a lot frontage of approximately 238 metres onto Southgate Sideroad 19. The land contains an existing single-detached residence, accessory structure (92.9 sqm) and barn. There is an existing home occupation within the accessory structure which would be discontinued upon approval of this application. The property has 8 hectares of tillable land.

The lands are designated Agricultural and a small portion of Hazard Lands within the County of Grey Official Plan and the Township of Southgate Official Plan. Appendix B of the County of Grey Official Plan identifies Significant Woodlands and Other Wetlands to the west of the subject lands. The lands are zoned Agricultural (A1) in the Township of Southgate Zoning By-law 19-2002. The lands are partially regulated by the Saugeen Valley Conservation Authority.

The land is located within a primarily agricultural area. The lands are surrounded agricultural lands to the north, environmental protection and agricultural lands to the east, agricultural lands to the south, and environmental protection and agricultural lands to the west (Figure 2 – Location).

## 3.0 PROPOSED DEVELOPMENT

### 3.1 PROPOSAL

The Applicant proposes to establish an on-farm diversified use on the easterly portion of the subject lands (Figure 3 – Site Plan). The proposed on-farm diversified use includes a shop (238 sqm), power room (11.89

sqm), skid steer room (41.8 sqm) outdoor storage area (250 sqm) and gravel yard (902 sqm). The proposed development is 2000 sqm in area, comprising 2% of the total area of the subject lands. The proposed on-farm diversified use will not take lands out of agricultural production.

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

1. Official Plan Amendment (County):

- To re-designate the subject lands to permit an on-farm diversified use on lands that are 10 hectares in area.

2. Official Plan Amendment (Township):

- To re-designate a portion of the subject lands to permit an on-farm diversified use on lands that are 10 hectares in area.

3. Zoning By-law Amendment:

Purpose: To rezone a portion of the lands to permit an on-farm diversified use on the lands by way of exception.

Effect: To rezone the lands from Agricultural (A1) to Agricultural (A1) and Agricultural (A1-XX) to permit an on-farm diversified use on the lands. Exception XX will recognize a deficient lot area of 10 hectares and a deficient front yard setback for small-scale commercial/industrial buildings of 15 metres.

4. Site Plan Approval:

- To permit the establishment of an on-farm diversified use having a total area of 2000 sqm, including a 238 sqm shop, 41.8 sqm skid steer storage room, 11.89 sqm skid power room, 250 sqm of outdoor storage, a gravel yard (902 sqm), 10 parking spaces and one loading space.

## 4.0 POLICY ANALYSIS

A review of planning documents was undertaken to determine compliance of the Applications 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 Applications Have Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** The Applications will facilitate the establishment of an on-farm diversified use on the subject lands. The proposed on-farm diversified use would not be located on lands utilized for agricultural production.
2. **The Applications are in the Public Interest.** The proposed Applications will not impact the Hazard Lands or take lands out of agricultural production.

3. **The Applications are Consistent with the Provincial Policy Statement 2020.** The proposal is consistent with the policies that apply to orderly development, agricultural lands and the protection of public health and safety.
4. **The Applications Conform to the County of Grey Official Plan and the Township of Southgate Official Plan.** The Applications generally conform to the policies that guide land use and development. An amendment to the County of Grey Official Plan and the Township of Southgate is required to permit the establishment of an on-farm diversified use on the lands.
5. **The Applications generally comply with the Zoning By-law.** The Applications generally comply with the Township of Southgate Zoning By-Law 19-2002. A Zoning By-law Amendment is required to establish an additional permitted use related to the proposed Rural Commercial use.

#### **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 described as agricultural lands with a tillable area of 8 hectares. The proposed on-farm diversified use will be located in the east portion of the site, on lands that are not currently within agricultural production. The proposed development will not remove lands from agricultural production and will not encroach into the natural heritage area. A small portion of the lands contain natural heritage that are associated with adjacent Other Wetlands located approximately 90 m to the east and Significant Woodlands and Other Wetlands to the west. The proposed use meets the required distances from natural heritage features and buffers being 30 m from Other Wetlands and 120 m from Significant Woodlands. The lands are located within an agricultural area where on-farm diversified uses are permitted and appropriate within the rural landscape.

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

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

#### **CONCLUSION:**

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

## **4.2 PROVINCIAL POLICY STATEMENT**

The Provincial Policy Statement (PPS) 2020 provides policy direction on matters of provincial interest regarding land use planning and development within Ontario. Growth and development are focused in settlement areas; however, the PPS recognizes the importance of supporting the viability of rural areas and that the wise management of land use may involve directing, sustaining, and promoting development. The wise use of resources is a way to ensure that the biodiversity and protection of ecological processes are recognized as a key provincial interest.

- **Section 1.1.4 – Rural Areas in Municipalities**

Section 1.1.4.1 – Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets.*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

The proposed Applications will facilitate the establishment of an on-farm diversified use on the subject lands that has a lot area of 10 hectares. The proposed development is appropriate for the rural landscape and creates more opportunities for the diversification of the rural economic base. On-farm diversified uses provide agricultural operators greater economic opportunity and additional financial support to supplement agricultural operations. This becomes especially important on smaller farm parcels with limited area for cultivation.

- **Section 2.0 – Wise Use and Management of Resources**

Section 2.1 requires that natural features and areas be protected for the long term. The lands are partially adjacent to a wetland feature. The proposed development is not located within the Hazard Lands designation and is approximately 90 m from the wetland feature. Adverse impacts are not anticipated.

- **Section 2.3 – Agriculture**

Prime agricultural areas shall be protected for long-term agricultural use. The subject lands are considered Prime Agricultural lands. The proposed shop, gravel yard and associated outdoor storage will be located in the eastern portion of the site, along Southgate Sideroad 19, outside of the lands currently within agricultural production. The proposed development will not remove land from agricultural production.

On-farm diversified uses are permitted within agricultural areas, subject to criteria and guidelines set out by the province and municipal planning authorities.

### **4.2.1 GUIDELINES ON PERMITTED USES IN ONTARIO'S PRIME AGRICULTURAL AREAS**

The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas helps decision makers interpret policies in the PPS on permitted uses in agricultural areas. These criteria are outlines below:

1. *Located on a farm.*

- ✓ The subject lands are a 10-hectare agricultural parcel of land, with 8 hectares being farmed. The landowner currently has meat goats and proposes a new livestock barn to be constructed on the site.

2. *Secondary to the principal agricultural use of the property.*

- ✓ There are approximately 8 hectares of tillable lands on the property. The total size of the proposed on-farm diversified use is 2000 sqm in area, representing just 2.5% of the lands utilized for agricultural production and 2% of the total land area. The proposed use is secondary to the principal agricultural use on the property and provides the farmer with an additional income stream.

3. *Limited in area.*

- ✓ The total area of the on-farm diversified use is 2000 sqm in area, representing 2% of the total land area of the property. The on-farm diversified use will not take land out of agricultural production. The agricultural fields are located in the rear portion of the property and will not be impacted by the proposed on-farm diversified use. The lands are a small agricultural parcel, making it difficult to sustain a livelihood solely on the basis of agricultural operations. The proposed OFDU is limited in area and provides an opportunity for the landowner to supplement their farming operation with an additional source of income.

4. *Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.*

- ✓ The anticipated use is for the manufacturing of custom tarps and covers.

- **Section 3.0 – Protecting Public Health and Safety**

This section of the PPS directs development away from areas of natural or human-made hazards. As mentioned previously, the lands contain adjacent lands to a wetland. The proposed development will maintain an approximate 90 m setback from adjacent natural heritage features. Adverse impacts are not anticipated.

**CONCLUSION:**

Consistency with the Provincial Policy Statement 2020 has been demonstrated.

### **4.3 COUNTY OF GREY OFFICIAL PLAN**

The subject lands are designated Agricultural and Hazard in the County of Grey Official Plan (Figure 4 – County of Grey Official Plan). An Official Plan Amendment (COPA) is required to permit an on-farm diversified use on the subject lands.

Section 5.2 provides policies for the Agricultural land use type. Agricultural land use policies intend to protect agricultural lands from fragmentation and potential nuisances created by non-agricultural uses. Generally, on-farm diversified uses are permitted within the Agricultural land use type on lands that have an area of 20 ha or greater (Section 5.2 Table 8). On-farm diversified uses are not permitted on agricultural lands with a lot area under 20 ha. The subject lands are an agricultural parcel with a lot area of 10 hectares, therefore triggering an amendment to the County of Grey Official Plan, as follows:

*“Item 1: Section 5.2.1.9.X (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 uses:*

*Additional Permitted Use:*

*i. An on-farm diversified use with a combined area of 2000 square metres.”*

Table 8 provides the size criteria for on-farm diversified uses. On rural lands with a lot area less than 20 ha, an on-farm diversified use is permitted to be the lesser of 2% of the total size of the property or a maximum combined area of the use of 2,000 sqm. Although the lands are Agricultural, the proposed OFDU maintains the size criteria for the Rural land use type. The proposed OFDU includes a shop (238 sqm), skid steer room (41.8 sqm), power room (11.89 sqm), outdoor storage (250 sqm), gravel yard (902 sqm) and septic system. The entirety of the OFDU is 2000 sqm in area, representing 2% of the total area of the lands.

Section 5.2.2 provides development policies for the agricultural land use type. Development policies support the diversification of the economic base and improving agricultural-related opportunities. On-farm diversification is included in the types of activities these policies promote.

Section 5.2.2(19) provides the following criteria that must be met prior to the establishment of an OFDU:

- a) *The use or activity does not interfere with, or generate off-site adverse impacts and is compatible with surrounding uses.*
  - The proposed OFDU is compatible with surrounding land uses. The lands are located in an agricultural area where rural commercial uses are permitted. Two adjacent properties (246254 Southgate Road 24 and 192790 Southgate Side Road 19) contain small-scale industrial uses. The proposed shop will be setback 28.2 m from the Hazard Lands designation and approximately 90 m from the wetland feature. The shop and gravel yard will be screened with vegetation plantings to provide a buffer from public roads. It is not anticipated that the proposed OFDU will impact the surrounding lands.
- b) *The use or activity can be sustained by local service levels and infrastructure.*
  - The proposed OFDU will be serviced by private services. The proposed development can be sustained by rural service levels and infrastructure.
- c) *The buildings to be used meet all building code requirements for the type of use being proposed.*
  - Acknowledged. To be determined at time of building permit.



- 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 proposed OFDU will be secondary to the agricultural operation on the lands. The proposed OFDU would supplement the existing farming operation by providing the owner an additional source of income. The agricultural fields cover 8 hectares of the land area, whereas the proposed OFDU will utilize 2000 sqm of land, representing 2% of the total land area. The proposed development is located in an area outside of current agricultural production.
- e) *The timing and duration of activities does not hinder agricultural operations on site or in the area.*
- The owner intends to continue the agricultural operations on the site. It is not anticipated that agricultural operations on surrounding lands will be impacted by the proposal.
- f) *For special events, the use or activity represents an occasional activity and is not a regular or occurring activity and does not have permanent structures.*
- Not Applicable.
- g) *On-site parking can be accommodated without impacting the agricultural operation.*
- On-site parking will be provided adjacent to the proposed shop. 10 parking spaces are provided for the shop, meeting the requirements of the Zoning By-law. Parking will not be located on agricultural fields. The existing entrance that accesses the home occupation will be utilized for the proposed shop.

The D-6 guidelines are intended to prevent land use compatibility issues between sensitive land uses and industrial land uses. Section 4.1.1 (D-6 Guidelines) provides for "Potential Influence areas for industrial land uses". For Class I industrial use, which small-scale industrial uses would fall under, the potential influence area is 70 m. For Class II industrial use, which recognizes outdoor storage in conjunction with the industrial use, the potential influence area is 300 m. While rural commercial uses more clearly meet the Class I definition, the outdoor storage permissions would require that the Class II requirements also be taken into consideration. The proposed use is located centrally along the frontage and is within the farm cluster including the existing barn. There are no off site sensitive land uses within 70 metres. Within 300 metres there would be two adjacent properties (192759 SOUTHGATE SRD 19 and 192772 SOUTHGATE SRD 19). There are residences on each of these properties. The location of the proposed shop is centrally located along the front lot line of the subject lands, is adjacent to the existing barn and there is proposed tree buffering along the front lot line. Furthermore, the power room is located at the west side of the proposed building, and as such, is behind the existing barn structure. It is our opinion that the location of the proposed use is reasonably located, includes tree buffering and is located on the south side of the existing barn structure which further requires buffering.

**CONCLUSION:**

A County Official Plan Amendment is required to establish conformity, as amended.

#### 4.4 TOWNSHIP OF SOUTHGATE OFFICIAL PLAN

The subject lands are designated Agricultural and Hazard Land in the Township of Southgate Official Plan (Figure 5 – Township of Southgate Official Plan Schedule XX). An Official Plan Amendment is required as follows:

2. *“That Section 5.4.1.2.X (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.”*

Section 5.4.1.2 provides policies related to the Agricultural Designation. On-farm diversified uses are permitted within the Agricultural land use type on lots that are 20 hectares or greater in area. The development policies affecting on-farm diversified uses within the Agricultural land use type are as follows (S.5.4.1.2(4)(a)):

- i. The on-farm diversified use shall not occupy any more land than the lesser of 2% of the lot area or a maximum of 8,000 square metres. This shall exclude 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 used by the farm shall not be included in the calculation of total use size.*

  - ✓ The proposed on-farm diversified use, including the shop, power room, skid steer room, gravel shop yard and outdoor storage area comprises a total of 2000 sqm, representing 2% of the total land area. The on-farm diversified use includes three parking spaces a loading space and is accessed by the existing entrance.
- ii. 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 combined building footprint of 750 sqm.*

  - ✓ The buildings associated with the on-farm diversified use have a combined building footprint of 291.69 sqm, representing 14.5% of the land devoted to the on-farm diversified use.
- iii. The owner of the lands on which the on-farm diversified use is proposed shall be a ‘bona fide farmer.’ For the purposes of this policy, the ‘bona fide farmer’ is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms. Notwithstanding the foregoing text, the requirement to be a bona fide farmer shall not apply to bed and breakfasts and/or home rural occupations within the dwelling, or for on-farm diversified uses in the rural land use type.*

  - ✓ The owner of the lands is a bona fide farmer. The landowner has a farm number (5042378 FBR).

On-farm diversified uses shall conform to the Ministry of Environment, Conservation and Parks D-6 Guidelines. Conformity has been established in the Section above. OFDUs are also subject to a Site Plan Agreement. A Site Plan Approval application has been submitted concurrently. Section 5.4.1.2(4)(e) provides that the

Township's Zoning By-law will permit, as-of-right, those on-farm diversified uses listed in Table 1 within the zones that are applied to the countryside provided the use complies with the following:

- i. *No portion of the on-farm diversified use, except for a driveway, shall be situated within 20 m of a lot line.*
  - Exception required. Proposed shop will be located 15.24 m from front lot line.
- ii. *The closest portion of the on-farm diversified use shall be situated within 30 metres of the building cluster on the subject property.*
  - Exception required. Proposed on-farm diversified use is located adjacent to existing barn.
- iii. *No portion of the on-farm diversified use, except for the driveway, shall be situated within 150 metres of a sensitive receptor on a neighboring property.*
  - Met.

Section 5.4.1.2(18) provides that MDS I is not required for on-farm diversified uses.

Section 5.5.2 contains policies related to the Hazard Lands designation. Generally, development is directed away from Hazard Lands. New development within or adjacent to natural heritage areas will be reviewed by the appropriate Conservation Authority. The proposed on-farm diversified use is not located within Hazard Lands or natural heritage areas. The proposed development provides a 28.2 m setback from the Hazard Lands and a 90 m setback from the Other Wetlands. A SVCA Permit will be required prior to construction.

#### CONCLUSION:

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

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

The subject lands are zoned Agricultural (A1) in the Township of Southgate Zoning By-law 19-2002 (Figure 6 – Township of Southgate Zoning By-law). A Zoning By-law Amendment is required as follows:

1. *Section 33.XXX to By-law No. 19-2002 is hereby amended by adding the following:*

*Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the contrary, the land zoned A1-XXX shall be subject to the following:*

*Additional Permitted Use: Small-Scale industrial use.*

*Provisions related to a Small-Scale industrial use:*

- a) *Minimum lot area shall be 10 hectares.*
- b) *Maximum combined area of the small-scale industrial use shall not exceed 2000 square metres.*
- c) *Minimum required front yard shall be 15 m.*

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

Agricultural (A1)	Required	Provided	Compliance
Minimum lot frontage	200 m	238 m	Met
Minimum lot area	40 ha	10 ha	Exception Required
Maximum lot coverage	7%	1.3%	Met
Minimum front yard setback for small-scale commercial/industrial buildings	20 m	15.28 m	Exception Required
Minimum interior side yard setback	15 m	99.72 m / 132.67 m	Met
Minimum rear yard setback	15 m	360 m	Met
Parking: Industrial Establishments	5 parking spaces plus 1 per 50 sqm or fraction thereof of gross floor area  238 sqm gross floor area  = 10 parking spaces	10 spaces	Met
Loading Space	0 to 500 square metres	1 loading space	Met

## 5.0 AGRICULTURAL IMPACT ASSESSMENT

The subject lands are located within a Prime Agricultural Area and are identified as containing Class 1 soils. It is the intent of the Agricultural designation to protect agricultural lands from fragmentation and nuisances from non-agricultural related uses. This Agricultural Impact Assessment will assess the impact on the agricultural viability of the subject lands as part of the agricultural land base in the Township of Southgate and the County of Grey.

The proposed development is related to permissions for an on-farm diversified use, including a shop, skid steer storage room, power room, gravel yard and outdoor storage. The proposed use would be considered secondary to the farming operation on the lands. The proposed location of the shop, gravel yard and outdoor storage space is not situated on lands that are currently outside of agricultural production (Figure 7 – Site Photos). The proposed development will not take lands out of agricultural production. The proposed location is located centrally along the frontage of the lands and is within the existing farm cluster (located directly adjacent to barn).

The following Agricultural Impact Assessment includes an overview of the agricultural history on the subject lands and the surrounding area, current adjacent land uses, minimum distance separation investigation, an economic analysis and a summary of the anticipated impact of the proposed development.

### Context

Aerial photography is available dating back to 2010. The land has remained relatively unchanged from 2010 to 2020. Aerial photography from 2010 and 2015 shows that the lands within agricultural production was approximately 8.5 hectares. Aerial photography from 2020 shows an expansion of the farming operation through the construction of a barn approximately 466 sqm in size. Since then, an additional coverall barn for meat goats has been constructed. The expansion of the barns has reduced the lands within agricultural production to approximately 8 hectares in area. The reduction in lands utilized for agricultural production is not significant and was based on the construction of a livestock facility.

Both the Canada Land Inventory (CLI) mapping and Ontario Ministry of Agriculture and Rural Affairs (OMAFRA) mapping both identify the lands as containing Class 1 Soils. Class 1 Soils are deemed to have no significant limitations to use for crops. Soils in the surrounding area are identified as containing Class 0 Soils, which are considered Organic Soils, Class 2 Soils, which have moderate limitations that restrict the range of crops and a small portion of Class 6 Soils which have no capability for crop use or permanent pasture.

### Adjacent land uses

The land is located within a primarily agricultural area. A description of the surrounding lands are as follows:

#### *North:*

- 192772 Southgate Sideroad 19: Lot Area of 7.5 hectares, not under cultivation currently.
- 1927262 Southgate Sideroad 19: Lot Area of 2.5 hectares, vacant and farmed.

#### *East:*

- Mix of agricultural and hazard lands that are associated with adjacent Other Wetlands.

#### *South:*

- Larger agricultural parcels are currently under cultivation.

#### *West:*

- Hazard lands due to associated Significant Woodlands and Other Wetlands.

On-farm diversified uses are common in agricultural areas in the County of Grey and the Township of Southgate. Two properties in the immediate area (246254 Southgate Road 24 and 192790 Southgate Side Road 19) contain small-scale industrial uses.

Minimum Distance Separation Guidelines provide that minimum distance separation calculations are not required for agricultural-related and on-farm diversified uses, however local municipalities may require them. The Township of Southgate does not require MDS to be calculated for on-farm diversified uses. To understand the impacts of the proposed development on the agricultural area, this report looked at livestock facilities within 1000 m of the proposed development (Figure 8 – MDS Arcs). MDS I was calculated as follows:

### 192790 Southgate SRD 19

- Required Distance: 280 m.
- Provided Distance: 520 m.

### 192685 Southgate SRD 19

- Required Distance: 121 m.
- Provided Distance: 450 m.

The proposed OFDU meets minimum distance separation calculations. It is not anticipated that the proposed use will impact surrounding livestock facilities or agricultural operations.

### Economic analysis

On-farm diversified uses are supported on rural and agricultural lands in the Provincial Policy Statement, County of Grey Official Plan and Township of Southgate Official Plan. On-farm diversified uses represent an opportunity for agricultural operators to support and supplement their agricultural operations through a secondary stream of revenue. On-farm diversified uses and their policies enhance the diversification of the rural landscape by encouraging small-scale commercial and industrial uses that support agricultural operators sustain their farming operations.

Generally, on-farm diversified uses are not permitted on agricultural lands that are less than 20 hectares in area. These policies intend to protect agricultural lands and ensure lands are not taken out of agricultural production for small-scale commercial and industrial uses. The subject lands have a lot area of 10 hectares and approximately 8 hectares are under agricultural production currently. The proposed OFDU is to be located in the eastern portion of the lands, adjacent to the existing barn, on lands that are not currently within agricultural production. The proposed shop, gravel yard, and outdoor storage area will not take lands out of agricultural production.

Smaller agricultural parcels do not yield the same level of agricultural output as larger agricultural parcels do, making it difficult for agricultural operators to sustain their living solely from farming. OFDUs provide agricultural operators of smaller farm operations with additional financial support that can support the continuation of farming practices. In some cases, OFDUs are more necessary on smaller parcels of land where a secondary stream of income is required to sustain agricultural operations.

### Conclusion

It is our opinion that the surrounding lands have not been subject to significant agricultural investment due to natural hazards associated with Wetland and Woodland features. The smaller lots to the north are not large agricultural operations and it is not anticipated that the proposed development will impact these lands.

As mentioned, the proposed development will not remove lands from agricultural production. The use will further support agricultural operations by providing the land owner with an additional income stream to sustain their practices.

## 6.0 CONCLUSION

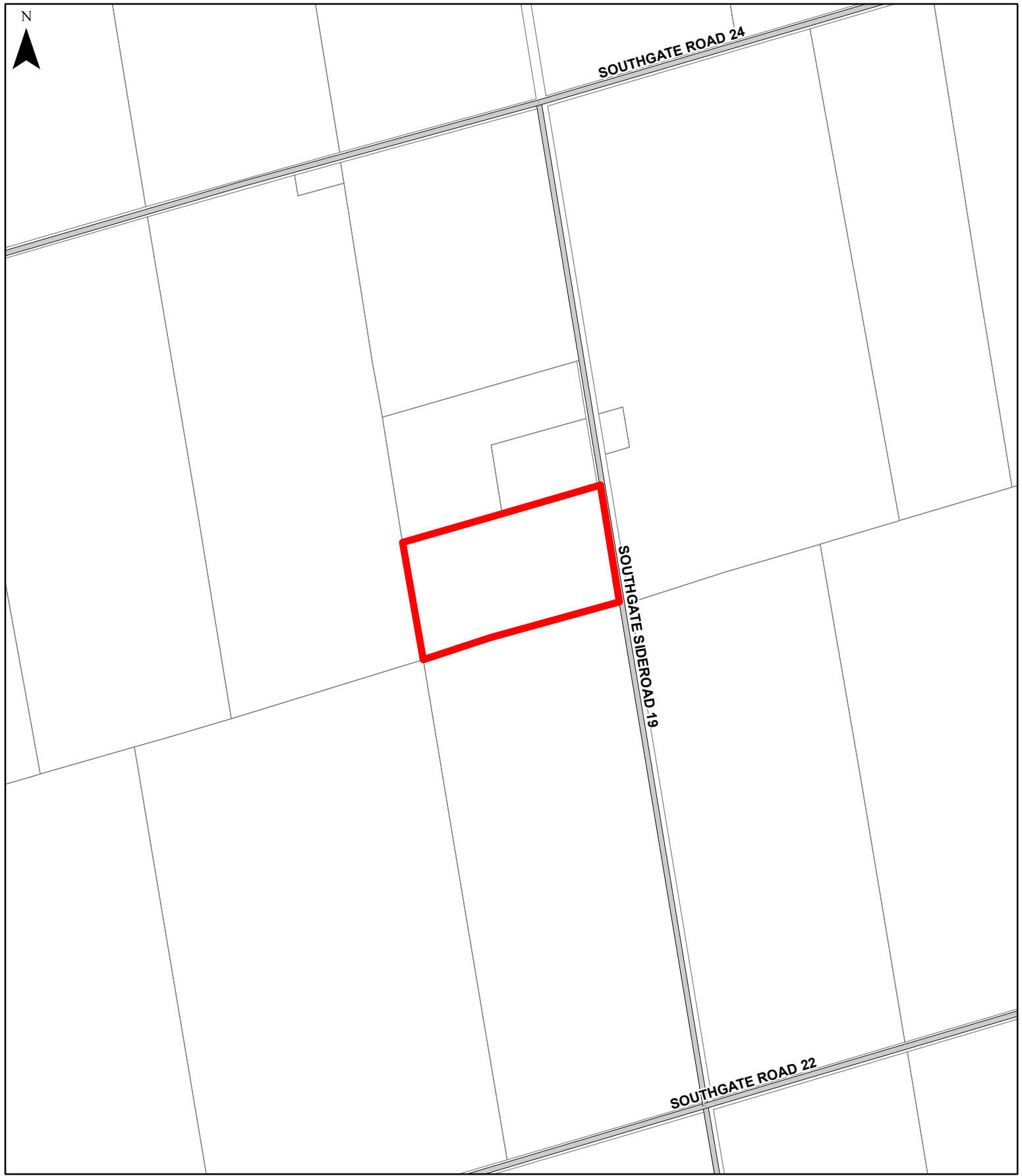
This Planning Justification Report has been prepared in support of applications for a County Official Plan Amendment, a Zoning By-law Amendment and Site Plan Approval. The applications are in keeping with the Planning Act RSO 1990 and are consistent with the Provincial Policy Statement, 2020. The applications generally conform to the County of Grey Official Plan and the Township of Southgate Official Plan, as amended. The proposed applications generally comply with the 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**  
**192748 Southgate Sideroad 19**  
**Township of Southgate**


 Subject Lands







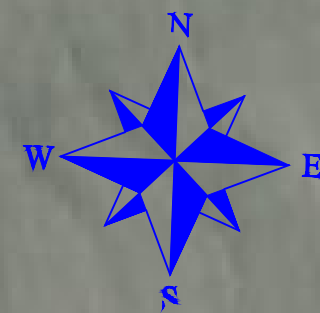
**Figure 2**  
**Location (Aerial)**  
**192748 Southgate Sideroad 19**  
**Township of Southgate**

 Subject Lands

0 25 50 75  
Metres



**LOFT PLANNING**  
June 30, 2023



**NORMAN & MINERVA  
MARTIN**  
LEGAL ;CON 16S PT LOT27  
192748 SOUTHGATE SRD 19  
SOUTHGATE ON.  
519-501-1091  
ROLL# 420709000306900

DATED THIS DAY ; 01/13/2023

OPA-COUNTY-TOWNSHIP	PERMITTED/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	10 HA PARCEL 1000 FT SQ HOME OCCUPATION	2000M2 OFDU AREA TO ALIGN WITH RURAL DESIGNATION
BUILDING TOTAL TO A MAX OF 20% OF 2% ofdu		250M2 BUILDING AREA 92.90M2 EXISTING
PARKING SPACES (1 PER 100M2 BLDG) 3.048x6.096 meters	3 PARK SPACES 1 ACCESSIBLE PARK SPACE	3 PARK SPACES 1 ACCESSIBLE PARK SPACE
LOT COVERAGE		LESS THEN 2%

GIS LOT LINE INCORRECT

EXISTING 92.9M2  
HOME OCCUPATION  
WOULD BE DISCONTINUED

132.67

2000M2 REZONE AREA

PROPOSED GRAVEL SHOP YARD

238M2 PROPOSED SHOP

PROPOSED WEEPINGBED FOR SHOP

Southgate SRD 19

EXISTING COVERALL BARN FOR MEAT GOATS

PROPOSED AGRICULTURAL SKIDSTEER ROOM  
250M2 OUTDOOR STORAGE

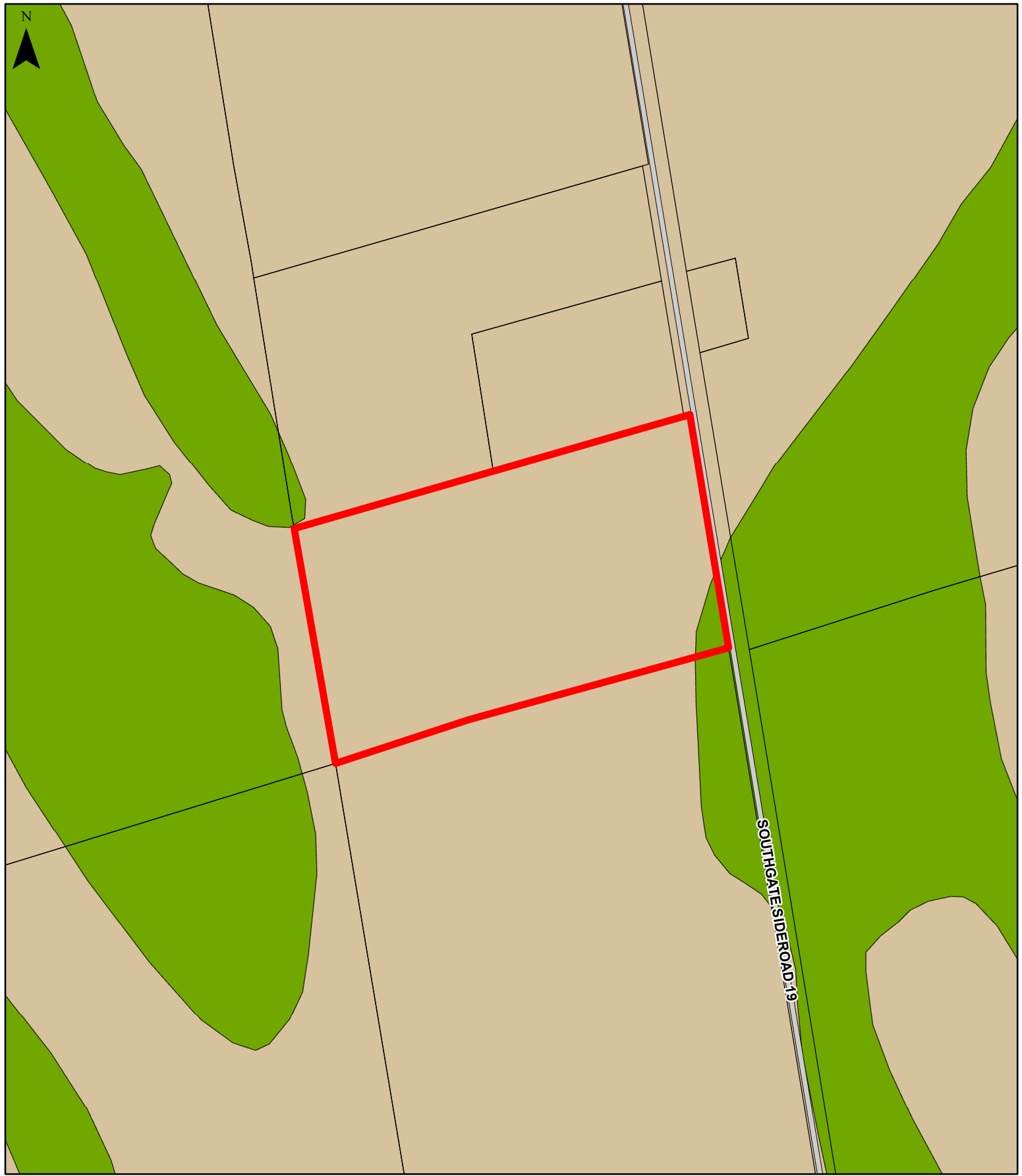
15.24

28.20




PROPOSED 11.89 POWER ROOM

99.72

GIS LOT LINE INCORRECT



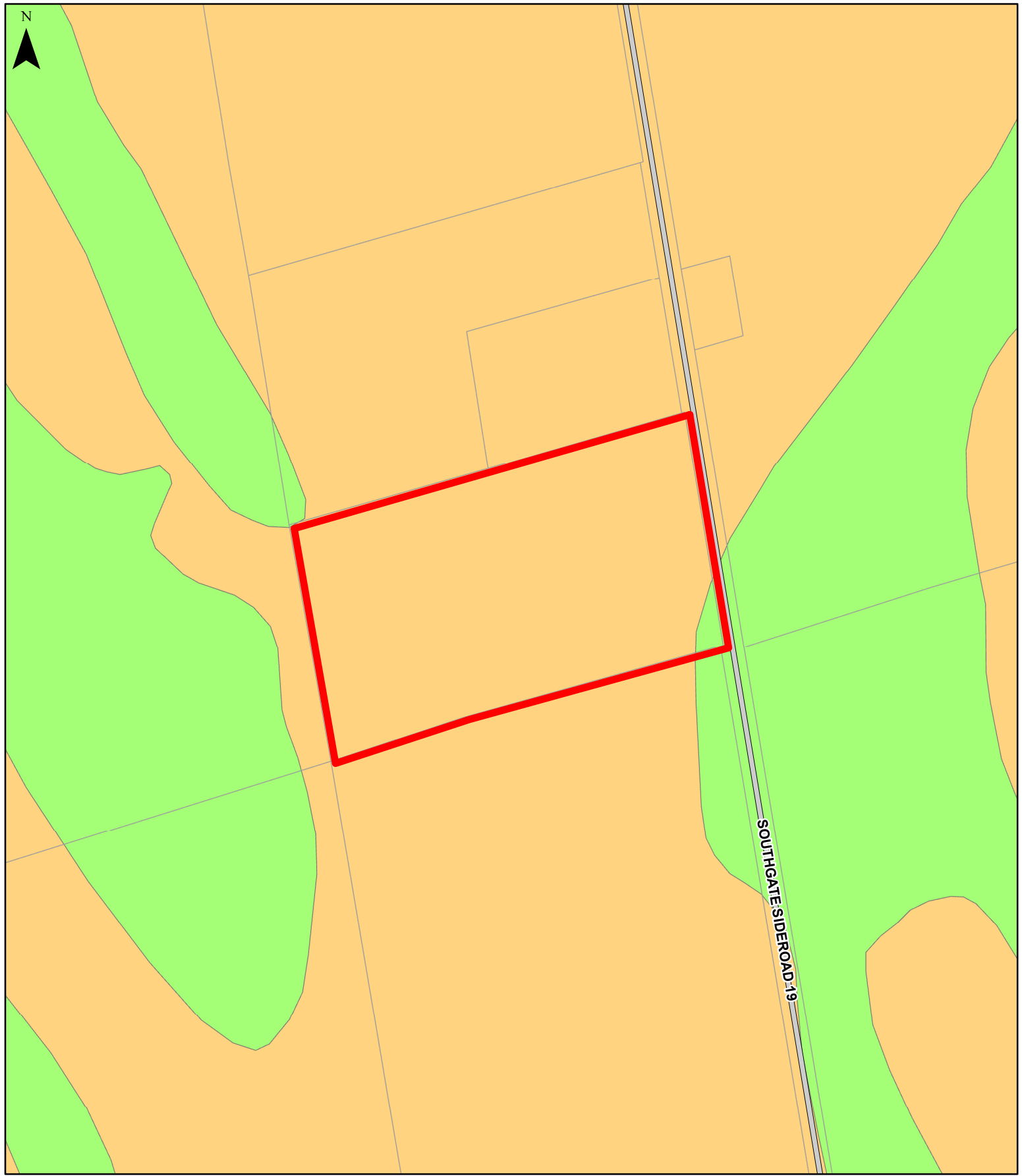
**Figure 4**  
**County of Grey Official Plan - Schedule A**  
**192748 Southgate Sideroad 19**  
**Township of Southgate**

-  Subject Lands
-  Agricultural
-  Hazard Lands




0 40 80 120 Metres



**LOFT PLANNING**  
June 30, 2023



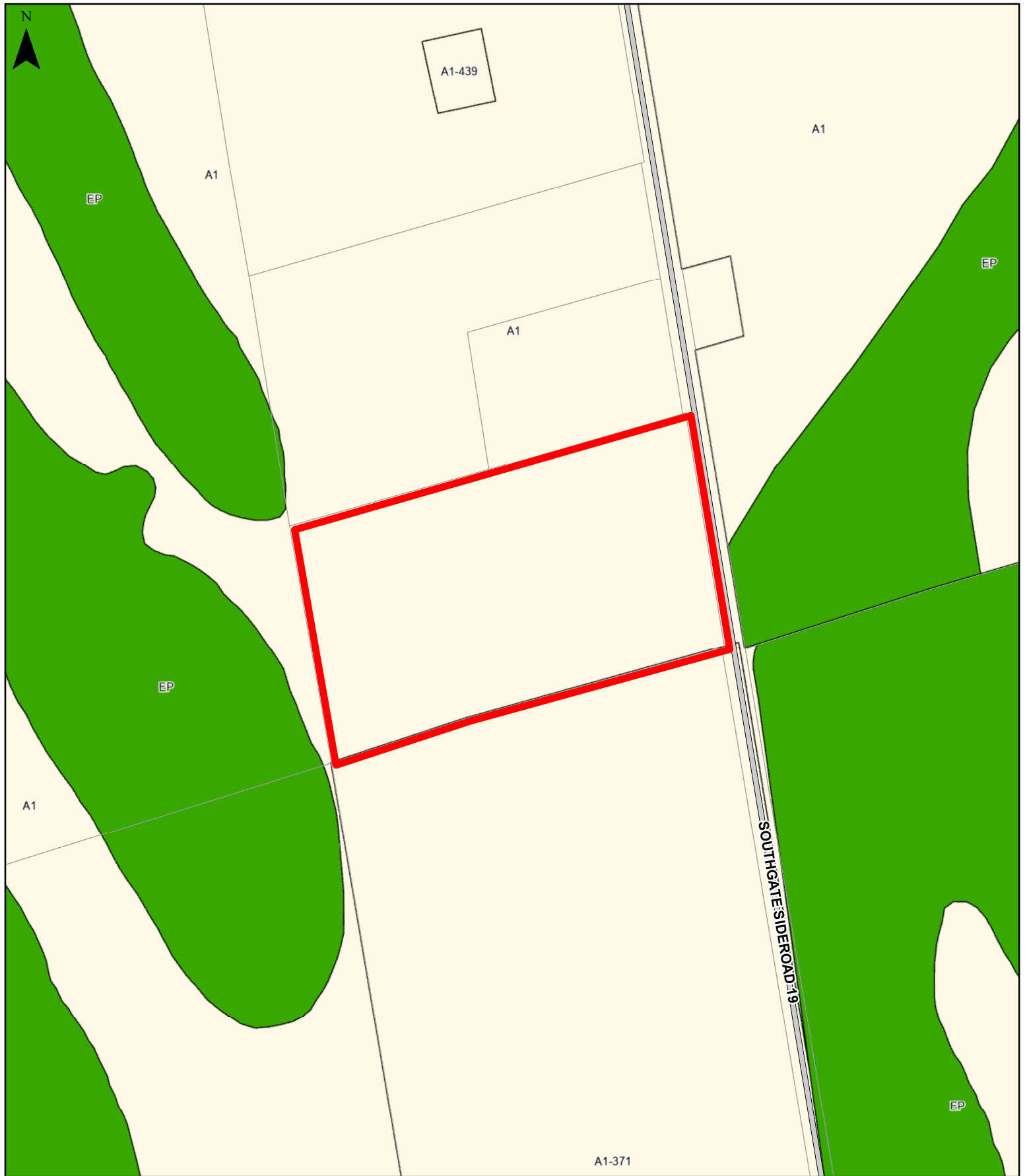
**Figure 5**  
**Township of Southgate Official Plan**  
**192748 Southgate Sideroad 19**  
**Township of Southgate**

-  Subject Lands
-  Agricultural
-  Hazard Land

0 40 80 120 Metres



**LOFT PLANNING**  
June 30, 2023



**Figure 6**  
**Township of Southgate Zoning By-law**  
**192748 Southgate Sideroad 19**  
**Township of Southgate**

-  Subject Lands
-  A1 - Agricultural
-  EP - Environmental Protection

0 40 80 120 Metres

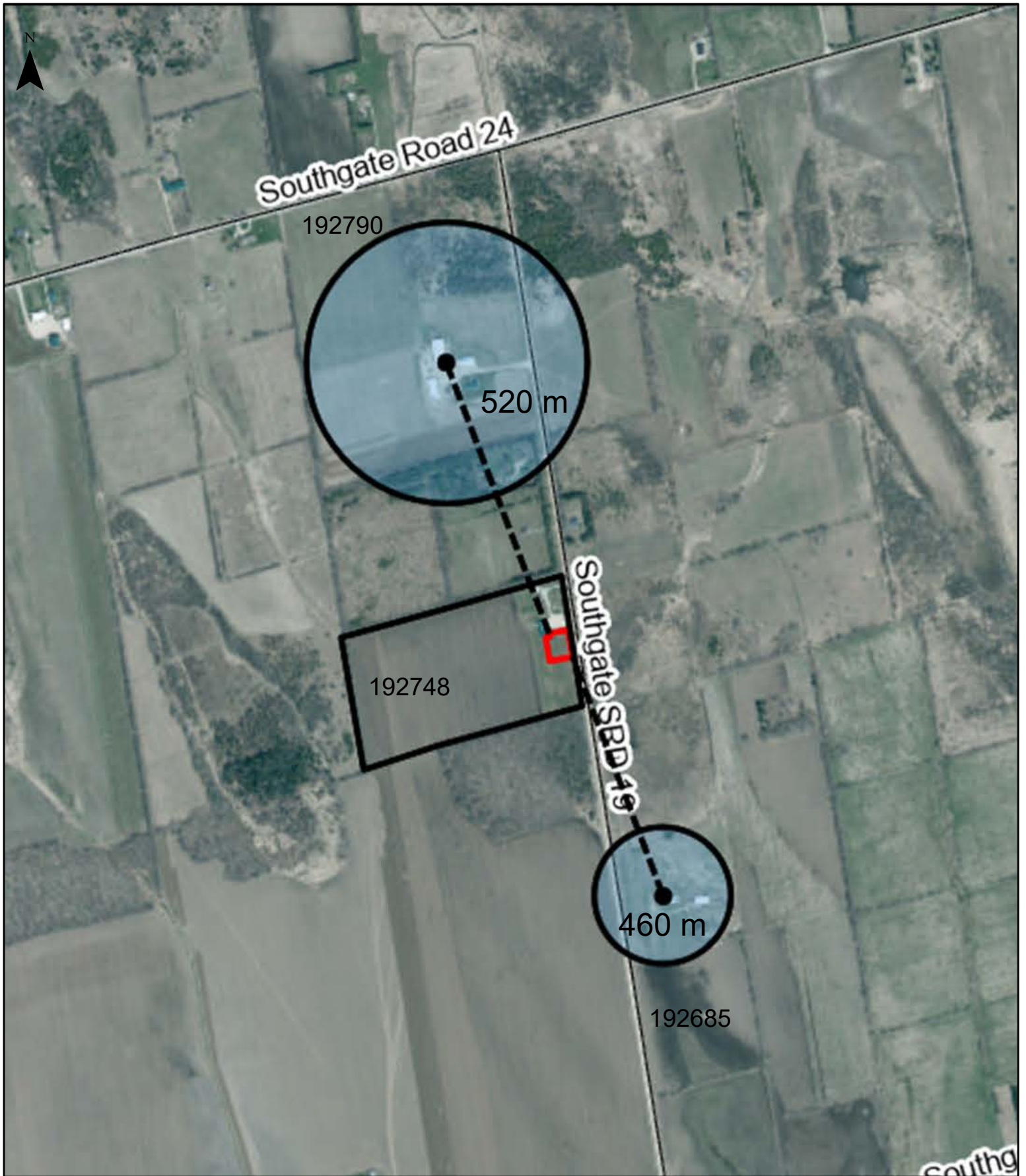


# Existing Structures




# Location of Proposed Development





**Figure 8**  
**Minimum Distance Separation I Arc**  
**192748 Southgate SRD 19**  
**Township of Southgate**

 Proposed OFDU Area



**LOFT PLANNING**

June 30, 2023



**AMENDMENT NO. \_\_\_\_**  
**TO THE**  
**OFFICIAL PLAN**  
**OF THE**  
**COUNTY OF GREY**

**AMENDMENT NO. \_\_\_\_\_ TO COUNTY OF GREY OFFICIAL PLAN**

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**PART B – THE AMENDMENT**

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**PART C – THE APPENDICIES**

**Appendix A** Schedule 'A'

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE MUNICIPALITY OF GREY HIGHLANDS 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 constitutes Amendment No. OPA No. \_\_\_\_\_ to the County of Grey Official Plan.

**PART C – The Appendices** attached hereto do not constitute part of this Amendment. These Appendices include supporting information.

## **PART A – THE PREAMBLE**

### **1.0 PURPOSE**

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

The effect of the Official Plan Amendment is to redesignate the lands to Agricultural – Site Specific and Hazard to permit the establishment of an On-farm Diversified Use on lands with a lot area of 10 hectares.

### **2.0 LOCATION**

The lands affected by the proposed Official Plan Amendment are 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.

### **3.0 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 10.5.21 dealing with Official Plan Amendments.

The lands affected by this amendment are designated as Agricultural in the County of Grey Official Plan. The subject lands are known municipally as 192748 Southgate Sideroad 19, Township of Southgate. The lands have a total area of 10 ha 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 existing home occupation would be discontinued upon approval of the subject amendment. The proposed on-farm diversified use would contain a shop (238 sqm), power room (11.89 sqm) and outdoor storage (250 sqm). The entirety of the area used for the OFDU is 2000 sqm (representing 2% of the total size of the lot area).

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 County of Grey Official Plan permits on-farm diversified use in the Agricultural designation on lands that have a lot area of 20 hectares or greater and in the Rural designation on lands that have a lot area of 10 hectares 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 County of Grey Official Plan.

### **DETAILS OF THE AMENDMENT**

Item 1: Section 5.2.1.9.X (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 uses:

Additional Permitted Use: *On on-farm diversified use with a combined area of 2000 square metres.*

### **IMPLEMENTATION AND INTERPRETATION**

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Official Plan of the County of Grey as contained in Section 9.3 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’



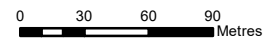
**Appendix A**  
**County Official Plan Amendment**  
**192748 Southgate Sideroad 19**  
**Township of Southgate**



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



Lands to remain in the Hazard Lands designation



**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



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

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**Part B – The Amendment**

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**Part C – The Appendices**

<b>Appendix A</b> Schedule 'A'	
--------------------------------	--

**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'



**Appendix B**  
**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

0 30 60 90 Metres



**The Corporation of the Township of Southgate**

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

**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 be it resolved that** the Council of the Corporation of the Township of Southgate enacts as follows:

1. That Schedule 15 to Zoning By-law No. 19-2002 is hereby amended by changing the zone area on a portion of the lands described as PT LT 27 CON 16 PROTON AS IN GS148863; SOUTHGATE and shown on Schedule “A”, affixed hereto from Agricultural (A1) to Agricultural (A1) and Agricultural Exception (A1-XXX).
2. Section 33.XXX to By-law No. 19-2002 is hereby amended by adding the following:

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the contrary, the land zoned A1-XXX shall be subject to the following:

Additional Permitted Use: Small Scale Industrial use.

- a) Minimum required lot area shall be 10 hectares.
  - b) Maximum combined area of the small-scale industrial use shall not exceed 2000 square metres.
  - c) Minimum required front yard shall be 15 m.
3. **That** Schedule “A” and all other notations thereon are hereby declared to form part of this by-law; and
  4. **That** this by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

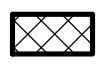
Read a first, second and third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

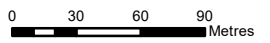
\_\_\_\_\_  
Clerk



**Appendix C**  
**Township of Southgate**  
**Zoning By-law Amendment**  
**192748 Southgate Sideroad 19**  
**Township of Southgate**



Lands to be rezoned from the Agricultural (A1) Zone  
to the Agricultural Exception (A1-xx) Zone







## 192748 Southgate SRD 19

### General information


<b>Application date</b> Jun 22, 2023	<b>Municipal file number</b>	<b>Proposed application</b> New or expanding on-farm diversified use (if required locally)
<b>Applicant contact information</b> Norman Martin NB Martin MFG Inc. 192748 Southgate Sideroad 19 Southgate, ON N0C 1B0 519-501-1091 normmartarp@gmail.com	<b>Location of subject lands</b> County of Grey Township of Southgate PROTON Concession 16 , Lot 27 Roll number: 420709000306900	

### Calculations

#### 192685 Southgate SRD 19

<b>Farm contact information</b> 	<b>Location of existing livestock facility or anaerobic digester</b>	<b>Total lot size</b>		
ON	County of Grey Township of Southgate PROTON Concession 15 , Lot 28 Roll number: 420709000501000	40 ha		
<b>Livestock/manure summary</b>				
<b>Manure Form</b>	<b>Type of livestock/manure</b>	<b>Existing maximum number</b>	<b>Existing maximum number (NU)</b>	<b>Estimated livestock barn area</b>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	16	15.9 NU	370 m <sup>2</sup>
 <b>Confirm Livestock/Manure Information (192685 Southgate SRD 19)</b> The livestock/manure information has not been confirmed with the property owner and/or farm operator.				
<b>Setback summary</b>				
Existing manure storage	V3. Solid, outside, no cover, >= 30% DM			
Design capacity	15.9 NU			
Potential design capacity	31.9 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	223.72	
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)				121 m (397 ft)
Actual distance from livestock barn				460 m (1509 ft)
Storage base distance 'S' (minimum distance from manure storage)				121 m (397 ft)
Actual distance from manure storage				460 m (1509 ft)

## 192790 Southgate SRD 19

Farm contact information 

ON

## Location of existing livestock facility or anaerobic digester

County of Grey  
Township of Southgate  
PROTON  
Concession 16 , Lot 27  
Roll number: 420709000307100

Total lot size  
21 ha

## Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	215	215.3 NU	1000 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	43	43.1 NU	1000 m <sup>2</sup>



## Confirm Livestock/Manure Information (192790 Southgate SRD 19)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

## Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	258.3 NU		
Potential design capacity	300 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	463.8
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			250 m (820 ft)
Actual distance from livestock barn			520 m (1706 ft)
Storage base distance 'S' (minimum distance from manure storage)			250 m (820 ft)
Actual distance from manure storage			520 m (1706 ft)

## Preparer signoff &amp; disclaimer

## Preparer contact information

Claire de Souza  
Loft Planning Inc.  
25 Maple Street  
Collingwood, ON  
L9Y 2P7  
705-446-1168  
claire@loftplanning.com

## Signature of preparer



Claire de Souza , Junior Planner

06-30-2023

Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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