



LOFT PLANNING

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February 2, 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)
260184 Southgate Road 26, Township of Southgate
Legal Address: CON 3 SWTSR PT LOTS 201 AND 202 RP 16R8397 PART 2
Roll No.: 4207090008053100000
Our File: RSM.778.234 (RS MAR INC)

1.0 INTRODUCTION

We have been retained by RS MAR INC., owner of 260184 Southgate Road 26, Township of Southgate to act as planners for a Minor Variance application on the aforementioned lands. The application proposes to increase the maximum amount of combined structure space 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 260184 Southgate Road 26, Township of Southgate and legally described as CON 3 SWTSR PT LOTS 201 AND 202 RP 16R8397 PART 2; TOWNSHIP OF SOUTHGATE. The land is located just north-east of Dundalk. The land is located on the south side of Southgate Road 26 and north of the CP Rail Trail. To the north are rural lands including OFDU uses, east, south and west are rural lands and agricultural lands.

3.0 SITE DESCRIPTION & SURROUNDING USES

The subject lands are a rural parcel of land with a lot area of 22.71 hectares and a lot frontage of 329 meters on Southgate Road 75 (Figure 1 - Subject Lands). Access to the site is from Southgate Road 26. The lands are described as rural, containing woodlands, wetlands and farmlands (Figure 2 – Aerial). The land contains a single



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detached residential dwelling, a barn, an accessory shed, an industrial shop and two accessory structures. There is also an existing 278m² 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 (A1-244) and Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002.

Exception -244 provides that

Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-244) and shown on Schedule "8- A", affixed hereto:

Additional Permitted Use: **Metal Fabrication Workshop**

Special Regulations applicable to the **Metal Fabrication Workshop**:

- (i) A maximum combined structure size of 750 m² and a maximum outdoor storage area of 500 m². Where the maximum combined structure size is less than 750 m², more outdoor storage space will be permitted, up to a combined maximum of 1250 m².
- (ii) Outdoor storage shall be located to the rear of the workshop.

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 combined structure area and to decrease the amount of outdoor storage space.

The application is described as follows:

1. Minor Variance:

1. To vary S.33.244 i) to increase the maximum combined size of structures to 895m².
2. To vary S.33.244 i) to decrease the maximum total area for outdoor storage to 355m².

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



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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 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 895m²; and to decrease the maximum total area for outdoor storage to 355m² 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 22.71 ha. The structure area would have a total area of 895 m² and



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the outdoor storage area would have an area of 355 m². The on-farm diversified use would maintain the 2% of the lot area calculation (4542 m² < 8000 m²) and would maintain the 20% of the lands devoted to the use (895 m² < 908 m²). (Parking to be included within the 4542 m²). The proposal maintains the general purpose and intent of the Township of Southgate Official Plan. The proposed indoor space for office increases the amount of built space related to the On Farm Diversified Use by 145 m², therefore the amount of outdoor storage space is proposed to be decreased by 145 m² in order to meet the 1250 m² maximum combined used indoor and outdoor space.

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 Exception (A1-244) 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 establish a larger office that will more suitably accommodate an increased number of staff, from 2010 when the original office was constructed. The structure area would have a total area of 895 m² and the outdoor storage area would have an area of 355 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 land with a lot area of 22.71 ha. The industrial shop and outdoor storage exist. The existing office is proposed to be demolished and the proposed office is to be rebuilt in the same location with an additional 145 m². 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 maximum combined structure size on the property while decreasing the amount of outdoor storage. 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

The outdoor storage area of 500 m² is underutilized and as such the applicant is requesting to decrease the outdoor storage – and increase the maximum combined building size-equally. The variance is not expected to create any land use compatibility issues or visibility issues. The additional indoor space will be used for office



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space (35.75 m² to 222 m²). 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 – Site Plan - OFDU
Figure 4 – Site Overview

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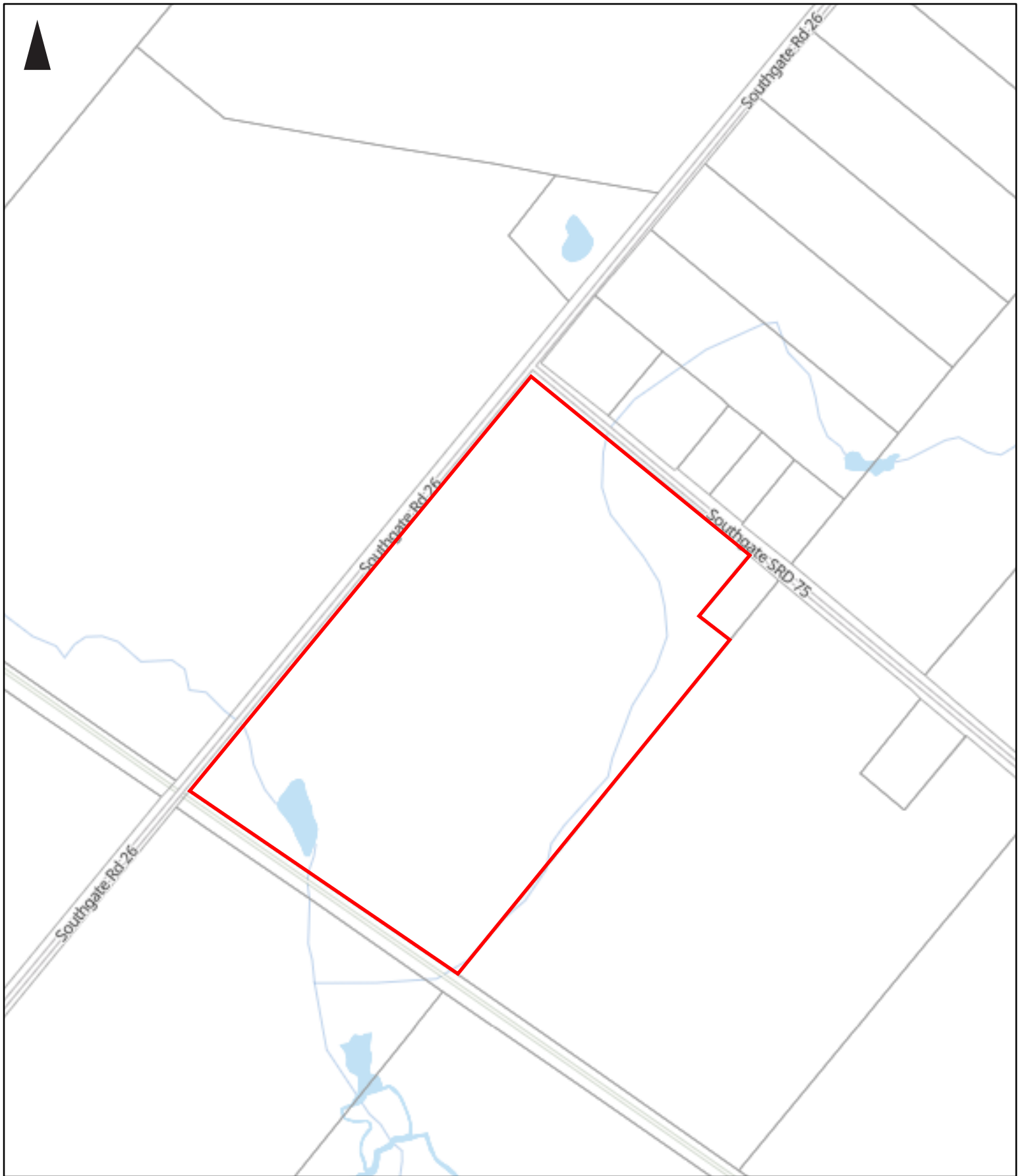


Figure 1
Subject Lands
260184 Southgate Road 26
Township of Southgate

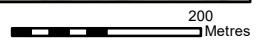
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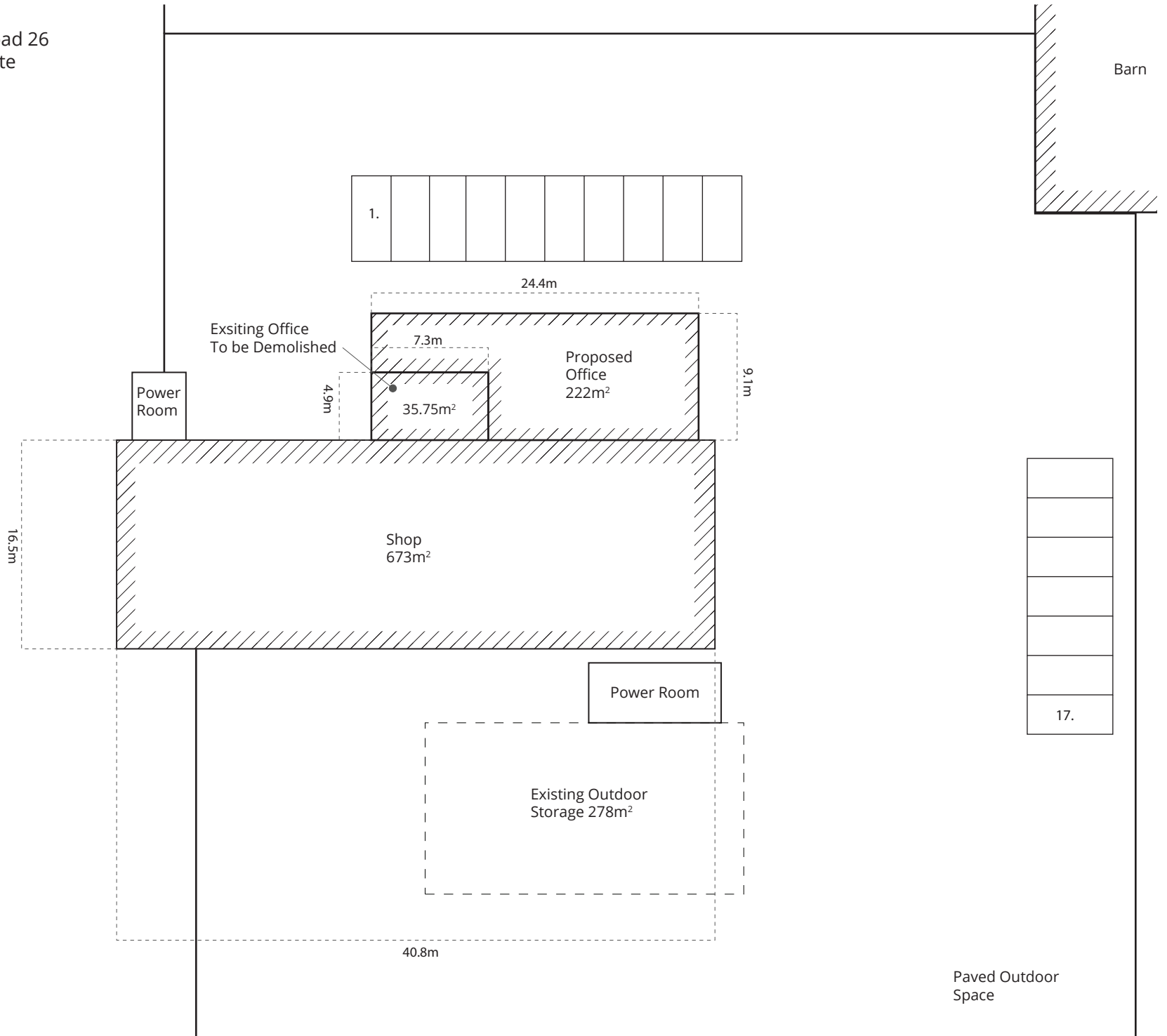
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Figure 2
Aerial
260184 Southgate Road 26
Township of Southgate



260184 Southgate Road 26
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Southgate Road 26

