



LOFT PLANNING

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January 26, 2024

Bill White, MCIP RPP
Consulting Senior Planner
Township of Southgate
185667 Grey County Rd. 9
Dundalk, Ontario
N0C 1B0

Dear Mr. White:

RE: Planning Justification Letter (Minor Variance)
220270 Southgate Road 22, Township of Southgate
Legal Address: CON 2 SWTSR PT LOT 221 PT; LOT 222; TOWNSHIP OF SOUTHGATE
Roll No.: 420709000504900
Our File: CUT.77723.233 (CUTWAY)

1.0 INTRODUCTION

We have been retained by Cutway Inc, owner of 220270 Southgate Road 22, Township of Southgate to act as planners for a Minor Variance application on the aforementioned lands. The application proposes to increase the amount of indoor storage and decrease the amount of outdoor storage permitted on the property. This Planning Justification Letter is being submitted as part of a complete application.

2.0 LOCATION

The subject lands are municipally known as 220270 Southgate Road 22, Township of Southgate and legally described as CON 2 SWTSR PT LOT 221 PT; LOT 222; TOWNSHIP OF SOUTHGATE. The land is located just north of Dundalk. The land is located on the south side of Southgate Road 22 and west of the CP Rail Trail. To the east and south are rural lands and woodlands.

3.0 SITE DESCRIPTION & SURROUNDING USES

The subject lands are a rural parcel of land with a lot area of 42.5 hectares and a lot frontage of approximately 1100 meters on to Southgate Road 22 (Figure 1 - Subject Lands). Access to the site is from Southgate Road 22. The lands are described as rural, containing woodlands, wetlands and farmlands (Figure 2 – Aerial). The land contains a single detached residential dwelling, two barns, an accessory shed, an industrial shop and an industrial



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storage structure. There is also an existing 464m² outdoor storage area. The lands are serviced by well and septic.

The lands are designated Rural and Hazard in the County of Grey Official Plan and the Township of Southgate Official Plan. The lands are zoned Agricultural (A1), Agricultural Exception (A1-289) and Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002. The lands are partially regulated by the Saugeen Valley Conservation Authority (SVCA). The surrounding lands can be described as rural, hazard lands and agricultural lands. There are existing on farm diversified uses on lands to the west.

4.0 DESCRIPTION OF PROPOSAL

The applicant requests a Minor Variance to increase the amount of usable indoor storage space and to decrease the amount of usable outdoor storage space.

The application is described as follows:

1. Minor Variance:

1. To vary S.33.289 b) to increase the maximum combined size of structures to 940m².
2. To vary S.33.289 e) to decrease the maximum total area for outdoor storage to 310m².

5.0 MINOR VARIANCE

Under Section 45 of the Planning Act, RSO, 1990, the Committee of Adjustment is given the power to approve minor variances to the provisions of the Zoning By-law where it is demonstrated that the proposed variances represent good planning and are desirable for the appropriate development of the land and meet the general intent of the Official Plan and Zoning By-law.

The four tests were considered to determine the appropriateness of the proposed variances based on the impact on adjacent uses and a review of the Township of Southgate Official Plan and Zoning By-law. The analysis of the Four Tests is summarized as follows:

5.1 FOUR TESTS

1. Are the variances in keeping with the general intent and purpose of the Township of Southgate Official Plan?



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The minor variance maintains the general intent and purpose of the Township of Southgate Official Plan. The Township of Southgate Official Plan does support on-farm diversified uses within the Rural designation. S.5.4.2.2 of the Official Plan provides that,

“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 metres.”

There is an existing on-farm diversified use on site which complies with the existing zoning. The proposal to increase the maximum combined size of structures to 940m²; and to decrease the maximum total area for outdoor storage to 310m² generally meets the purpose and intent of the Official Plan. That purpose and intent is to limit the size of on-farm diversified uses to the lesser of 2% of the lot area or a maximum of 8000m². The proposal would maintain this policy by shifting the outdoor storage area and utilizing this space within the combined size of the structure. The land has a lot area of 42.7 ha. The structure area would have a total area of 940 m² and the outdoor storage area would have an area of 310 m². The on-farm diversified use would maintain the 2% of the lot area calculation (8540 m² = 8000 m²) and would maintain the 20% of the lands devoted to the use (1250 m² < 1600 m²). (Parking to be included within the 1600 m²). The proposal maintains the general purpose and intent of the Township of Southgate Official Plan.

2. Are the variances in keeping with the general intent and purpose of the Township of Southgate Zoning By-law?

The minor variance maintains the general intent and purpose of the Township of Southgate Zoning By-law. The subject lands are zoned Agricultural (A1), Agricultural Exception (A1-289) and Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002. The proposed minor variance maintains the current zoning permissions, and shifts a portion of the outdoor storage area, to indoor structure area in order to more suitably



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accommodate raw materials and finished product that cannot be located outside in the elements. The structure area would have a total area of 940 m² and the outdoor storage area would have an area of 310 m². The variance maintains the general purpose and intent of the Zoning By-law.

3. Is the Application minor in nature?

The on-farm diversified use exists on a rural parcel of lands with a lot area of 42.7 ha. The structure exists. The proposal proposes discontinuing use of a portion of the outdoor storage area and shifting this permitted area into the existing structure. There is virtually no visible change on site other than less use of the outdoor storage area. The proposed variance is minor in nature.

4. Is the Application desirable for the appropriate development or use of the land, building, or structure?

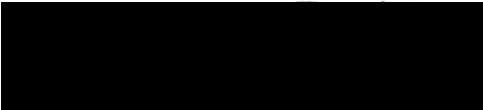
The proposed minor variance is desirable for the appropriate development of the subject lands. The variance would allow an increased amount of indoor storage on the property while decreasing the amount of outdoor storage. The indoor storage will expand within existing structures. The use is existing and complies with the existing zoning. The proposed variance is desirable for the appropriate development of the land.

6.0 CONCLUSION

This planning letter has been prepared in support of a Minor Variance application. The Application maintains the four tests of a minor variance.

Respectfully Submitted,

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal

Figure 1 – Subject Lands
Figure 2 – Aerial
Figure 3 – Sketch
Figure 4 – Site Plan Sketch



Figure 1
Subject Lands, 2020 Aerial Imagery
220270 Southgate Road 22
Township of Southgate

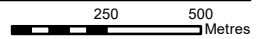
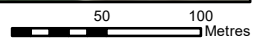
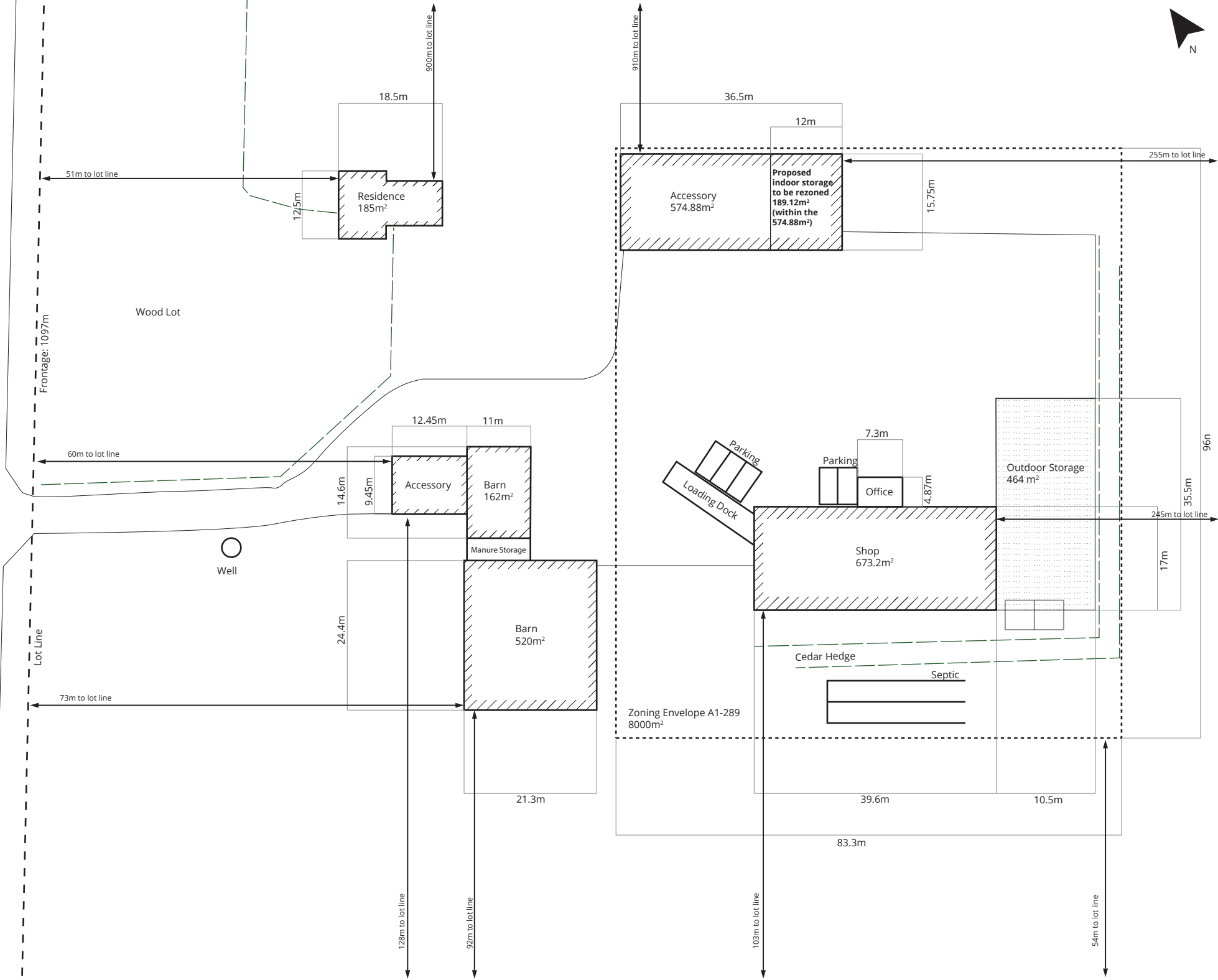


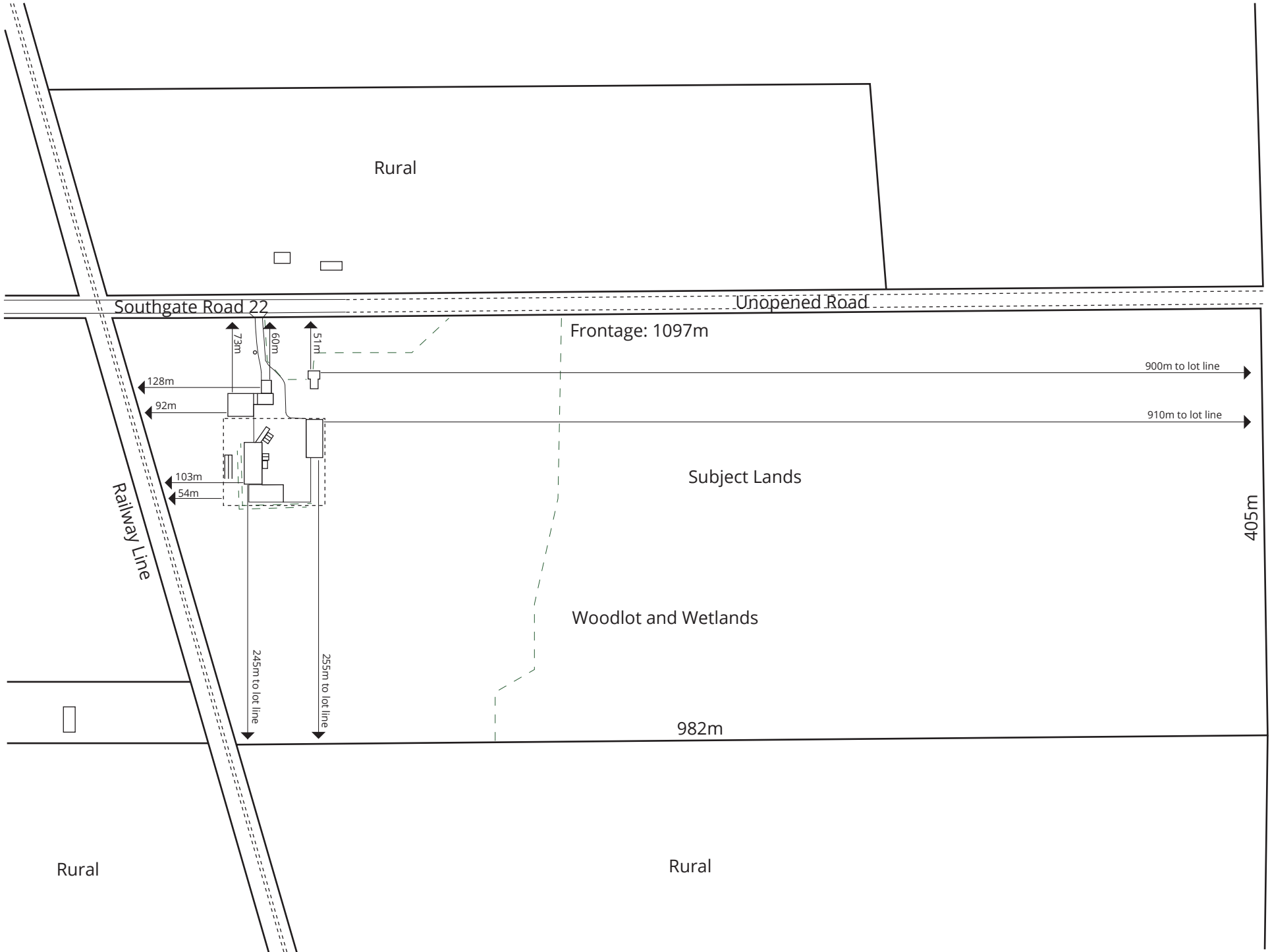


Figure 2
Location: 2020 Aerial Imagery
220270 Southgate Road 26
Township of Southgate



Southgate Road 22





Rural

Rural

Southgate Road 22

Unopened Road

Frontage: 1097m

900m to lot line

910m to lot line

Subject Lands

405m

Woodlot and Wetlands

982m

Rural

Railway Line

73m

60m

51m

128m

92m

103m

54m

245m to lot line

255m to lot line