



# 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  
NOC 1B0

Dear Mr. White:

**RE: Planning Justification Letter (Minor Variance)**  
**260187 (260185) Southgate Road 26, Township of Southgate**  
**Legal Address: CON 2 SWTSR PT LOTS 198 TO;200 RP 16R9480 PART 2; SOUTHGATE**  
**Roll No.: 420709000804200**  
**Our File: TUB.77623.232 (Solomon Martin)**

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## 1.0 INTRODUCTION

We have been retained by Solomon Martin., owner of 260187 Southgate Road 26, Township of Southgate to act as planners for a Minor Variance application on the aforementioned lands. The lands are also known as 260185 Southgate Road 26 as the site has two civic addresses (related to house and shop). 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.

We would note that the subject lands are the resultant lot of Consent B7/2023.

## 2.0 LOCATION

The subject lands are municipally known as 260187 Southgate Road 26, Township of Southgate and legally described as CON 2 SWTSR PT LOTS 198 TO;200 RP 16R9480 PART 2; Southgate. The lands are located on the north side of Southgate Road 26, east of Proton Station. The lands are located east of Southgate Road 73 and west of Highway 10.

## 3.0 SITE DESCRIPTION & SURROUNDING USES

The subject lands are a rural parcel of land with a lot area of 33.4 hectares and a lot frontage of 505 metres onto Southgate Road 26 (Figure 1- Subject Lands). Access to the site is from Southgate Road 26. The lands are described as rural, containing woodlands, grasslands and farm lands (Figure 2 - Aerial). The lands contain a single detached residential dwelling, and three accessory structures. The lands are serviced by privately owned well and septic.



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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 (A1-333) 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, farm lands and wetlands to the north, rural and woodlands to the east and south and farmlands and wetlands to the west.

### 4.0 DESCRIPTION OF PROPOSAL

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

The applications are described as follows:

#### 1. Minor Variance:

1. To vary S.33-333 a) to increase the maximum combined size of structures to 904m<sup>2</sup>.
2. To vary S.33-333 a) to decrease the maximum total area for outdoor storage to 310m<sup>2</sup>.

### 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?

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*



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*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 904m<sup>2</sup>; and to decrease the maximum total area for outdoor storage to 310m<sup>2</sup> 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 8000m<sup>2</sup>. 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 33.4 ha. The structure area would have a total area of 904 m<sup>2</sup> and the outdoor storage area would have an area of 310 m<sup>2</sup>. The on-farm diversified use would maintain the 2% of the lot area calculation (6680 m<sup>2</sup> < 8000m<sup>2</sup>) and would maintain the 20% of the lands devoted to the use (1214 m<sup>2</sup> < 1336 m<sup>2</sup>). (Parking to be included within the 1336 m<sup>2</sup>). 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 (A1-333) 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 accommodate raw materials and finished product that cannot be located outside in the elements. The structure area would have a total area of 904 m<sup>2</sup> and the outdoor storage area would have an area of 310 m<sup>2</sup>. The variance maintains the general purpose and intent of the Zoning By-law.

### 3. Is the Application minor in nature?



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The on-farm diversified use exists on a rural parcel of lands with a lot area of 33.4 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 2020 Imagery  
Figure 3 – Sketch  
Figure 4 – Sketch Site Plan



Figure 1  
Subject Lands: 2020 Aerial Imagery  
260187 Southgate Road 26  
Township of Southgate

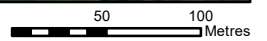
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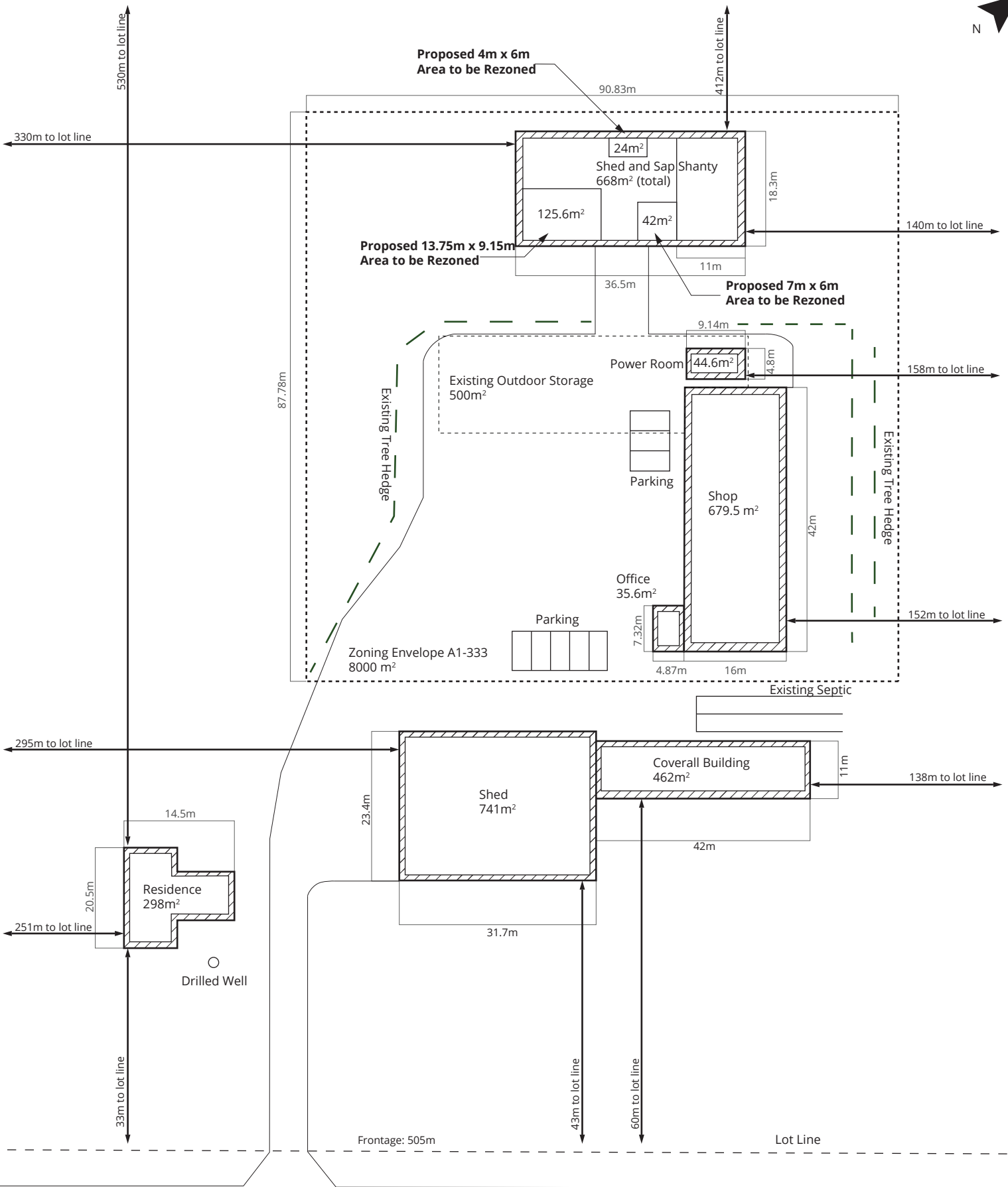


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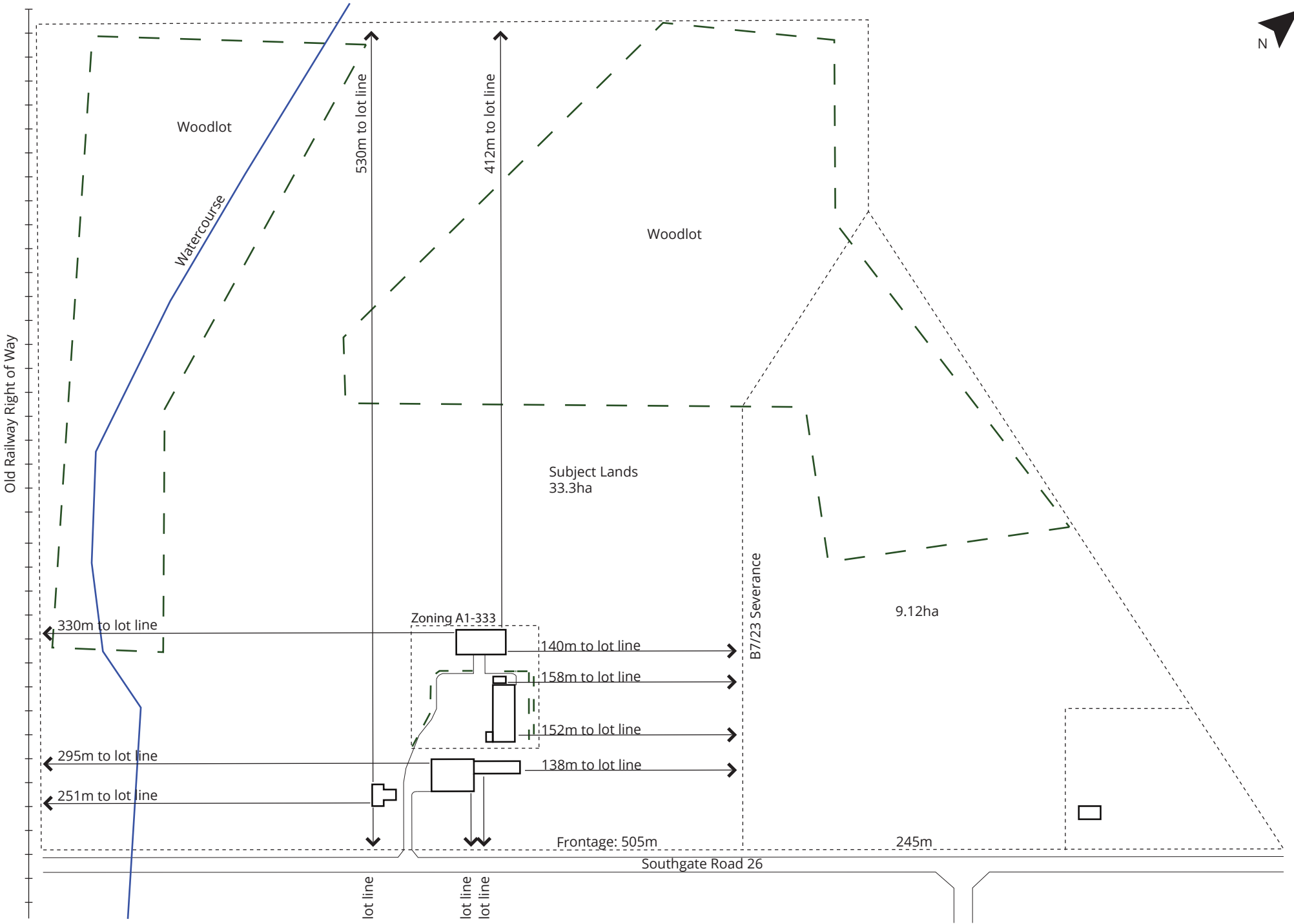


Figure 2  
Aerial: 2020 Aerial Imagery  
260187 Southgate Road 26  
Township of Southgate





Southgate Road 26



Old Railway Right of Way

Woodlot  
Watercourse

Woodlot

Subject Lands  
33.3ha

9.12ha

Zoning A1-333

330m to lot line

295m to lot line

251m to lot line

33m to lot line

43m to lot line  
60m to lot line

140m to lot line

158m to lot line

152m to lot line

138m to lot line

Frontage: 505m

245m

B7/23 Severance

Southgate Road 26

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