



PLANNING JUSTIFICATION REPORT

**Official Plan & Zoning By-Law
Amendments**

265068 Southgate Road 26,
Township of Southgate

File no. 2350C

January 27, 2025



PLANNING
URBAN DESIGN
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ARCHITECTURE

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1.0 Introduction

1.1 Purpose of the Application

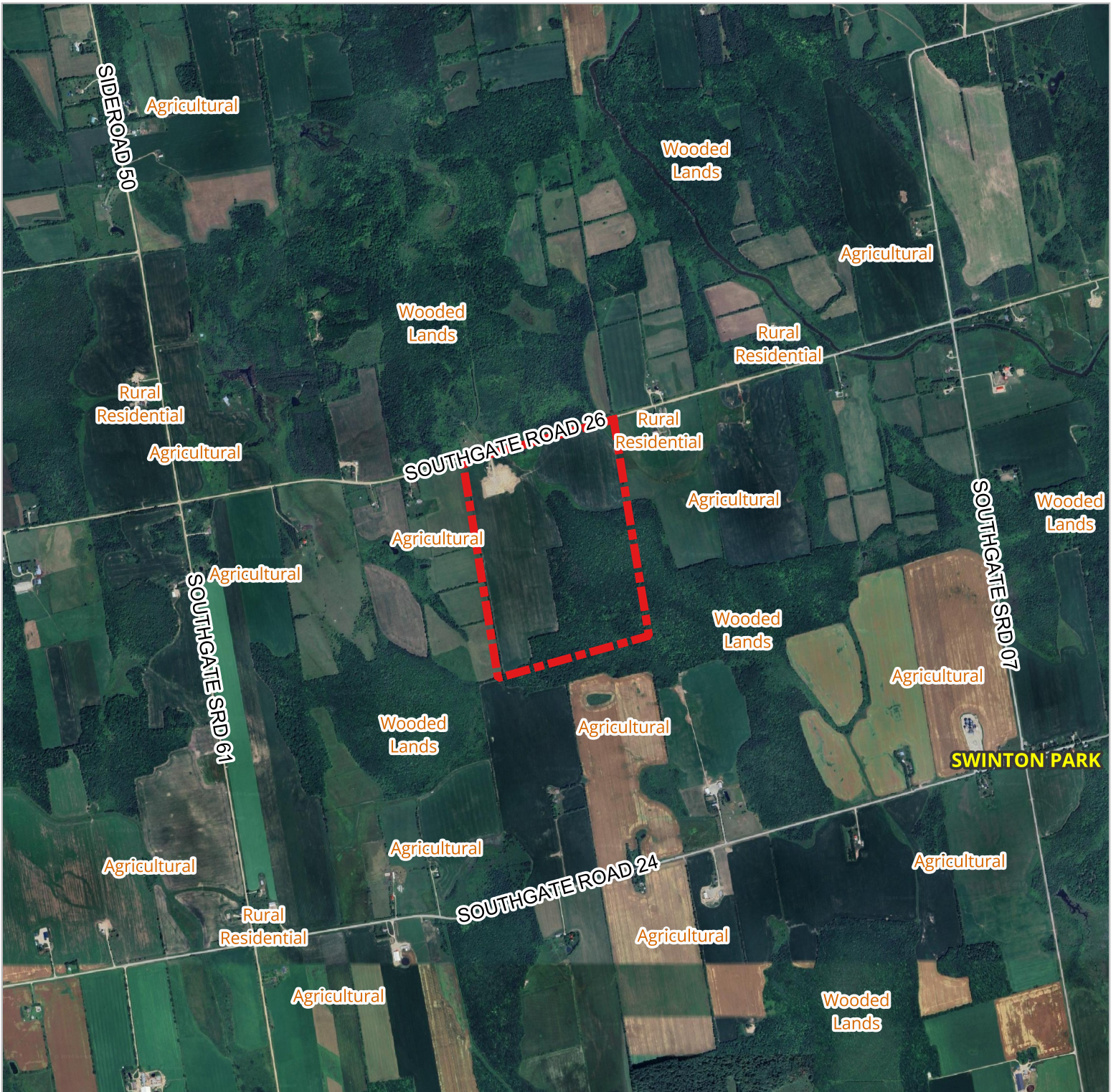
MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter "MHBC") has been retained by EMS Construction Inc to provide planning justification in support of a proposed Official Plan Amendment and Zoning By-law Amendment for lands addressed as 265068 Southgate Road 26, Township of Southgate (the subject lands). The subject lands are in agricultural use with an existing on-farm diversified use (trades workshop) on a portion of the property. The owner is proposing to increase the outdoor storage area and building footprint permitted for an on-diversified use. In order to facilitate the proposal, amendments to the Township Official Plan and the Zoning By-law are required.

The lands are designated in the Grey County Official Plan and Township of Southgate Official Plan as 'Agricultural' and 'Hazard Lands'. The Agricultural land use policies permit on-farm diversified uses up to a maximum lot coverage of 2% (or 8,000m²) of the total property. The Township Zoning By-law zones the lands 'A1-525' (Agricultural) and 'EP' (Environmental Protection). The A1-525 zone is site specific and permits small scale industrial use on the lands with additional regulations limiting the size and scale of the use. The regulations limit the workshop building to 750m² and the outdoor storage area to 500m².

The Township has been consulted on the proposal. This planning justification report has been prepared outlining the merits of the proposed amendments. The Township did not identify any other studies or reports to be submitted as part of a complete application.

1.2 Subject Lands

The subject lands are legally described as Lot 3, Part Lot 2, Concession 18, Proton. The lands are on the south side of Southgate Road 26, east of Sideroad 61, west of Sideroad 7, and north of Southgate Road 24. The lands have an area of 72.5 hectares (179 acres) with approximately 720 metres of frontage on Southgate Road 26. There is an existing dwelling, barn and a workshop building on the lands. The predominant land use is agriculture (crops) with some natural heritage consisting of woodlands. A portion of the lands are used as an on-farm diversified use consisting of a woodworking shop. As illustrated on **Figure 1**, the surrounding area is characterized as rural with an agricultural and natural heritage landscape. The subject lands are located on Southgate Road 26 which is designated as a local municipal road intended to serve local residents at low to moderate volumes.



**Figure 1
Context Map**

LEGEND

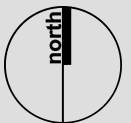
 Subject Lands

Date: December 2024

Scale: 1:25,000

File: 2350C

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265068 Southgate Road 26
Township of Southgate
Grey County

Source: Google Satellite Imagery (2022)



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2.0 Proposed Development

2.1 Overview of Proposed Development

The primary use of the subject lands is agricultural consisting of crops. A Zoning By-law Amendment was approved in 2022 to establish a site specific zone on a portion of the lands (A1-525), which permits an on-farm diversified use consisting of a small scale industrial workshop. The landowner has identified a need for additional storage to continue the successful operation of the on-farm diversified use. The intent of the proposal is to support the continued economic viability of the property. The agricultural use is a primary economic contributor, the on-farm diversified use plays a critical role in the viability of the property and supports the overall farm operation. The owner proposing changes to the on-farm diversified use, specifically to increase the storage area and building footprint. A site plan has been prepared to illustrate the proposed changes (**Figure 2**):

- An open air covered structure is proposed, identified as "B" on the site plan, with an area of 202m²
- Additional outdoor (non-covered) storage, identified as "E" and "F" on the site plan with a total area of 320m²

Table 1.0 – Overview of Proposal

Existing area of the A1-525 zone	8,000m ²
Existing building footprint	750m ²
Proposed covered storage (B)	202m ²
New total building footprint	952m²
Existing outdoor storage	500m ²
Proposed outdoor storage (E & F)	320m ²
New total outdoor storage area	820m²

There is no change proposed to the area occupied by the on-farm diversified use. All changes will be within the existing area. With the added outside storage and covered structure, the on-farm diversified use will still fall within the 8,000m² requirement. The covered storage structure will be an open-air structure with a roof (no walls) to provide a protected area for storing materials. The Ontario Building Code defines a building as having a roof or walls but does not require both a roof and walls to be considered a building. The covered storage structure is therefore considered a building.

2.2 Planning Applications

2.2.1 Township of Southgate Official Plan Amendment

The Township requires that buildings associated an on-farm diversified use cannot occupy more than 20% of the land devoted to the use, up to a maximum footprint of 750m². The covered storage structure is considered a building and will increasing the building footprint to 952m². An amendment to the Township Official Plan is required to recognize the increased building coverage.

2.2.2 Zoning By-law Amendment

The A1-525 zone regulations provide that the maximum combined size of the workshop, power room, office and lunchroom is 750m² and the maximum outdoor storage area is 500m². The proposal includes adding an covered structure (thereby increasing building footprint) as well as increasing the outdoor storage area. The covered storage area is considered a building that will form part of the workshop. Therefore, two amendments are required to: (1) increase the maximum size permitted for the workshop building footprint from 750m² to 952m², and (2) increase the outdoor storage area from 500m² to 820m².

3.0 Policy Context & Analysis

3.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) was issued under section 3 of the *Planning Act* and came into effect October 20, 2024. The PPS outlines the land use policy for Ontario, establishing the policy foundation for regulating the development and use of land to achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life. The PPS recognizes the inter-relationships among environmental, economic, health and social factors in land use planning, supporting an integrated and long-term approach to planning. One of the key considerations of the PPS is that planning decisions "*shall be consistent with*" the policy statement. The PPS has 6 chapters, which establish policies for the various aspects of land use planning. Relevant policies are addressed within the context below.

3.1.1 Rural Areas and Rural Lands

The PPS provides that Rural Areas are a system of land that comprise rural settlement areas, rural lands, prime agricultural areas, natural heritage and resource areas. Chapter 1 of the PPS outlines the vision for planning in Ontario, stating that Ontario's agricultural sector will contribute to the province's economic prosperity. This is reflected in the Rural Areas policies which promote diversification of the economic base and providing opportunities for economic activities in prime agricultural areas.

Policies specific to agriculture are provided in section 4.3, which require municipalities to use an agricultural systems approach to maintain an agricultural land base. As part of the agricultural land base, prime agricultural areas are to be designated and protected for long-term use for agriculture. The subject lands are within a rural area as defined by the PPS and are designated locally as prime agricultural.

The PPS provides a definition for 'prime agricultural area', which are areas which contain any of the following: specialty crop areas, CLI Class 1 through 7 lands, and additional areas with a concentration of farms. The subject lands can be considered prime agricultural as they contain a range of CLI 1 through 7 lands (per OMAFRA) and are designated by the County and Township as agricultural.

In prime agricultural areas, permitted uses are agricultural uses, agricultural related uses and on-farm diversified uses. On-farm diversified uses means uses that are secondary to the principal agricultural use of the property, and are limited in area. Among the many uses permitted as an on-farm diversified use include home occupations and home industries. On-farm diversification is a way of broadening economic opportunity within rural areas and agricultural areas, as directed in the PPS vision.

Policies for on-farm diversified uses require that they be compatible with, and not hinder, surrounding agricultural operations. The implementation of on-farm diversified uses is guided by Provincial Publication 851, *the Guidelines on Permitted Uses in Prime Agricultural Areas*, as well as through local policies.

The subject lands form part of the agricultural system of the province. The primary use of the lands is agriculture. In accordance with the permitted uses, the lands also have an on-farm diversified use, consisting of a home industry. The home industry use is ancillary to the agricultural operation of the lands and provides a form of income to support agricultural investment and opportunity for the farm family. The on-farm diversified use occupies a maximum area of 8,000m², which is consistent with the County and Township policy for on-farm diversified uses. Considering that the on-farm diversified use will not change in size and will remain a secondary use, the proposal is consistent with the agricultural policies of the PPS.

3.1.2 Natural Heritage

Chapter 4 of the PPS outlines policies for the wise use and management of resources, which include natural heritage and agriculture. Natural heritage policies are within section 4.1, providing that natural features and areas are to be protected for the long term and the ecological functions should be maintained. Development or site alteration is not permitted on adjacent lands to natural heritage features unless no negative impacts have been identified.

The subject lands contain natural heritage features, and a portion of the lands are designated Hazard Lands, comprising woodland features. No change is proposed within the area containing the natural heritage. The proposal is simply proposing to utilize available vacant space within the area permitted for the on-farm diversified use for storage purposes. No impacts to the natural heritage features are expected.

3.2 Guidelines on Permitted Uses in Prime Agricultural Areas

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851) is a tool to assist with the interpretation of the PPS policies relating to agricultural uses. As provided in policy 4.3.2.1 of the PPS, any proposed on-farm diversified use is to meet the provincial criteria established for such uses. At this time, the most current provincial criteria referenced within this policy is contained in Publication 851. The subject lands are considered to be prime agricultural and therefore the guidelines apply.

Specifically, section 2.3 of Publication 851 outlines the criteria for on-farm diversified uses:

1. *Located on a farm.*

The on-farm diversified use must be located on a farm property that is actively in agricultural use.

The subject lands are in active agricultural use containing crops. The on-farm diversified use is an existing use on a portion of the farm property.

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

The current agricultural use of the property must remain the primary use of the property. This is determined in both spatial and temporal terms. Spatially, the use is to be secondary to the agricultural use. Temporal refers to an intermittent or temporary use.

The primary use of the lands is, and will continue to be agricultural. There is no change proposed to the existing uses or their size.

3. *Limited in Area*

This criterion is intended to: minimize the amount of land taken out of agricultural production, if any; ensure agriculture remains the main land use in prime agricultural areas; and limit off-site impacts (e.g., traffic, changes to the agricultural-rural character) to ensure compatibility with surrounding agricultural operations.

Generally, the guidelines require on-farm diversified uses to occupy up to 2% of the total property area to a maximum of 10,000 square metres (or 1 hectare). When occupying more than 2%, consideration for PPS policies on non-agricultural uses shall be had. This size requirement is carried forward in the County and Township Official Plan's which limit the on-farm diversified use to 2% of the total property area, up to a maximum of 8,000m². Additionally, the existing on-farm diversified use is regulated through the site specific zoning A1-525 which permits the use to have an area of 8,000m². The proposed changes to the on-farm diversified use are not to the existing area. The size of the area is not proposed to change, rather the proposal is to convert un-used space within the 8,000m² for covered and outdoor storage. There is therefore no change to the overall area occupied by the use and the on-farm diversified use is compliant with the 2% size requirements.

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

A previous Zoning By-law amendment was approved to permit the use on the property. The existing use is considered a home industry under the PPS definition of on-farm diversified use. The proposed increase to the storage area will not alter or change the home industry use.

5. *Shall be compatible with, and shall not hinder, surrounding agricultural operations.*

Compatibility considerations include whether it hinders agricultural operations, if appropriate services and infrastructure are available, it maintains the agricultural character of the area, meets environmental standards and does not undermine the agricultural nature of the area.

The proposed increase to the storage area will not hinder the primary agricultural use of the subject lands. The area proposed to accommodate additional storage is not in agricultural use and is within the established perimeter of the permitted on-farm diversified use. The agricultural uses on the lands will continue without impact to their operation. The proposed storage area does not require any servicing and no changes to the existing private servicing are required. There is a vegetated buffer around the property which screens the use from the public and neighbouring properties. The on-farm diversified use is also setback from the road. The agricultural character will be maintained, and the agricultural nature of the area will not be

impacted. The proposed use will not impact the subject lands or surrounding agricultural operations.

It is therefore concluded that the proposal is appropriate as an on-farm diversified use that meets the required criteria. There are no adverse impacts expected on the subject lands or surrounding area. The primary use of the subject lands will continue to be agricultural, and the increase of the storage area is consistent with the guidelines for on-farm diversified uses.

4.0 County of Grey Official Plan

Recolour Grey is Grey County's Official Plan. It sets goals and objectives for land use and development County-wide. It was approved in 2019 and is in full effect. The Official Plan designates the lands "Agricultural" and "Hazard Lands".

4.1.1 Agricultural Land use Type

The subject lands are designated 'Agricultural' in the County Official Plan (**Figure 3**). The permitted uses for the Agricultural land use type are set out in section 5.2.1 and include on-farm diversified uses. Table 7 sets out the permitted use examples. For on-farm diversified uses the permitted uses include home industries. The existing on-farm diversified use on the property is considered to be a home industry.

The policies for on-farm diversified uses are set out in section 5.2.2 of the Official Plan. The policies provide that the maximum size of an on-farm diversified use is 2% of the total property or a maximum of 8,000m², whichever is less. The policies also provide that the maximum gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) is up to 20% of the total area of the on-farm diversified use. This equates to 1,600m².

The proposal includes utilizing vacant land within the existing perimeter of the on-farm diversified use, therefore no changes to the size of the use are proposed. While the proposed building footprint will be increased to 952m², this is approximately 12% of 8,000m². The proposal complies with the size requirements for on-farm diversified uses established by the County Official Plan.

The Official Plan establishes additional policies for implementing on-farm diversified uses. These policies require:

- a) *The use or activity does not interfere with, or generate off-site adverse impacts, and is compatible with surrounding uses*

The use is existing and no changes to the use or intensity of the existing activities are proposed. The use will therefore continue to be compatible with surrounding uses.

- b) *The use or activity can be sustained by local service levels and infrastructure*

The use is served by private servicing including an existing on-site power room and existing on-site septic and water. No changes to the servicing needs are proposed and the use will continue with existing on-site servicing.

- c) The buildings to be used meet all Building Code requirements for the type of use being proposed*

The current building meets the Building Code requirements and the proposed covered structure will also be required to meet these requirements.

- 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*

There are no changes proposed to the agricultural use of the property. The primary use is agricultural, consisting of crops and livestock. The on-farm diversified use will continue to be secondary to these primary agricultural functions.

- e) The timing and duration of activities does not hinder agricultural operations on site or in the area*

There are no changes to the timing or activities of the on-farm diversified use. This is an existing use and the only alteration proposed is to increasing outdoor storage within the existing boundary of the use. All existing functions and operating hours of the use will be maintained as currently exists

- f) For special events, the use or activity represents an occasional activity and is not a regular occurring activity and does not have permanent structures*

This is not applicable to the use.

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

No change to the parking requirements or layout is proposed. There is also no additional parking demand required as a result of the proposal.

There is no change proposed to the land use. The agricultural fields and the livestock operation will be maintained without alteration. The home industry is an existing use that is permitted. The only change proposed is to increase the storage area within the existing boundary of the on-farm diversified use. The home industry will operate as usual.

4.1.2 Hazard Land use Type

A portion of the subject lands are designated 'Hazard Lands', related to woodlands that traverse the lands. The Official Plan states that development should be directed away from hazard lands and natural heritage areas.

The on-farm diversified use is well outside of the hazard lands area. There is no change to the size or area of the on-farm diversified use and therefore no impacts to the hazard lands. Proposed development is outside of the hazard lands designation. The proposal conforms to the Hazard Land use policies.

4.1.3 Summary of Official Plan

In summary, the proposed use is compliant with the County Official Plan. The vision and principles of the County Official Plan include cultivating Grey with consideration given to the rural and agricultural areas, with the aim to make planning decisions that value growing the rural economy through innovation and on-farm diversified uses. This is further echoed in Section 5.2.2 which provides policies on agricultural development. Policy 5.2.2.1(e) states that Grey County supports strategies for encouraging young farmers and growing opportunities for economic development in agriculture. Among the strategies is the encouragement of on-farm diversification. The intent of the proposal is to facilitate the ongoing success of the home industry use, which will also contribute to the financial viability of the primary agricultural operation. The proposal complies with the on-farm diversified use policies.

4.2 Township of Southgate Official Plan

The Southgate Official Plan was approved in May 2022 and establishes policies for the form, location and nature of growth and development over the 20 year planning horizon. The subject lands are designated 'Agricultural' and 'Hazard Land' in the Official Plan.

4.2.1 Agricultural Designation

The lands are designated 'Agricultural' (**Figure 4**). The policies for the agricultural designation are set out in section 5.4.1 of the Township Official Plan. Permitted uses include on-farm diversified uses. The Township takes a similar policy approach to the agricultural designation and implementation of on-farm diversification as Grey County. Included in the list of permitted on-farm diversified uses are home industries, consistent with the existing use.

Policy 5.4.1.4 outlines the policies for implementing on-farm diversified uses. These policies require on-farm diversified uses to conform to the below policies:

- *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.*

The on-farm diversified use is within the maximum permitted area of 8,000m². There is no change proposed to the size of the on-farm diversified use.

- *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 square metres*

As noted, the on-farm diversified use has a total area of 8,000m² and the current building footprint is 750m² which is approximately 9.3% of the on-farm diversified use area. Under the current circumstances, the use is consistent with the policy framework of the Township.

The proposal includes constructing an open-air structure. Under the Ontario Building Code, the structure is considered a building as it has a roof. The proposal will therefore increase the building footprint to 952m², which is equal to 12% of the on-farm diversified use area. While the building footprint is within the permitted 20%, it exceeds the 750m² building area and an amendment is required to recognize this.

The proposed increase to the building footprint is minor considering that the total building footprint of the use will still be well within the 20% coverage. The structure is intended to provide shelter for materials that can become damaged from weather conditions. Based on previous years experience with this, the owner requires a storage system where materials can be protected from weather conditions/elements. By permitting the increase to the building footprint, the workshop can continue to successfully operate and provide a form of income to support the primary farm operation. The establishment of the shop broadens the tax base and supports the rural economy while operating using minimal infrastructure and servicing. Furthermore, it allows those citizens who rely on animals for transportation to live and work in the same area.

This will ultimately support the continued function of the farm operation while also supporting an on-farm diversified use as a secondary income.

- *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' must have a farm business registration number.*

The owner of the subject lands is a bona-fide farmer. The farm business registration number is: 5083357.

4.2.2 Hazard Land Designation

A portion of the lands falls within the Hazard Land use type. Within the Hazard Land designation, the Official Plan states that buildings and structures are generally not permitted. The concern with development in Hazard Lands is to ensure human safety and safe access in the event of a flood. Lands within the Hazard Land designation are typically considered to have drainage issues where flooding could occur.

The subject lands do not currently have any buildings or structures within the Hazard Lands. The existing on-farm diversified is outside of the Hazard Lands, and there is no change to the location of the use. Therefore, the policies of the Hazard Land use type are not applicable as no changes are proposed. The proposal conforms to the Hazard Land policies.

4.2.3 Summary of Official Plan Amendment

The Official Plan amendment is considered appropriate for the land. The on-farm diversified use is an existing use and is permitted. The proposal includes erecting an open-air structure where materials can be stored securely, covered from the elements. This structure, which will not operate as a traditional building, is considered a building for technical purposes. The structure will therefore increase the building footprint of the workshop from the permitted size of 750m² to 952m². Despite the increase to the building footprint, the buildings will still be within the maximum 20% building coverage. This building is therefore in conformity with the policy.

The proposed amendment is required in order to support the continued success of the on-farm diversified use and provide sufficient storage area. There is no change proposed to the land use. The agricultural operation will be maintained without alteration and will continue to be the primary use. The proposed increase to the building footprint will not impede the ongoing agricultural operation of the

lands and will support the agricultural use of the lands. The proposed amendment is considered appropriate.

4.3 Zoning By-law 19-2002

The subject lands are zoned A1 with a portion of the lands zoned A1-525 which is an Agricultural zone with special provisions (**Figure 5**). The A1-525 zone was established through a Zoning By-law amendment in 2022 which sought to add an on-farm diversified use to the property. The A1-525 zone regulations are as follows:

"additional permitted use of a small scale industrial use, being a dry industrial manufacturing use, which includes but is not limited to, a metal workshop for fabricating, welding manufacture of small equipment and repair shop, woodworking, and the retail sale of lumber and other associated construction materials. The following additional provisions apply.

- a) The use shall remain secondary to the principle use of the property, being an agricultural use*
- b) The maximum combined size of the workshop, power room, office and lunchroom shall be 750m²*
- c) The maximum size of all outdoor storage shall be 500m². If the size of the shop is less than 750m² the outside storage area may be expanded provided the combined size of outdoor storage and building area does not exceed 1250m²*
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer*
- e) The shop shall be setback a minimum of 75m from the side lot line*
- f) The shop shall be setback a minimum of 111m from the front lot line along Southgate Road 26*

The Zoning By-law does not provide any other regulations for on-farm diversified uses.

The proposal requires amending the A1-525 regulations to permit the proposed alterations to the on-farm diversified use outdoor storage and building regulations. Specifically:

- Revise regulation (b), which requires the maximum area of the buildings to be 750m². The proposal seeks to increase this to 952m²
- Revise regulation (c), which requires the maximum outdoor storage area to be 500m². The proposal seeks to increase the outdoor storage area to 820m²

All other regulations of the A1-525 zone will remain and will be carried forward. A draft by-law for the amendment is provided in Appendix A.









The on-farm diversified use has a permitted area of 8,000m². This is not proposed to change. The proposal will utilize vacant space within the 8,000m² to better support the use. The changes are strictly technical to allow for more outdoor storage and increase the building footprint to provide a protected area for storing materials and equipment. There will be no changes to the land use or any significant alterations to the property. The proposed amendment will allow greater flexibility for the use and ensure materials can be safely stored on-site. Given the foregoing, we are of the opinion that the proposed Zoning By-law amendment for the on-farm diversified use is appropriate.



Figure 3
The County of Grey
Official Plan
Schedule A: Land
Use Types Map 2

265068 Southgate Road 26
 Township of Southgate
 Grey County

LEGEND

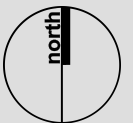
-  Subject Lands
-  Local Road
-  Seasonal Road
-  Agricultural
-  Rural
-  Secondary Settlement Area
-  Hazard Lands
-  Provincially Significant Wetlands

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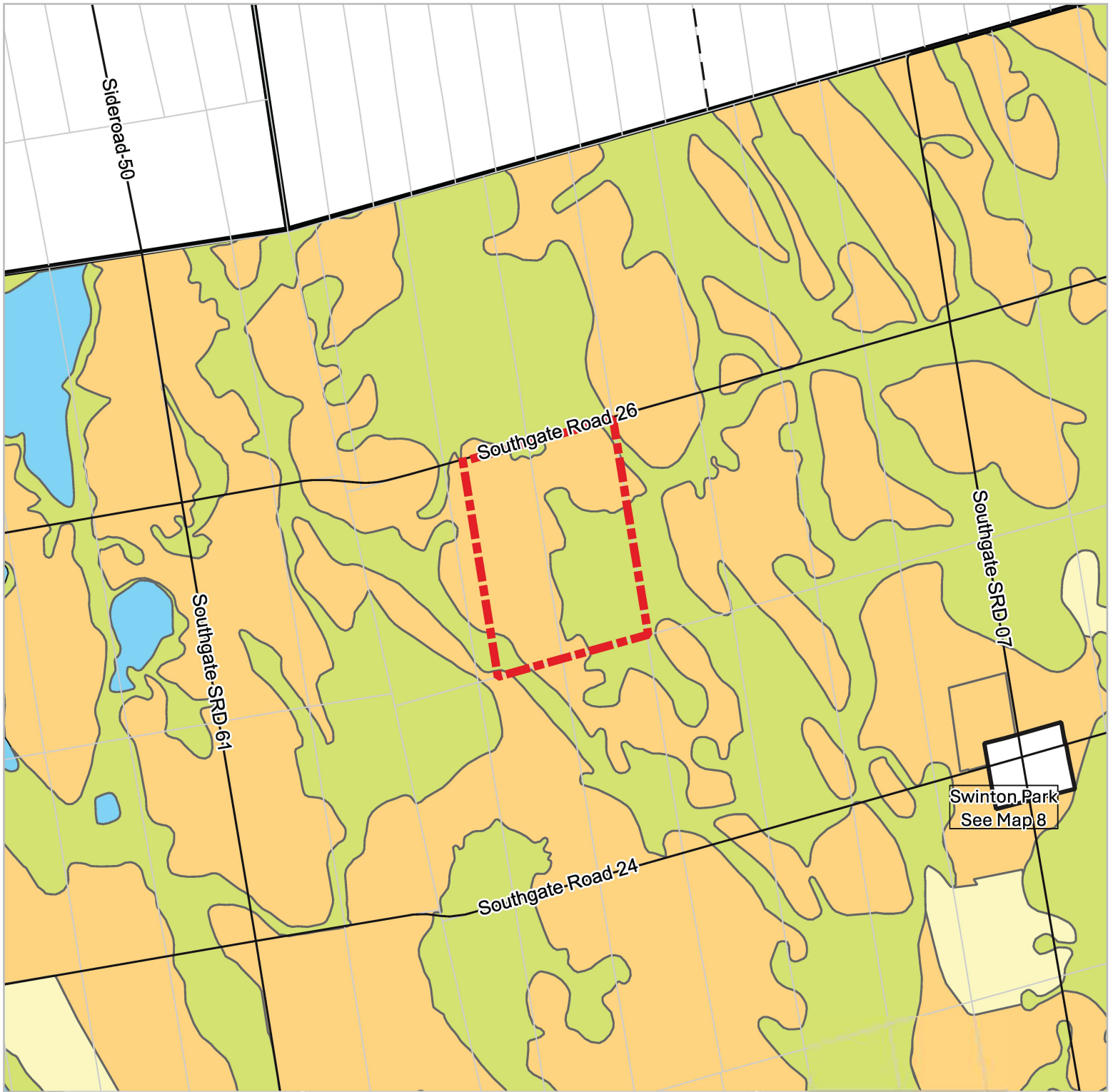







Figure 4
The Township of Southgate Official Plan Schedule 'A' Map1: Land Use

LEGEND

-  Subject Lands
-  Agricultural
-  Rural
-  Hazard Lands
-  Provincially Significant Wetlands

Date: December 2024

Scale: 1:25,000

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Drawn: PL



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265068 Southgate Road 26
 Township of Southgate
 Grey County



**PLANNING
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 & LANDSCAPE
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Figure 5
The Township of
Southgate Zoning
By-Law 19-2002

LEGEND

-  Subject Lands
-  A1 Agricultural
-  EP Environmental Protection

Date: December 2024

Scale: 1:10,000

File: 2350C

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265068 Southgate Road 26
 Township of Southgate
 Grey County

5.0 Conclusions

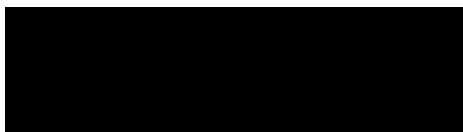
MHBC has prepared this Planning Justification Report in support of the proposed Township Official Plan amendment and Zoning By-law amendment to improve storage solutions for the on-farm diversified use. The proposal will support and improve the conditions of the on-farm diversified use while maintaining the primary agricultural use of the lands. The proposed amendments are supportable for the following reasons:

- The proposal is consistent with the Provincial Planning Statement. The on-farm diversified use provides an opportunity to diversify the primarily agricultural economic base of the Municipality, it will protect the agricultural character of the area and will not interfere with the principal agricultural use of the property.
- The on-farm diversified use is an existing use on the property and is permitted by Provincial, County and Township planning policy frameworks. The proposed amendments are not introducing a new land use to the lands and all existing uses will be maintained;
- The proposed changes will occur within the established boundary of the on-farm diversified use and will use vacant, underutilized space, maintaining the 2% or 8,000m² size requirement for on-farm diversified uses;
- The proposed building footprint will be within the maximum 20% size requirement of the on-farm diversified use as prescribed the County and Township Official Plans. The intent of the amendments is to increase the storage space; and
- The proposed amendments will maintain that the agricultural use of the property continues to be the primary use of the property. The additional storage areas will support the continued success of the on-farm diversified use, which will also support the financial viability of the farm operation of the property.

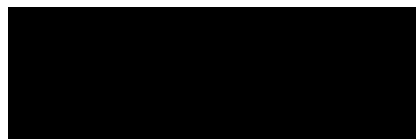
Based on these conclusions, it is our opinion that the applications for a Township Official Plan amendment and Zoning By-law amendment are appropriate and should be considered for approval.

Respectfully submitted,

MHBC



Pierre Chauvin, BSc(Agr), MA, MCIP, RPP
Partner



Gillian Smith, MSc, MCIP, RPP
Planner

We certify that this report was prepared jointly by the identified authors and under the supervision of a Registered Professional Planner (RPP) within the meaning of the Ontario Professional Planners Institute Act, 1994.

A

Appendix A: Draft By-law

The Corporation of the Township of Southgate
By-law Number 2025-0xx

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

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. Schedule "x" to Zoning By-law No. 19-2002 is hereby amended by changing the zoning regulations on a portion of the lands described as Concession 18, E Part Lot 2, in the Township of Southgate and shown on Schedule "A", affixed hereto, in the Agricultural -1 Exception Zone (A1-525).
2. That By-law No. 19-2002 is hereby amended by changing the following regulations of Section 33-525:
33.525
 - a) The use shall remain secondary to the principle use of the property, being an agricultural use
 - b) The maximum combined building footprint of the on-farm diversified use shall be 952m²
 - c) The maximum size of all outdoor storage of the on-farm diversified use shall be 820m²
 - d) All outside storage shall be screened from view by way of fencing or landscaped buffer
 - e) The shop shall be setback a minimum of 75m from the side lot line
 - f) The shop shall be setback a minimum of 111m from the front lot line along Southgate Road 26
3. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
4. 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 x day of x 2025.

Brian Milne – Mayor

Lindsey Green – Clerk



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