



January 31, 2025

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**RE: 265068 Southgate Road 26, Township of Southgate
Township Official Plan Amendment and Zoning By-law Amendment
OUR FILE: 2350C**

On behalf of Westside Manufacturing Inc., we are pleased to submit applications for a Township Official Plan Amendment, and Zoning By-law Amendment for the lands addressed as 265068 Southgate Road 26, Southgate. The owner of the lands is proposing to expand the storage area for an existing on-farm diversified use.

The lands are located on the south frontage of Southgate Road 26, north of Southgate Road 24, west of Sideroad 7 and east of Sideroad 61. They have an area of 72.5 hectares (179 acres) with approximately 720 metres of frontage on Southgate Road 26. The lands are primarily in agricultural use with some environmental features. A portion of the lands (8,000m²) consist of an on-farm diversified use (woodworking shop).

The County Official Plan and Township Official Plan designate the lands as 'Agricultural' and 'Hazard Lands'. On-farm diversified uses are permitted within the Agricultural land use type. The Zoning By-law zones the lands Agriculture (A1). A Zoning By-law Amendment was approved in 2022 (By-law 2022-141) which establishes site specific zoning for the on-farm diversified use (A1-525). The A1-525 zone applies only to the on-farm diversified use, and the balance of the lands remain zoned A1.

The owner of the lands has since identified a need for additional storage space for the on-farm diversified use. The owner is proposing to increase the outdoor storage area as well as construct an open-air covered storage structure that will be attached to the existing workshop. Specifically, the site plan illustrates two changes to the on-farm diversified use:

1. Adding 320m² of outdoor storage. The area proposed for outdoor storage is already within the boundary of the on-farm diversified use.
2. Adding an open-air covered storage structure (roof with no walls). The area proposed for covered storage is 202m². This area is also within the boundary of the on-farm diversified use.

In order to facilitate the proposal, amendments to the Township Official Plan and the Zoning By-law are required.

Southgate Official Plan Amendment

The policies for on-farm diversified uses limit building area to 20% (up to a maximum of 750m²) of the area dedicated to the on-farm diversified use.

The on-farm diversified use has an existing building footprint of 750m². The proposal includes the construction of a covered storage area. While the covered storage area will not be functional as a building, a structure with a roof and no walls is still considered a building under the Ontario Building Code. The covered structure will technically increase the building footprint from 750m² to 952m². However, the building footprint will be within the 20% of area dedicated to the use. An amendment to the Official Plan is still required to establish a site specific policy to permit an on-farm diversified use with a maximum building footprint of 952m².

Zoning By-law Amendment

The A1-525 regulations are proposed to be amended. Regulation (b) of the A1-525 zone requires that the maximum combined size of the workshop, power room, office and lunchroom be 750m². The proposal includes adding a covered storage area that will form part of the workshop. An amendment is required to increase the size of the workshop from 750m² to 952m². Regulation (c) states that: The maximum size of all outdoor storage be 500m². The proposal includes increasing the amount of outdoor storage area from 500m² to 820m².

In support of the proposed amendments, a Planning Report has been prepared and is included with the submission. The Report assesses the proposal against the applicable policy framework and evaluates the merit of the proposed amendments. Accordingly, please find enclosed with this submission the following:

- Signed Township Planning Application Form;
- Site Plan, Prepared by EMS Construction Inc; and
- Planning Report, prepared by MHBC Planning Ltd.

The applicable Township application fees will be provided under separate cover. Should you require anything further, including a hard copy submission, please contact the undersigned. We look forward to working with the Township on these applications.

Yours truly,

MHBC



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Partner



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Senior Planner

Cc: Eli Sherk, EMS Construction Inc