



**Township of Southgate
Committee of Adjustment Agenda**

March 26, 2025

9:00 AM

Holstein Council Chambers

	Pages
1. Call to Order	
2. Confirmation of Agenda	
Be it resolved that the Committee confirm the agenda as presented.	
3. Declaration of Pecuniary Interest	
4. Adoption of Minutes	4 - 7
Be it resolved that the Committee approve the minutes from the February 26, 2025 Committee of Adjustment meeting as presented.	
5. Hearing	
5.1 A2-25 - Aaron Barbara Martin (Brookfront Design), Con 11 Pt Lot 18 RP 17R3012 Part 3,, Geographic Township of Proton, Township of Southgate	
5.1.1 Application and Notice of Public Hearing	8 - 26
Click here for the link to the application documents on the Township website.	
5.1.2 Comments Received from Agencies and the Public	27 - 31
5.1.3 Applicant or Agent	
5.1.4 Committee Member Questions	
5.1.5 Comments and Planning Report	32 - 39
5.1.6 Members of the Public to Speak	
5.1.7 Further Questions from the Committee	

5.1.8 Approval or Refusal

Be it resolved that Staff Report PL2025-022 regarding Minor Variance File A2-25 for 132225 Southgate Sideroad 13 be received for information; and

That Committee approve Minor Variance A2-25 to increase the combined size of the industrial workshop, power room, office and lunchroom from a 750 square metres to 806 square metres subject to two conditions:

1. **That** the zoned area identified in Schedule "A" to By-law 2021-048 be reduced from +-89 metres by +-86 metres to +-65 metre by +- 60 metre area as identified in Attachment 3 to PL2025-022 so the OFDU operates only within a 4,060 square metre zoned area; and
2. **That** the 500 square metres outdoor storage permitted in By-law 2021-048 is reduced to a maximum of 400 square metres; and
3. **That** site plan approval apply to the variance with special provisions to implement reduced outdoor storage and reduced zoned Agricultural-1 Exception 398 (A1-398) Zoned area.

5.2 A3-25 - Darcy Thring, Con 18 N Pt Lot 8 N Pt Lot 9, Geographic Township of Proton, Township of Southgate

5.2.1	Application and Notice of Public Hearing	40 - 51
	Click here for the link to the application documents on the Township website.	
5.2.2	Comments Received from Agencies and the Public	52 - 59
5.2.3	Applicant or Agent	
5.2.4	Committee Member Questions	
5.2.5	Comments and Planning Report	60 - 67
5.2.6	Members of the Public to Speak	
5.2.7	Further Questions from the Committee	

5.2.8 Approval or Refusal

Be it resolved that Staff Report PL2025-023 regarding Minor Variance File A3-25 for 072973 Southgate Road 07 be received for information; and

That Committee approve Minor Variance A3-25 to permit a +-3,840 square metre hog barn with 10-month manure storage under the barn, subject to the following conditions;

That the Minimum Distance Separation requirements be reduced from 392 metres to +-257.2 metres to the house to the south, +-215.6 to the house to the west, +-233.12 metres and 286.7 metres to the houses to the northwest, and +-385.2 metres and 368.1 metres to two homes to the north/northeast; and

That all remaining provisions of the Agricultural-1 Zone and other applicable sections of the Zoning By-law are met.

6. Adjournment

Be it resolved that the Committee adjourn the meeting at [TIME].



Township of Southgate
Minutes of Committee of Adjustment

February 26, 2025
9:00 AM
Holstein Council Chambers

Members Present: Member Brian Milne
Member Barbara Dobreen
Member Martin Shipston

Members Absent: Member Jason Rice
Member Jim Ferguson
Member Monica Singh Soares
Member Joan John

Staff Present: Elisha Milne, Secretary-Treasurer
Holly Malynyk, Legislative & Records Coordinator
Victoria Mance, Junior Planner
Kenneth Melanson, Senior Manager, Development &
Community Services
Phil Schram, Chief Building Official

Others Present: Bill White, Senior Planning Consultant Triton Engineering

1. Call to Order

Chair Shipston called the meeting to order at 9:01 AM.

2. Confirmation of Agenda

Moved By Member Milne

Seconded By Member Dobreen

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

4. Adoption of Minutes

Moved By Member Dobreen

Seconded By Member Milne

Be it resolved that the Committee approve the minutes from the January 22, 2025 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A1-25 - Wendy and Eppe Bos, Con 5, Lot 11, Geographic Township of Proton, Township of Southgate

5.1.1 Application and Notice of Public Hearing

Click [here](#) for a link to the application documents on the Township website.

5.1.2 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, the Historic Saugeen Metis and the Southgate Public Works Department. There were no comments received from members of the public.

5.1.3 Applicant or Agent

The Applicant, Wendy and Eppe Bos, were in attendance and available for any questions.

5.1.4 Committee Member Questions

Member Dobreen questioned the 120m set back requirement to Wetlands as the Province has reduced the setback requirement and inquired about who is responsible for updating the GIS Mapping per the SVCA comments and Junior Planner Victoria Mance provided a response.

5.1.5 Comments and Planning Report

Junior Planner Victoria Mance reviewed the planning report and presented the intent of the proposal to the Committee Members.

5.1.6 Members of the Public to Speak

Deborah Cochrane was in attendance and spoke in support of the application.

Rebecca Baker was in attendance and spoke in support of the application.

5.1.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

5.1.8 Approval or Refusal

Moved By Member Dobreen

Seconded By Member Milne

Be it resolved that Staff Report PL2025-019 regarding Minor Variance File A1-25 to expand a non-conforming use under Section 5.30(b) of the Zoning By-law by Wendy and Eppe Bos for 085351 Grey Road 14 be received for information; and

That Committee approve Minor Variance A1-25 to reduce the required 120 metre distance from areas zoned as Wetland Protection Zone (W) to allow a 63 square metre addition to the existing dwelling that includes a secondary apartment subject to the following conditions;

That remaining provisions of the Agricultural-1 Zone and other applicable sections of the Zoning By-law met; and

That conditions of any permit obtained from the Saugeen Valley Conservation Authority are met.

Carried

6. Adjournment

Moved By Member Milne

Seconded By Member Dobreen

Be it resolved that the Committee adjourn the meeting at 9:16 AM.

Carried

Chair Martin Shipston

Secretary-Treasurer Elisha Milne



**Township of Southgate Committee
of Adjustment**

Application for Minor Variance

Fees Effective January 1, 2024
By-law 2023-109

Instructions:

This is an application under Section 45 of the Planning Act, 1990, R.S.O. c.P. 13 as amended, for relief, as described in this application, from Zoning By-law 19-2002 (as amended).

- Please check all applicable boxes and answer all applicable questions.
- Failure to provide adequate, correct information may result in your application being refused.
- All measurements must be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary.
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time.
- Applications are not accepted without the required fees.

For office use only:

File No. A- 2-25

Pre-Consult _____ Date: Dec 12, 2024

Date received: Feb 14, 2025

Accepted by: _____

Roll #42 07090-002-07920

Conservation Authority Fee
Required: _____

Official Plan: _____

Property's Zone: _____

Other Information: _____

It is a requirement that any potential applicant pre-consult with the Planning Department pursuant to by-law 66-2012 prior to submitting any planning application, for the initial pre consultation meeting, please provide a drawing or sketch of your proposal accompanied by a written description.

The Approval Authority is the Township of Southgate Committee of Adjustment Required Fees:

Pre-Consultation Fee	\$ 500.00 due prior to the application being submitted
Application Fee	\$ 1,400.00 due with submitted application
Public Notice Sign Fee	\$ 145.00
Conservation Authority Fees	
Saugeen Valley CA	\$190.00
Grand River CA	Contact directly for details
County of Grey Review Fee	\$400.00

Note on fees:

The application fees were adopted and approved under the Township of Southgate's Fee's and Charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application.

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

1. Name of Owner/Applicant (circle one) Aaron Martin and Barbara Martin

Address 132225 Southgate Sideroad 13, Dundalk, Ontario

Postal Code NOC 1B0 Telephone Number [REDACTED]

2. Name of Agent Loft Planning Inc

Address 25 Maple Street, Collingwood, ON

Postal Code L9Y 2P7 Telephone Number (705) 446-1168

3. Nature and extent of relief applied for: To vary S.33-398 b) to increase the maximum combined size of the industrial workshop, power room, office and lunch room from a permitted 750 sqm to 806 sqm, therefore an increase of 56 sqm. To vary S.33-398 c) to limit the outdoor storage to 400 sqm with the condition of reducing the zoned area of 4060 sqm.

4. Why is it not possible to comply with the provisions of the by-law? To provide additional office space while maintaining shop space and providing more suitable washroom facilities in addition to shop space.

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):

PT LT 18 CON 11 PROTON PT 3 17R3012; SOUTHGATE

145683 Southgate Road 14 (Note: The lands have two entrances and two addresses)

6. Dimensions of land affected in metric units:

Frontage: 390m Area: ~~20.7 ha~~ 20.3 ha

Depth: 520m Width of Street: 20m

7. Particulars of all buildings and structures on or proposed for the subject land (specify, in metric units) the ground floor area, gross floor area, number of storeys, width, length, height, etc.):

Existing: Shop = 590 sqm, Office = 93.82 sqm, Bathroom = 0.56 sqm

Proposed: Shop = 590 sqm, Enlarged Office = 181.02 sqm, Bathroom = 0.56 sqm, New

Bathroom = 15.85 sqm, Power Room = 41.8 sqm

8. Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear and front lot lines):

Existing: House - FY: 110m, SY: 146m, SY: 230m, RY: 400m

Barn - FY: 94m, SY: 90m, SY: 265m, RY: 410m

Shop - FY: 167m, SY: 65m, SY: 280m, RY: 324m

Proposed: Shop Expansion - No change in setbacks.

9. Date of acquisition of subject land: 2017-05-31

10. Date of construction of all buildings and structures on subject land:

House - 2017 and Barn/Shop - 2018

11. Existing uses of the subject property:

Agricultural, Woodland, Residential and OFDU

12. Existing uses of the abutting properties:

North: Woodlands

East: Agricultural

South: Agricultural

West: Agricultural and Woodland

13. Length of time the existing uses of the subject property have continued:

14. Water is provided to the subject land by a:

_____ publicly owned and operated piped water system

privately owned and operated individual or communal well

_____ lake or other water body or other means (please explain)

15. Sewage disposal is provided to the subject land by a:

_____ publicly owned and operated sanitary sewage system

privately owned and operated individual or communal well

_____ privy or other means (please explain)

16. Storm drainage is provided by (check applicable):

Sewers: _____ Ditches Swales : _____

Other means (please explain) _____

17. Present Official Plan designation on the subject lands: Rural and Hazard Lands

18. Present Zoning By-law provisions applying to the land: Agricultural (A1 and A1-398) and
Environmental Protection (EP)

19. Has the subject land ever been the subject of an application for minor variance
(under Section 45 or its predecessor of the Planning Act)

Yes No

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, etc.)

20. Is the subject property the subject of a current application for a plan of subdivision or consent under Section 51 or 53 of the Planning Act?

Yes No

Sketch Instructions:

Each copy of this application must be accompanied by a sketch or survey showing the following:

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- (iii) The current uses and location of all existing buildings and/or structures on the adjacent lands. (indicate the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines).
- (iv) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- (v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- (vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- (vii) The location and nature of any easement affecting the subject land.

21. Owners authorization and declaration:

Authorization for agent

I/we Aaron Martin and Barbara Martin
(print name or names)

authorize Loft Planning Inc.
(print name of agent)

to act as our agent(s) for the purpose of this application.

<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)
<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)

22. Owners authorization for access:

I/we Aaron Martin and Barbara Martin
(print name or names)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)
<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)

23. Affidavit or sworn declaration :

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Kristine Loft
Name of Owner(s) or Authorized Agent or Applicant

of the Township of Clearview in the County of Simcoe
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me at the:

Town of Collingwood in the County of Simcoe
city/town/municipality county/region

This 19th day of December, 2024


Signatures of Owner

Dec 19, 2024
Date

Signatures of Owner

Date


Signature of Commissioner

12/19/2024
Date



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC
HEARING**

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed March 26, 2025 at 9:00 am for the purpose of a public hearing to be held at the Township of Southgate Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 and **electronically** via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone
<https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1>
You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, using the below information.

The meeting will be live streamed and uploaded to the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR MINOR VARIANCE - FILE NO. A2-25

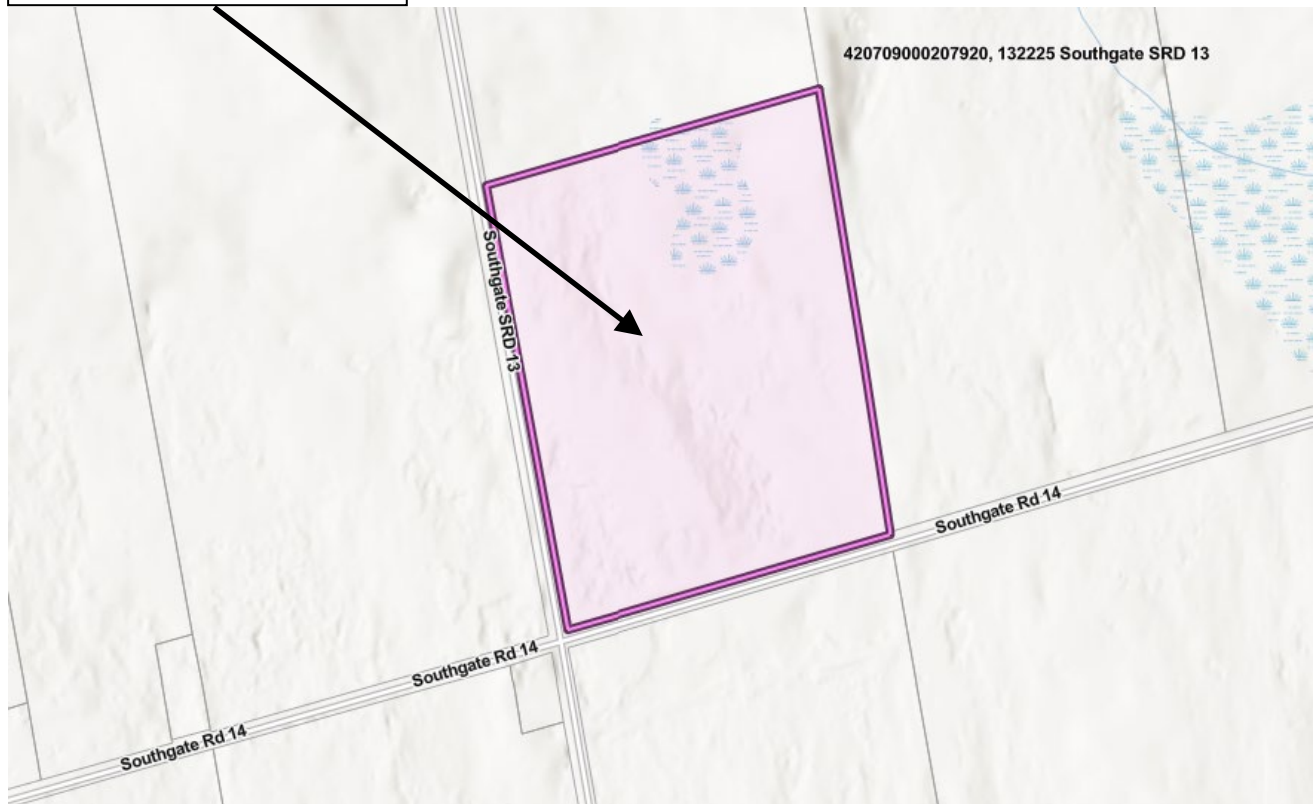
OWNERS: Aaron and Barbara Martin

Description and Key Map of the Subject Land

Legal Description: Con 11 Pt Lot 18 RP 17R3012 Part 3, Geographic Township of Proton, Township of Southgate

Civic Address: 132225 Southgate Sideroad 13 or 145683 Southgate Road 14

SUBJECT LANDS



The Purpose of the application is to increase the floor area of the On Farm Diversified Use industrial workshop from 750 square metres to 806 square metres, decrease permitted outdoor storage from 500 square metres to 400 square metres and reduce the area rezoned Agricultural 1 Exception 398 (A1-398) from +-7,654 square metres to +-4060 square metres.

The Effect of the application is to permit a 56 square metre addition to the On Farm Diversified Use industrial workshop, reduce permitted outdoor storage by 100 square metres and decrease the area of land zoned A1-398 by +-3,594 square metres.

Property owners within 60 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notice/>

When requesting information please quote File No. **A2-25**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the undersigned. For more information about this matter, contact:

Elisha Milne,
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate
185667 Grey Rd 9, Dundalk, on N0C 1B0
Phone: (519) 923-2110 ext. 232
Toll Free: 1-888-560-6607
Fax: (519) 923-9262
Email: emilne@southgate.ca



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Collingwood, Ontario
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kristine@loftplanning.com
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February 12, 2025

Ms. Victoria Mance, MA
Planner,
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0

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

Dear Ms. Mance and Mr. White:

RE: Planning Justification Letter (Minor Variance)
132225 Southgate Sideroad 13, Township of Southgate
Legal Address: PT LT 18 CON 11 PROTON PT 3 17R3012; TOWNSHIP OF SOUTHGATE
ARN: 420709000207920
File: BRO.82124.267 (A. MARTIN)

1.0 INTRODUCTION

We have been retained by Aaron Martin, owner of 132225 Southgate Sideroad 13, Township of Southgate to act as planners for a Minor Variance and Site Plan Applications on the aforementioned lands. The land is municipally known as 132225 Southgate Sideroad 13, Township of Southgate. The application proposes to increase the size of an existing Industrial workshop located on the subject property. This Planning Justification Letter is being submitted as part of a complete application.

2.0 LOCATION

The subject lands are municipally known as 132225 Southgate Sideroad 13, Township of Southgate and legally described as PT LT 18 CON 11 PROTON PT 3 17R3012; SOUTHGATE. The land does have a second civic address noted as 145683 Southgate Road 14. The lands are located at the northeast corner of Southgate Sideroad 13 and Southgate Road 14. The lands have legal access from both Southgate Sideroad 13 and Southgate Road 14.



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3.0 SITE DESCRIPTION & SURROUNDING USES

The subject lands are a rural parcel of land having a lot area of 20.3 hectares and a lot frontage of 389 metres onto Southgate Sideroad 13 (Figure 1 - Subject Lands). There is an entrance onto Southgate Sideroad 13 and Southgate Road 14. The lands are described as rural, containing woodlands and agricultural lands (Figure 2 – Aerial). The land contains a single detached residential dwelling and accessory structures including an agricultural building and an existing on-farm diversified use. The land is serviced by private services.

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 (A1-398) and Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002. The Saugeen Valley Conservation Authority (SVCA) partially regulates the lands. The surrounding lands can be described as woodlands to the north, agricultural to the east, south, and agricultural and woodlands to the west.

4.0 DESCRIPTION OF PROPOSAL

The applicant proposes a Minor Variance to increase the amount of usable indoor storage space. As part of pre-consultation, it was noted that to maintain policy compliance – a reduction in the outdoor storage space is required.

The application is described as follows:

1. Minor Variance:

1. To vary S.33-398 b) to increase the maximum combined size of the Industrial workshop, power room, office and lunchroom from a permitted 750 sqm to 806 sqm, therefore an increase of 56 sqm.
2. To vary S.33-398 c) to limit the outdoor storage to 400 sqm with the condition of reducing the zoned area of 4060 sqm.

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:



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5.1 FOUR TESTS

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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 (Exception 398). It is noted that the existing permissions are for 750 sqm and the actual existing built form is approximately 713.14 sqm. The proposal is to therefore increase the permitted building size from 750 sqm to 806 sqm. The 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 decreasing the permitted amount of outdoor storage space and increasing the permitted amount of maximum combined built space related to the Industrial workshop, power room, office and lunchroom. The land has a lot area of 20.3 ha. The built area would have a total area of 806 m². The on-farm diversified use would maintain 2% of the lot area calculation (806 m² < 8000m²) and proposes to reduce the maximum permitted outdoor storage area from 500 sqm to 400 sqm. 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 (A1-398) and Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002. The proposed minor variance maintains the current zoning permissions, with an increase in built space in relation to the Industrial workshop, power room, office and



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lunchroom and a decrease in permitted space related to the outdoor storage area. The built structural area would have a total area of 806 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 an agricultural parcel of land with a lot area of 20.3 ha. The use exists and the proposal is to expand the existing use with an increase of the maximum combined workshop area by 56 sqm. The original zoning exception was for a workshop with an area of 750 sqm. The proposal will shift allowable outdoor storage, to become indoor usable space. The proposed variance is minor in nature.

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

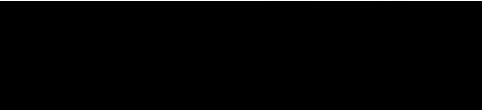
The proposed minor variance is desirable for the appropriate development of the subject lands. The variance would allow an increase of the maximum combined workshop. The use is existing and complies with the existing zoning. The proposed variance is desirable for the appropriate development of the land.

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 – Building Plans
Figure 4 – Site Plan

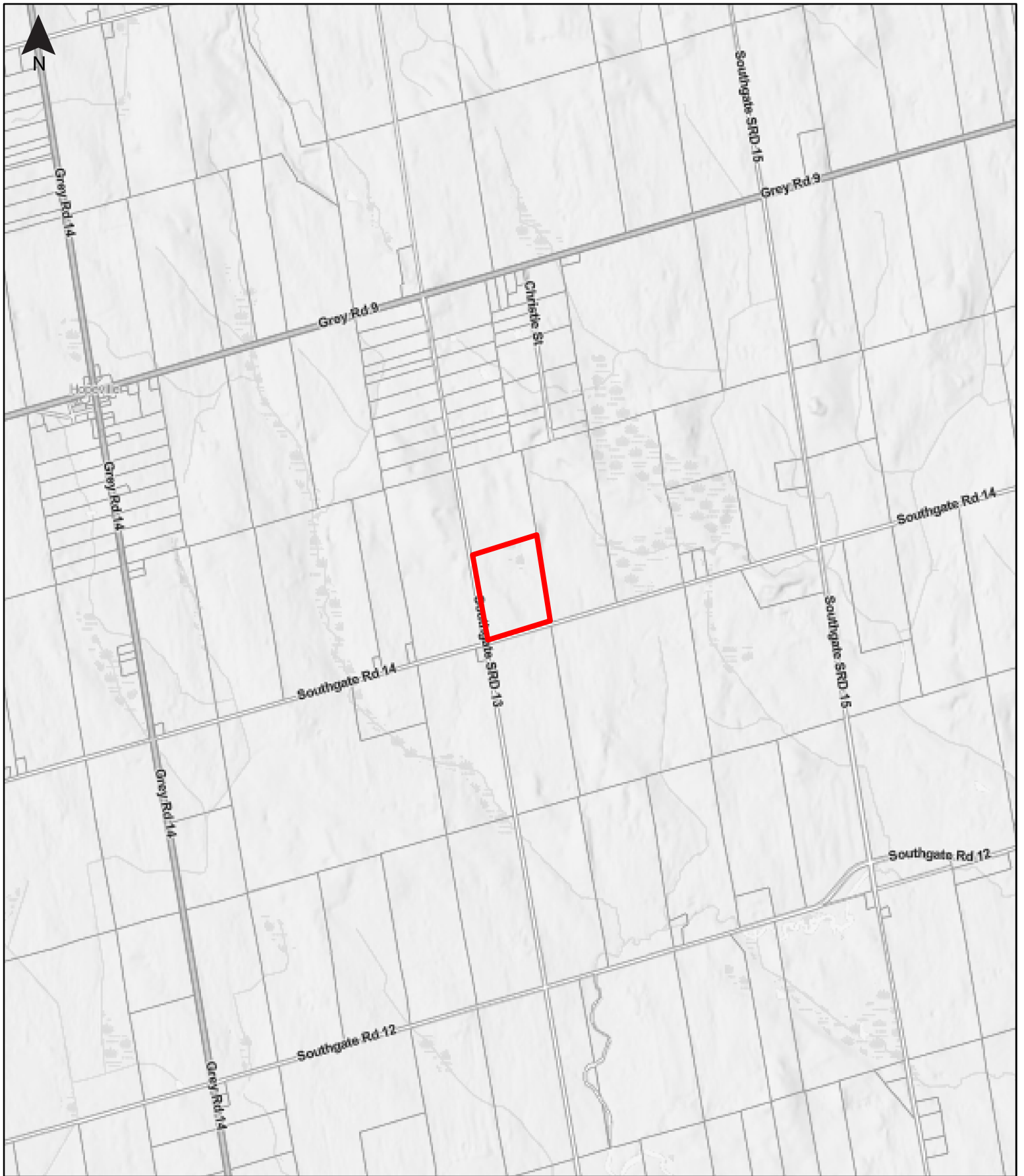


Figure 1
 Location
 132225 Southgate Road SRD 13
 Township of Southgate

 Subject Lands

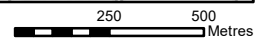
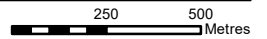




Figure 2
Aerial
132225 Southgate Road SRD 13
Township of Southgate

 Subject Lands



Structural Notes

1.0 General

- 1.1 All work shall conform to the Onatrio Building Code (OBC)
- 1.2 Notify the design engineer or the building inspector 48 hours in advance to schedule an inspection
 1. Prior to pouring footings
 2. Prior to pouring walls, after tying rebar.
 3. Before covering wood framing

2.0 Excavation And Backfill

- 2.1 Remove all topsoil and deleterious materials from below building and parking areas
- 2.2 Footings to be a minimum of 48 inches below grade
- 2.3 Excavate footings to sound subgrade capable of supporting a minimum 3000 psf allowable bearing
- 2.4 Fill required to bring areas to grade must be clean excavated material free from debris
- 2.5 Compact fill in 8 inches increments maximum to 98% SPD to within 6 inches of the underside of the floor
- 2.6 Compact the top 6 inches with granular 'A' to 100% SPD
- 2.7 Provide a minimum 2% positive slope away from the building

3.0 Concrete

- 3.1 All concrete shall comply with CSA-A23.1, CAN3-A23.2 and CAN3-A23.3 latest standards
- 3.2 The maximum aggregate size shall be 3/4 inch unless otherwise noted
- 3.4 The ultimate 28 day concrete compressive strength shall be not less than
 - Footings 25 MPa & 0.55 w/c
 - Foundation walls 25 MPa 0.50 w/c & 5-8 % air entrainment
 - Interior slabs on grade 25 MPa. 0.55 w/c 4-7 % air entrainment
- 3.5 Concrete slump shall be limited to 4 To 7''
- 3.6 Minimum cover on reinforcing bars unless noted on the drawings shall be
 - 3 inches for footings
 - 2 inches for foundation walls, slabs, and piers
- 3.7 Provide necessary protection to prevent concrete from freezing during curing
- 3.8 Reinforcing steel to be deformed bar with minimum yield strength of 400 MPa

4.0 Structural Steel

- 4.1 All structural steel design to conform to CAN3-S16 latest standard
- 4.2 Structural steel to conform to CSA G40.21 structural Quality Steel 300w
- 4.3 Anchor bolts to ASTM A307. latest standard
- 4.4 Bolts, washers and nuts to ASTM A325 High-Strength bolts for structural steel joints
- 4.5 welding electrodes to CSA W48 and W49
- 4.6 Provide bridging for steel joists in accordance with CSA CAN3-S16
- 4.7 Allowable live load deflection on joists to be limited to L/360 for roofs without a ceiling
- 4.8 Holes for service penetrations in beam flanges are not acceptable. Holes in webs to be verified and reviewed by the engineer prior to drilling

5.0 Wood

- 5.1 All lumber unless otherwise noted to be No.1&2 SPF.
- 5.2 All wood exposed to concrete or noted on the drawings is to be pressure treated or sill gasget used
- 5.3 Framed walls shall be anchored to the foundation walls with 1/2'' diameter x 6'' long anchors at 5'-0'' o/c maximum
- 5.4 Ensure fasteners and metal connectors in contact with treated wood products are protected sufficiently to resist the corrosive properties of the preservative materials being used
Use hot dipped galvanized or stainless steel fasteners and connectors in these applications

1. The contractor shall verify all dimensions, levels, and data on site and report any discrepancies or omissions prior to construction

Project Engineer

Drawing #

Drawings For A

Proposed
OFFICE ADDITION

132225 Southgate Road 13

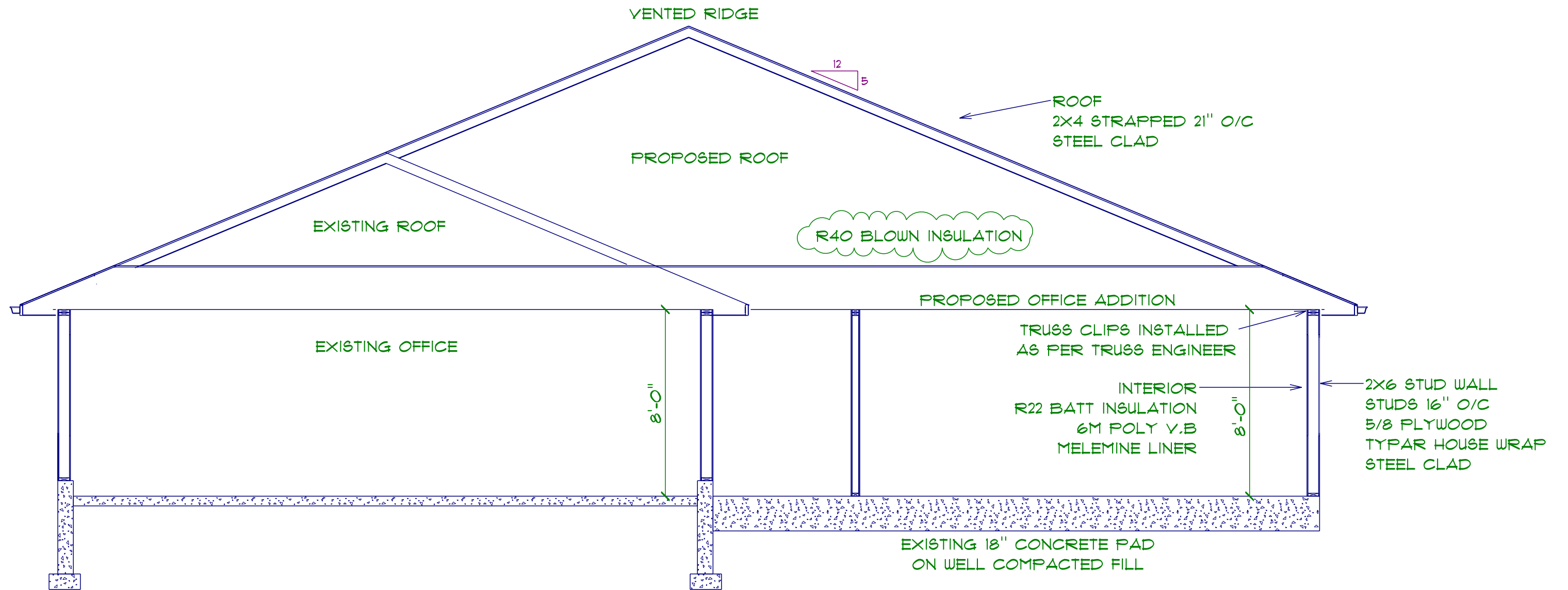
Dundalk ON NOC IBO

Aaron Martin

December 17, 2024

S-1

ENGINEERED ROOF TRUSSES ABOVE
(DRAWINGS TO BE ON SITE)



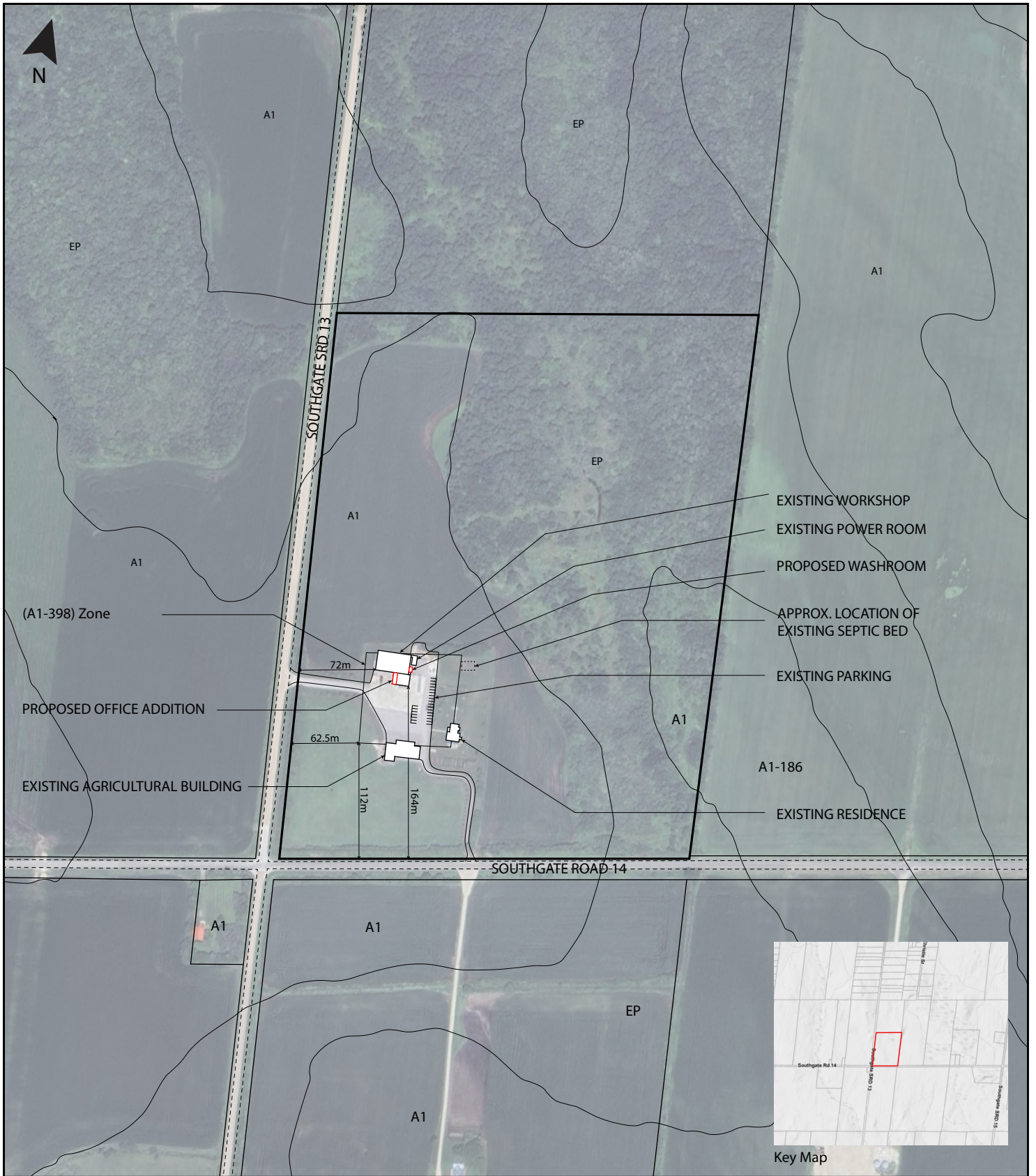


Aaron Martin
132225 Southgate Road 13
Dundalk ON N0C 1B0
[REDACTED]
DRAWN BY: SMM
0.161" = 1'-0"
S-4 VEIWS



SITE PLAN
 132225 Southgate Road SRD 13
 PT LT 18 CON 11 PROTON PT 3 17R3012; SOUTHGATE

SCALE: 1: 500
NOT FOR CONSTRUCTION
 12/02/2025



SITE PLAN
 132225 Southgate Road SRD 13
 PT LT 18 CON 11 PROTON PT 3 17R3012; SOUTHGATE

SCALE: 1: 500
 NOT FOR CONSTRUCTION
 12/02/2025



LOFT PLANNING

From: hsmrcc@bmts.com
To: [Elisha Milne](#)
Subject: Re: Request for Comments - Township of Southgate (Martin) - Proposed Minor Variance
Date: March 13, 2025 2:00:16 PM
Attachments: [image002.png](#)

Township of Southgate

Re: File number A2-25

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed Minor Variance as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation

Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519-483-4000



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SENT ELECTRONICALLY ONLY: emilne@southgate.ca

March 18, 2025

Township of Southgate
185667 Grey Road 9
RR 1
Dundalk, Ontario
N0C 1B0

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Elisha Milne,

RE: Minor Variance A2-25 (Martin-Brookfront)
132225 SG SR 13 or 145683 SG RD 14
Roll No.: 420709000207920
Part Lot 18 Concession 11
Geographic Township of Proton
Township of Southgate

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies (https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Purpose

The purpose of the application is to increase the floor area of the On Farm Diversified Use industrial workshop from 750 square metres to 806 square metres, decrease permitted outdoor storage from 500 square metres to 400 square metres and reduce the area rezoned Agricultural 1 Exception 398 (A1-398) from +-7,654 square metres to +-4060 square metres.

Recommendation

The proposed application is generally acceptable to SVCA staff.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- 1) Application form, with received date of February 14, 2025;
- 2) Planning Justification Report, dated February 12, 2025; and
- 3) Notice of Public Meeting.

Site Characteristics

Current SVCA mapping shows that a large area of the property is within the SVCA's Screening Area. The natural hazard features affecting the property include wetland/swamps, any watercourses, and any floodplain of the wetland/swamps and watercourses. Areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law, which appears to be appropriate to identify the natural hazard features. Based on the plan submitted with the application, the existing and proposed areas for development will not be within the EP zone or Hazard Land Area designation.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Sections 5.1 and 5.2 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to ...and not create new or aggravate existing hazards.

It is the opinion of the SVCA that the proposal is consistent with sections 5.1 and 5.2 of the PPS, 2024.

Township of Southgate and County of Grey Official Plan Policies

The following comments are made in accordance with MOU with the Township of Southgate. As mentioned above, areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.

Based on the plan submitted with the application, the existing and proposed areas for development will not be within the EP zone or Hazard Land Area designation.

Section 5.5.2 of the Southgate OP and Section 7.2.3 of the Grey County OP state in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plan submitted with the proposal, the proposal would be consistent with the Southgate OP and Grey County OP.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity

will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

Based on the plan submitted with the application, the area for development will not be located within the SVCA Approximate Screening Area, therefore a permit from the SVCA is not required for the buildings or structures as proposed.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Loft Planning Inc., agent (via email)
Barbara Dobrean, Authority Member, SVCA (via email)

Township of Southgate

185667 Grey County Road 9,
Dundalk, ON N0C 1B0

John Watson,
Acting Public Works Manager
jwatson@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-373-7844

Public Works Department

Date: March 7, 2025

File No.: A2-25

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes No

Entrance Requirements: Commercial entrance already there

Load Restricted Road: Yes No

Comments:

Signed: _____



John Watson, Acting Public Works Manager



Report To:	Committee of Adjustment
Meeting Date:	2025-03-26
Report Number:	PL2025-022
Title:	Application for Minor Variance A2-25, Aaron and Barabara Martin, 132225 Southgate Sideroad 13, Concession 11, Part Lot 18
Open/Closed Session:	Open Session
Prepared By:	Victoria Mance, Junior Planner
Reviewed By:	Bill White, MCIP, RPP, Triton Engineering Senior Planning Consultant
Approved By:	Kenneth Melanson, RPP, MCIP Director, Development & Community Services

Executive Summary:

The applicant requests a minor variance to increase the floor area of an existing industrial On-farm Diversified Use (OFDU) from 750 square metres to 806 square metres. The applicant would reduce the OFDU zoned area from 7,654 square metres to 4,060 square metres, and outdoor storage would be reduced from 500 square metres to 400 square metres.

The increase in OFDU floor area offset by the reduced zoned area and outdoor storage decreases the overall impact of the OFDU on the existing agricultural use. The proposed variance is recommended by staff, with the recommended conditions, and meets the tests for a minor variance in the Township Official Plan.

Recommendation:

Be it resolved that Staff Report PL2025-022 regarding Minor Variance File A2-25 for 132225 Southgate Sideroad 13 be received for information; and

That Committee approve Minor Variance A2-25 to increase the combined size of the industrial workshop, power room, office and lunchroom from a 750 square metres to 806 square metres subject to two conditions:

1. That the zoned area identified in Schedule "A" to By-law 2021-048 be reduced from +-89 metres by +-86 metres to +-65 metre by +- 60 metre area as identified in Attachment 3 to PL2025-022 so the OFDU operates only within a 4,060 square metre zoned area; and
2. The 500 square metres outdoor storage permitted in By-law 2021-048 is reduced to a maximum of 400 square metres.
3. That site plan approval apply to the variance with special provisions to implement reduced outdoor storage and reduced zoned Agricultural-1 Exception 398 (A1-398) Zoned area.

Reasons for Recommendation:

The application *has regard to* provincial interest and requirements of the [Ontario Planning Act](#). The proposal *is consistent with* [Provincial Planning Statement 2024](#) and meets the four tests for a Minor Variance outlined in the Township Official Plan.

Proposal:

The subject lands were rezoned through By-law 2021-048 to permit a 750 square metre OFDU with 500 square metres outdoor storage within 7,654 square metre zoned area.

The applicant proposes a minor variance to increase the total floor area of the existing OFDU from 750 square metres to 806 square metres (includes the workshop, power room, office and lunchroom). To mitigate the increase in total floor area, outdoor storage would be decreased from 500 square metres to 400 square metres and the OFDU rezoned area reduced from a maximum area of 7,654 square metres to 4,060 square metres.

The applicant's site plan and building elevations show the existing workshop, office, lunchroom, power room, with additions as indicated (see **Attachment 1**). A [Planning Justification Report](#) was submitted in support of the application to support the proposed Minor Variance.

Background/Site Context:

The site has +-390 metres frontage on the north side of Southgate Road 14, +-520 depth along Southgate Sideroad 13, 20.3 hectares in area, and contains a single detached farmhouse and accessory structures including an agricultural building and existing OFDU. The lands are heavily wooded to the eastern portion of the lot. An existing tree line along Southgate Road 14 and the 13th Sideroad provides some screening of the OFDU operating area from the street (see **Attachment 2**).

Adjacent land uses are agricultural (north, south, east and west) and is located approximately 2.5 kilometres southeast from Hopeville. Smaller residential sized lots are located farther north. Neighbouring agricultural lands also contain OFDUs, fronting on to Southgate Road 14.

Application Review - Planning Act – Provincial Interest:

Provincial interest in of the [Ontario Planning Act](#) is promoted by:

- Section 2(h) protection of agricultural resources, and
- Section 2(h) orderly development of safe and healthy communities.

[Section 45](#) of the Act empowers the Committee to grant minor variances. The application *has regard to* requirements of the [Ontario Planning Act](#).

Application Review - Provincial Planning Statement (PPS 2024):

[Provincial Planning Statement 2024](#) applies to the proposed minor variance as follows:

- Section 2.5-1 healthy viable rural areas supported by promoting diversified economic base (e) and by promoting economic activities in prime agricultural areas.
- Section 2.6-1 permitting on farm diversified uses and normal farm practices on rural lands.
- Definition of On-farm diversified uses to be "secondary to the principal agricultural use of the property and are limited in area."

[Guidelines for Uses in Prime Agricultural Areas](#) in Ontario support PPS 2024. Section 2.3 of the Guideline states OFDUs should be secondary to, supportive of agriculture and able to co-exist with the principle use without conflict. The application has regard to Provincial Policy for OFDUs.

Application Review - County of Grey Official Plan:

The site is designated Rural and Hazard Lands in the County Official Plan. The Rural designation (Subsection 5.4.1) permits all types, sizes and intensities of agricultural uses and normal farm practices as allowed in the Agricultural designation. For lots over 20 hectares in area, Table 8 of

Section 5.2.2 of the County Plan permits OFDUs up to 2% of the lot area while Subsection (17) limits maximum floor area to 20% of the zoned area. The enlarged OFDU proposed would comply with the County

Application Review - Southgate Township Official Plan:

[Schedule A](#) in [Township Official Plan](#) designates the applicant’s lands Rural and Hazard Lands, and. The Rural designation allows uses in the Agricultural designation and limited non-farm uses. Section 5.4.1.2 limits the size of OFDUs to the lesser of 2% of the lot area or a maximum of 8,000 square metres. OFDU floor area is restricted to 20% of the rezoned area to a maximum of 750 square metres. While the floor area exceeds the 750 square metre maximums in the Township Official Plan, the reduction in zoned area and outdoor storage is proposed to mitigate the overall impact on the existing agricultural use. All buildings and zoned area for the OFDU are outside the Hazard Land areas on-site such that the application *maintains the intent and purpose* of the Township Official Plan.

Application Review - Southgate Zoning By-law:

Schedule 33 of the [Original Zoning By-law Maps](#) in the [Township Zoning By-law](#) places the site in Agricultural-1 (A1) and Environmental Protection (EP) Zones. By-law 2021-048 permitted a 750 square metre OFDU with 500 square metres outdoor storage within 7,654 square metre zoned area on the subject lands. The Agricultural-1 Exception 398 (A1-398) from Schedule A to the By-law is illustrated in **Attachment 3**, along with the proposed reduction in the zoned area. Outdoor storage permitted in By-law 2021-048 would also be reduced to 400 square metres. With these reductions the application *maintains the intent and purpose* of the Township Official Plan.

Application Circulation and Public Comments:

The following comments were received:

Comments from:	Comments received:
Historic Saugeen Metis (March 13, 2025)	No concerns.
Bell Canada, Enbridge Gas, Grey County, Township Public Works, Township Fire Department, Township Building Department, Saugeen Valley Conservation Authority, and General Public Comments.	No comments received as of report writing.

Conclusion:

The proposed expansion to the existing OFDU to 806 square metres floor area with conditions reducing the zoned area to and outdoor storage to 400 square metres *is consistent* with Provincial Policy and complies with the four tests for a minor variance as follows:

1. *Maintains the general intent and purpose* of the Township Official Plan with conditions to reduce permitted outdoor storage and the size of the zoned area.
2. *Maintains the general purpose and intent* of the Township Zoning By-law given the floor area increase is offset by reduced outdoor storage.
3. *Minor* in that the floor area increase for the OFDU could be offset by a larger reduction in outdoor storage and a corresponding decrease in the zoned area as a condition of approval.
4. *Desirable for the appropriate development of the subject lands* in that the overall size and impact of the OFDU is reduced by limiting the space on-site within with the secondary use

may operate with the main agricultural use. The OFDU operating area is buffered from both Township roads by an existing tree line which also reduces the impact on the area.

Conditions proposed include a requirement that an amendment to the existing site plan agreement be completed with conditions providing for the reduced zoned area and outdoor storage.

Link to Township of Southgate Strategic Plan:

Priority: A Thriving Economy

Goal: Goal 1: Support the Growth and Development of Existing Businesses in Southgate

Action Item: 1 e). Enable Agriculture Business to Develop or Enhance Value-Added Opportunities on their Farms (e.g, Agritourism Activities, Buildings to Support Farm Activities)

Attachment(s):

Attachment 1 – Site Plan & Building Mock-Ups

Attachment 2 – Aerial Photo of Subject Lands & 2025 Google Streetview

Attachment 3 – Illustration of Reduced Zoned Area

Attachment 1 – Site Plan & Building Mock-Ups

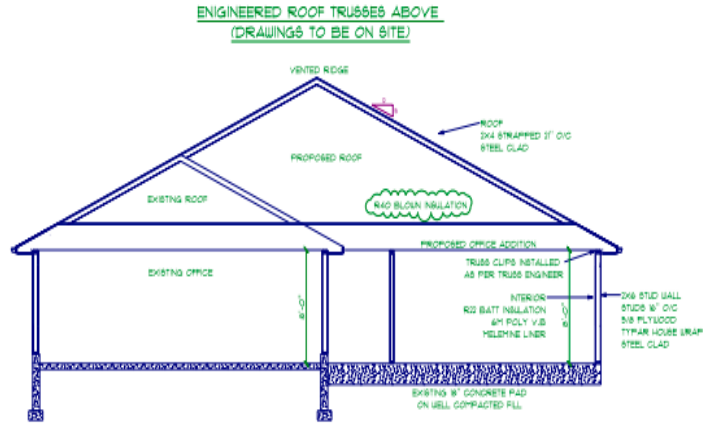
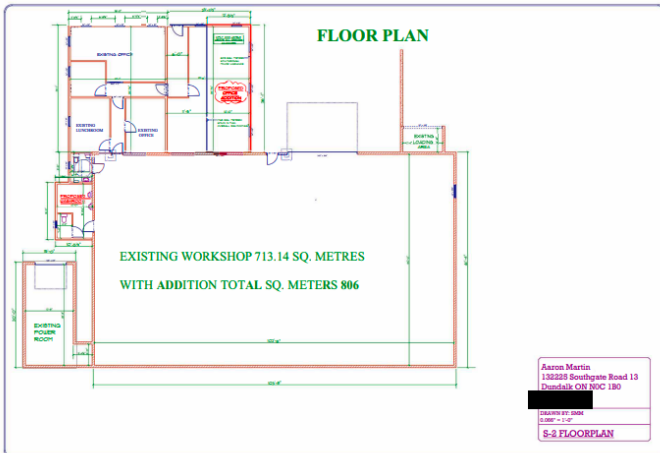


SITE PLAN
 132225 Southgate Road SRD 13
 PT LT 18 CON 11 PROTON PT 3 17R3012; SOUTHGATE

SCALE: 1: 500
 NOT FOR CONSTRUCTION
 12/02/2025

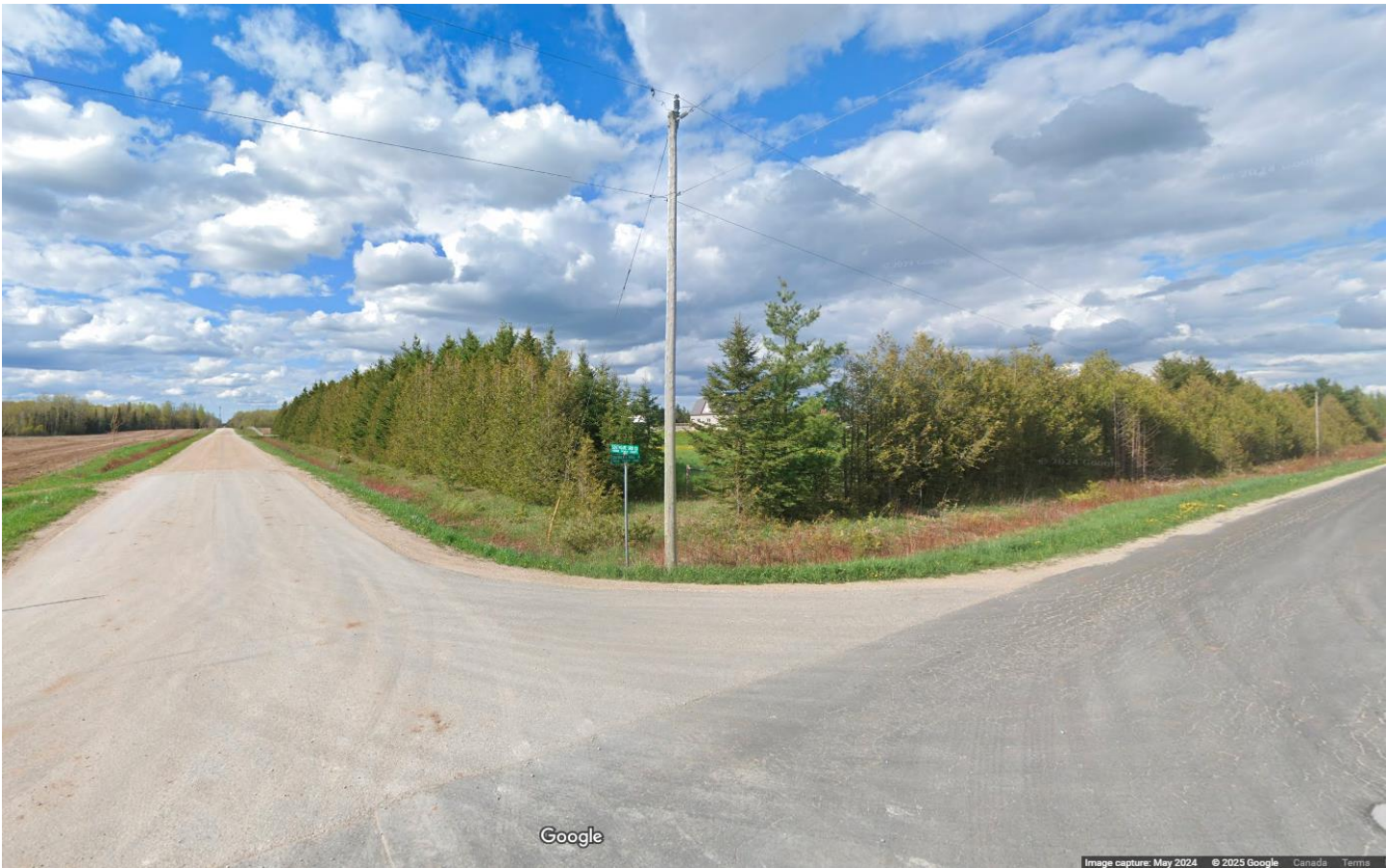


LOFT PLANNING



Attachment 2 - Aerial Photo of Subject Lands & 2025 Google Streetview





Attachment 3 – Illustration of Reduced Zoned Area





**Township of Southgate Committee
of Adjustment**

Application for Minor Variance

Fees Effective January 1, 2024
By-law 2023-109

Instructions:

This is an application under Section 45 of the Planning Act, 1990, R.S.O. c.P. 13 as amended, for relief, as described in this application, from Zoning By-law 19-2002 (as amended).

- Please check all applicable boxes and answer all applicable questions.
- Failure to provide adequate, correct information may result in your application being refused.
- All measurements must be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary.
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time.
- Applications are not accepted without the required fees.

For office use only:

File No. A- <u>3-25</u>	Date: <u>Feb 14, 2025</u>
Pre-Consult	Date received: <u>Feb 14, 2025</u>
Accepted by: _____	
Roll #42 07 <u>090-003-11100</u>	
Conservation Authority Fee Required: <u>Yes</u>	
Official Plan: _____	
Property's Zone: _____	
Other Information: _____	

It is a requirement that any potential applicant pre-consult with the Planning Department pursuant to by-law 66-2012 prior to submitting any planning application, for the initial pre consultation meeting, please provide a drawing or sketch of your proposal accompanied by a written description.

**The Approval Authority is the Township of Southgate Committee of Adjustment
Required Fees:**

Pre-Consultation Fee	\$ 500.00 due prior to the application being submitted	\$510.00
Application Fee	\$ 1,400.00 due with submitted application	\$1,428.00
Public Notice Sign Fee	\$ 145.00	\$148.00
Conservation Authority Fees		
Saugeen Valley CA	\$190.00	\$190.00
Grand River CA	Contact directly for details	
County of Grey Review Fee	\$400.00	\$400.00

Note on fees:

The application fees were adopted and approved under the Township of Southgate's Fee's and Charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application.

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

1. Name of Owner/Applicant (circle one) Darryl Thring
Address 072973 Southgate Side Road 07 Proton Station
Postal Code NCC140 Telephone Number [REDACTED]

2. Name of Agent N/A
Address _____
Postal Code _____ Telephone Number _____

3. Nature and extent of relief applied for: Reduction of minimum distance(s)

4. Why is it not possible to comply with the provisions of the by-law? Within Minor Variance (392m) of a few homes

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):
Caucasian 18, Lot 8

6. Dimensions of land affected in metric units:
Frontage: 42m Area: 3840.48m²
Depth: 91.44m Width of Street: _____

7. Particulars of all buildings and structures on or proposed for the subject land (specify, in metric units) the ground floor area, gross floor area, number of storeys, width, length, height, etc.): 18.28m x 30.48m
Existing: Shed ~~6x10m~~ = 557.2m² 1 storey
House 2 storey 278.7m², Horse stable 6m x 12m = 72m²
chicken coop Approximate 5 x 12m = 72m² → single storey

Proposed: 42m x 91.44m sow barn
with 10 months manure storage
under barn (pit depth approx 7ft)

8. Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear and front lot lines):
Existing: Shed 67.58m Coop (old shed) 126.42m
Horse Barn 118.57m
House 153m

Proposed: Set backs from property line South 30m
West 147m
North ± 370m
East 373m
(± Depends on where drawn)

9. Date of acquisition of subject land: 2019

10. Date of construction of all buildings and structures on subject land:
House 1893, Horse barn 2016?, coop?, ~~shed~~ 2020

11. Existing uses of the subject property:
Cow based farming

12. Existing uses of the abutting properties:
North: Residential East: Farm?
South: Farm West: Farm

13. Length of time the existing uses of the subject property have continued:
Farming forever

14. Water is provided to the subject land by a:
 publicly owned and operated piped water system
 privately owned and operated individual or communal well
 lake or other water body or other means (please explain)

15. Sewage disposal is provided to the subject land by a:
 publicly owned and operated sanitary sewage system
 privately owned and operated individual or communal well
 privy or other means (please explain)

16. Storm drainage is provided by (check applicable):
Sewers: _____ Ditches Swales: _____
Other means (please explain) _____

17. Present Official Plan designation on the subject lands: Agriculture + Hazard

18. Present Zoning By-law provisions applying to the land: A1 and EP

19. Has the subject land ever been the subject of an application for minor variance (under Section 45 or its predecessor of the Planning Act)
Yes No

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, etc.)

20. Is the subject property the subject of a current application for a plan of subdivision or consent under Section 51 or 53 of the Planning Act?
Yes No

Sketch Instructions:

Each copy of this application must be accompanied by a sketch or survey showing the following:

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- (iii) The current uses and location of all existing buildings and/or structures on the adjacent lands. (indicate the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines).
- (iv) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- (v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- (vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- (vii) The location and nature of any easement affecting the subject land.

21. Owners authorization and declaration:

Authorization for agent

I/we _____
(print name or names)

N/A

authorize _____
(print name of agent)

to act as our agent(s) for the purpose of this application.

(Signature of Owner) (date)

(Signature of Owner) (date)

22. Owners authorization for access:

I/we Darcy Thring
(print name or names)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

(Signature of Owner)

Feb 6, 2025
(date)

(Signature of Owner) (date)

23. Affidavit or sworn declaration :

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Darcy Thring
Name of Owner(s) or Authorized Agent or Applicant

of the Township of Southgate in the County of Grey
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me at the:

Township of Southgate in the County of Grey
city/town/municipality county/region

This 6 day of February, 20 25

[Redacted Signature]

Signatures of Owner

Feb 6, 2025

Date

Signatures of Owner

Date

[Redacted Signature]

Signature of Commissioner

Feb 6, 2025

Date

[Redacted Signature]
Elisha Milne, a Commissioner, etc.,
Province of Ontario, for The Corporation of
the Township of Southgate, County of Grey.

Darcy Thring MDS II

General information

Application date
Feb 6, 2025

Municipal file number

Applicant contact information
Darcy Thring
72973 SOUTHGATE SIDERD 7
PROTON STATION, ON
NOC 1L0
[REDACTED]

Location of subject livestock facilities
County of Grey
Township of Southgate
PROTON
Concession 18 , Lot 8
Roll number: 420709000311100000

Calculations

Farm A

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	4 (4 NU)	4 (4 NU)	93 m ²
Solid	Beef, Cows, including calves to weaning (all breeds), Confinement	8 (8 NU)	8 (8 NU)	74 m ²
Liquid	Swine, Sows with litter, dry sows/boars	0 (0 NU)	800 (228.6 NU)	2230 m ²

Setback summary



Existing manure storage	V5. Liquid, inside, underneath slatted floor
Existing design capacity	12 NU
Design capacity after alteration	240.6 NU

Factor A (odour potential)	1	Factor B (design capacity)	429.31
Factor C (orderly expansion)	1.14	Factor D (manure type)	0.8

Building base distance 'F' (A x B x C x D)
(minimum distance from livestock barn) 392 m (1286 ft)

Storage base distance 'S'
(minimum distance from manure storage) 392 m (1286 ft)

Setback distance summary

Description	Building setbacks		Storage setbacks	
	Minimum	Actual	Minimum	Actual
Type A land uses	392 m (1286 ft)	215 m (705 ft) 	392 m (1286 ft)	215 m (705 ft) 
Type B land uses	784 m (2572 ft)	1495 m (4905 ft)	784 m (2572 ft)	1495 m (4905 ft)
Nearest lot line (side or rear)	30 m (98 ft)	30 m (98 ft)	30 m (98 ft)	30 m (98 ft)
Nearest road allowance	60 m (197 ft)	147 m (482 ft)	60 m (197 ft)	147 m (482 ft)

Preparer signoff & disclaimer

Preparer contact information
Cleon Martin

9481 Sally Street
Mount Forest, ON
N0G 2L0
519-591-5342
nutrientplans@gmail.com

Signature of preparer



Cleon Martin

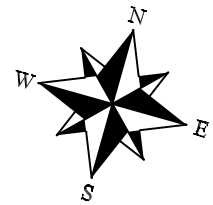
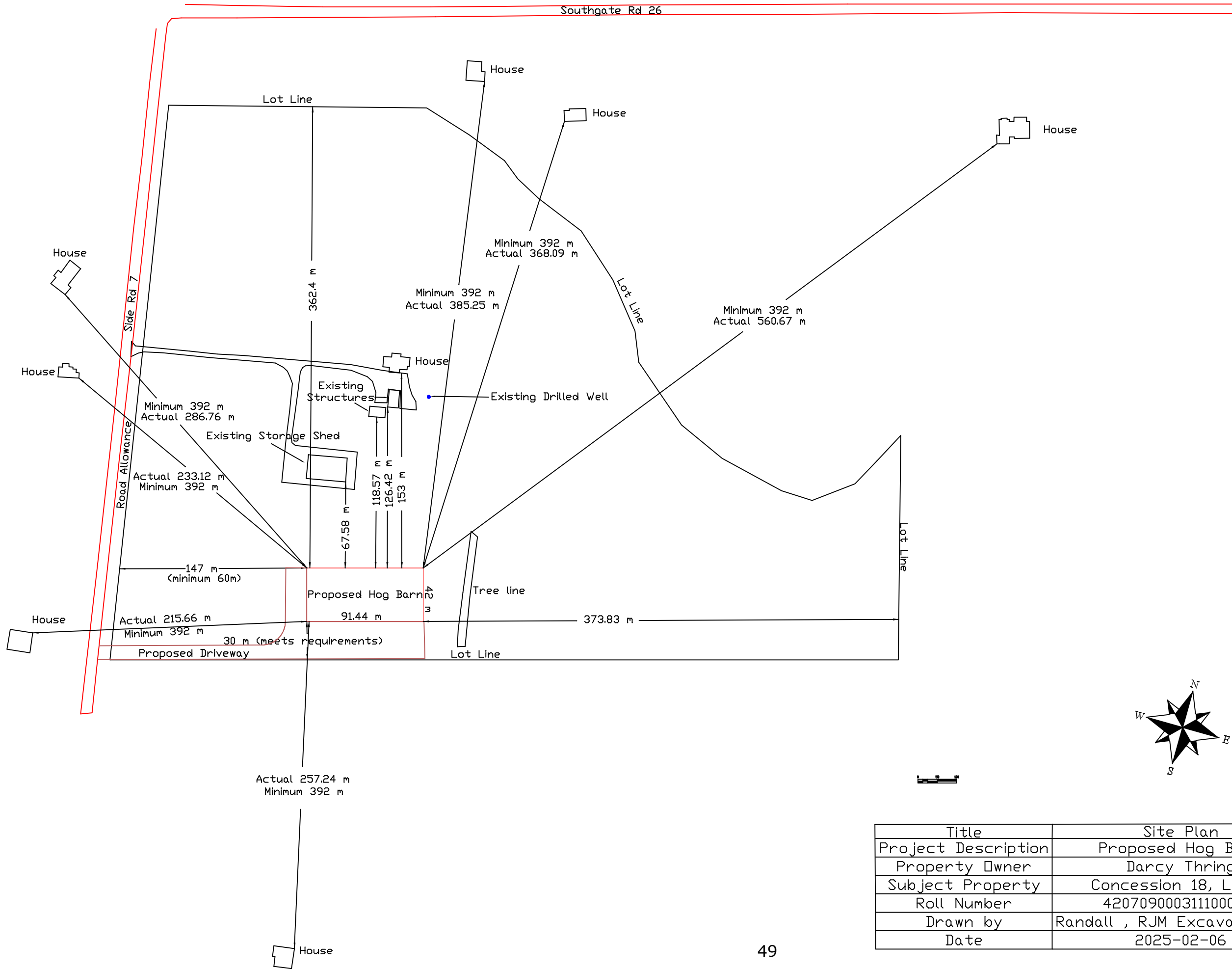
2025/02/06

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA & Cleon Martin are not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them. These calculations are provided to the municipality as a courtesy and do not exempt the municipality from responsibility.

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Title	Site Plan
Project Description	Proposed Hog Barn
Property Owner	Darcy Thring
Subject Property	Concession 18, Lot 8
Roll Number	420709000311100000
Drawn by	Randall , RJM Excavating Inc.
Date	2025-02-06



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC
HEARING**

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed **March 26, 2025 at 9:00 am** for the purpose of a public hearing to be held at the Township of Southgate Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 and **electronically** via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone
<https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1>
You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, using the below information.

The meeting will be live streamed and uploaded to the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR MINOR VARIANCE - FILE NO. A3-25

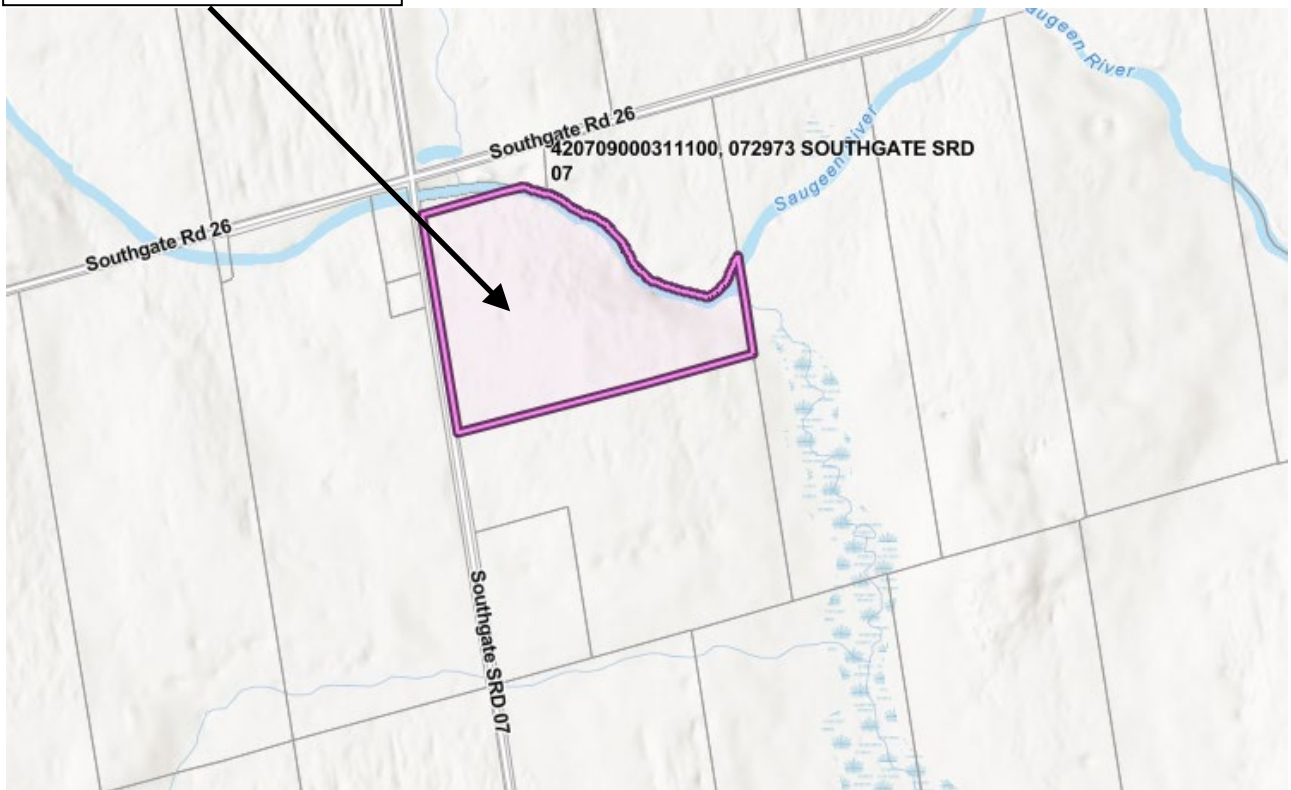
OWNERS: Darcy Thring and Jessica Oelschlagel

Description and Key Map of the Subject Land

Legal Description: Con 18 N Pt Lot 8 N Pt Lot 9, Geographic Township of Proton, Township of Southgate

Civic Address: 072973 Southgate Road 7

SUBJECT LANDS



The Purpose of the application is to allow construction of a +-3,840.5 square metre hog barn (sow operation) including 10 months manure storage under the barn with a Minimum Distance Separation less than 392 metres calculated for the proposed building and manure storage using Provincial Guidelines. The proposed Minimum Distance Separations to nearby sensitive uses are +-257.2 metres to the house to the south, +-215.6 to the house to the west, +-233.12 metres and +-286.7 metres to the houses to the northwest, and +-385.2 metres and +-368.1 metres to two homes to the north/northeast.

The Effect of the application is to allow construction of a +-3,840.5 square metre hog barn (sow operation) with 10 months manure storage beneath the barn on the subject lands as an agricultural use on the subject lands containing an existing farmhouse, sheds and other structures.

Property owners within 60 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notices/>

When requesting information please quote File No. **A3-25**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the undersigned. For more information about this matter, contact:

Elisha Milne,
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate
185667 Grey Rd 9, Dundalk, on N0C 1B0
Phone: (519) 923-2110 ext. 232
Toll Free: 1-888-560-6607
Fax: (519) 923-9262
Email: emilne@southgate.ca

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#); rmo@greysauble.on.ca
Subject: County comments for A3-25 Thring & Oelschlagel
Date: March 17, 2025 1:57:16 PM

County comments for A3-25 Thring & Oelschlagel

Hello Southgate,

Please note that Grey County is taking steps to streamline development review by limiting comments on some planning applications. This includes **all** minor variances and site plan applications, except where connected with a County application. In addition, within settlement areas, County staff may limit comments on zoning by-law amendments and consents.

As such, a formal planning review of the subject application has not been undertaken. Please be advised that planning decisions shall conform with the County's Official Plan and County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and provided the following comments:

The subject property contains and/or is adjacent to potential 'Habitat of Threatened or Endangered Species', 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', 'Significant Valleylands', 'Fish Habitat', and a 'River'. Additionally, the property is considered an area that influences Highly Vulnerable Aquifers. County staff have reviewed the proposal and based on the site plan, the proposed development will be within adjacent lands to the identified natural heritage features and within a previously disturbed area. As such, it is County staff's opinion that the potential impact to this feature would be negligible, and the requirement for an EIS can be waived.

Please note it is the applicant's responsibility to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed – "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". While the County is not supportive of development within Habitat of Threatened and/or Endangered Species, County staff are not the regulating authority under the Endangered Species Act. The applicant is advised to contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for further information on how to address this policy.

County ecology staff have no concerns with the application. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

From: hsmrcc@bmts.com
To: [Elisha Milne](#)
Subject: Re: Request for Comments - Township of Southgate (Thring and Oelschlagel) - Proposed Minor Variance
Date: March 13, 2025 2:26:54 PM
Attachments: [image002.png](#)

Township of Southgate

Re: File number A3-25

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed Minor Variance as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation

Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519-483-4000



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Township of Southgate

185667 Grey County Road 9,
Dundalk, ON N0C 1B0

John Watson,
Acting Public Works Manager
jwatson@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-373-7844

Public Works Department

Date: March 7, 2025

File No.: A3-25

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural pavement

Road Widening Necessary? Yes No

Entrance Requirements: None

Load Restricted Road: Yes No

Comments: _____

Signed: _____

John Watson, Acting Public Works Manager



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

March 19, 2025

Township of Southgate
185667 Grey Road 9
RR 1
Dundalk, Ontario
N0C 1B0

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Elisha Milne,

RE: Minor Variance Application A3-25 (Thring/Oelschlagel)
072973 Southgate Sideroad 07
Roll No.: 420709000311100
North Part Lot 8 North Part Lot 9 Concession 18
Geographic Township of Proton
Township of Southgate

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies (https://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/January-2019-Consolidated-Manual_Interim.pdf) made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Purpose

The purpose of the application is to allow construction of a +3,840.5 square metre hog barn (sow operation) including 10 months manure storage under the barn with a Minimum Distance Separation less than 392 metres calculated for the proposed building and manure storage using Provincial Guidelines. The proposed Minimum Distance Separations to nearby sensitive uses are +257.2 metres to the house to the south, +215.6 to the house to the west, +233.12 metres and +286.7 metres to

the houses to the northwest, and +-385.2 metres and +-368.1 metres to two homes to the north/northeast.

Recommendation

The proposed application is generally acceptable to SVCA staff.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- 1) Application form, dated February 6, 2025;
- 2) Notice of Application and Public Meeting;
- 3) Site Plan, dated February 6, 2025.

Background

As part of the subject proposal, SVCA was first contacted by the owner on December 6, 2023. SVCA conducted a site inspection for the proposal at that time. SVCA understood that the location of the proposal was to change and staff were waiting on an updated site plan.

Site Characteristics

Current SVCA mapping shows that a large area of the property is within the SVCA's Screening Area. The natural hazard features affecting the property include the floodplain and valley slope of the Saugeen River.

Areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.

Based on the plan, dated February 6, 2025, submitted with the application, the proposed area for development will not be within the EP zone or Hazard Land Area designation, and the proposed location will not be within the SVCA Approximate Screening Area.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Sections 5.1 and 5.2 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to ...and not create new or aggravate existing hazards.

It is the opinion of the SVCA that the proposal is consistent with sections 5.1 and 5.2 of the PPS, 2024.

Township of Southgate and County of Grey Official Plan Policies

The following comments are made in accordance with the MOU with the Township of Southgate. As mentioned above, areas of the property are mapped as Hazard Lands in the Grey County OP and Township of Southgate OP, and zoned EP in the Township of Southgate Zoning By-law.

Section 5.5.2 of the Southgate OP and Section 7.2.3 of the Grey County OP state in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plan submitted with the proposal, the proposal would be consistent with the Southgate OP and Grey County OP.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

Based on the plan submitted with the application, the proposed development will not be located within the SVCA Approximate Screening Area, therefore a permit from the SVCA is not required for the buildings or structures as proposed.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Given the above comments, it is the opinion of the SVCA staff that:

Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.

Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle

Environmental Planning Technician

Saugeen Conservation

MO/

cc:

A3-25 (Thring/Oelschlagel)

March 19, 2025

Page 4 of 4

Darcy Thring, owner (via email)

Barbara Dobreen, Authority Member, SVCA (via email)



Report To:	Committee of Adjustment
Meeting Date:	2025-03-26
Report Number:	PL2025-023
Title:	Application for Minor Variance A3-25, Darcy Thring, 072973 Southgate Road 07, Concession 18 N, Part Lot 8 N, Part Lot 9,
Open/Closed Session:	Open Session
Prepared By:	Victoria Mance, Junior Planner
Reviewed By:	Bill White, MCIP, RPP, Triton Engineering Senior Planning Consultant
Approved By:	Kenneth Melanson, RPP, MCIP Director, Development & Community Services

Executive Summary:

The applicant is requesting a minor variance to construct a ±3,840.5 square metre hog barn (sow operation) with 10-months manure storage under the barn. The proposed variance would enable a Minimum Distance Separation (MDS) less than 392 metre from the proposed building and manure storage. The proposed MDS to nearby sensitive uses are ±257.2 metres to the house (south), ±215.6 to the house (west), ±233.12 metres and 286.7 metres to houses to the northwest, and ±385.2 metres and 368.1 metres to two homes to the north/northeast.

Having considered the lack of suitable alternative locations on-site, the need to maintain an economically viable livestock barn, the type of manure storage proposed and the separation from farmhouses which surround the site, the proposed variance meets the four tests for a minor variance in the Township Official Plan. Staff recommend approval of the minor variance.

Recommendation:

Be it resolved that Staff Report PL2025-023 regarding Minor Variance File A3-25 for 072973 Southgate Road 07 be received for information; and

That Committee approve Minor Variance A3-25 to permit a +-3,840 square metre hog barn with 10-month manure storage under the barn, subject to the following conditions;

That the Minimum Distance Separation requirements be reduced from 392 metres to +-257.2 metres to the house to the south, +-215.6 to the house to the west, +-233.12 metres and 286.7 metres to the houses to the northwest, and +-385.2 metres and 368.1 metres to two homes to the north/northeast; and

That all remaining provisions of the Agricultural-1 Zone and other applicable sections of the Zoning By-law are met.

Reasons for Recommendation:

The application *has regard to* provincial interest and requirements of the [Ontario Planning Act](#). The proposal *is consistent with* [Provincial Planning Statement 2024](#) and meets the four tests for a Minor Variance outlined in the Township Official Plan.

Proposal:

The applicant proposes a minor variance to build a ±3,840.5 square metre hog barn (sow operation), with 10 months of manure storage beneath the structure. The MDS required for the proposed barn and manure storage (included in the [A3-25 Application](#) Package) is 392 metres to Type A Land Uses, which includes dwellings outside settlement areas zoned for agricultural uses. The proposed separation for Type A land uses are as follows (**see Attachments 1 & 2**):

Use/Location:	Approximate distance:
House to south of site	±257.2m
House to west of site	±215.6m
Houses to northwest of site	±233.12 and 286.7m
Houses to north/northeast	±385.2 and 368.1m

The proposed barn meets the minimum 784 metre separation to Type B Land Uses (1495 metres to non-agricultural zone or Settlement Area), 30 metre separation to the nearest lot line (30 metres provided), and 60 metre setback to the nearest road allowance (147 metres provided).

The applicant’s site plan shows the existing structures on-site, including a residential dwelling, storage shed, and accessory agricultural structures. During pre-consultation on the proposed hog barn the applicant advised that relocating the proposed would not be attainable due to the proximity of the Environmental Protection Zone and Saugeen River to the north of the subject lands (see **Attachment 1 & 2**).

Background/Site Context:

The subject lands have ±440 metres frontage on the east side of Southgate Sideroad 07, ±605 metres depth, ±19.4 hectares in area, and contains a single detached farmhouse and accessory structures including horse barn, coop, and shed. The subject lands are irregularly shaped, with a heavily wooded area to the southeast corner. The Saugeen River traverses the northern lot line boundary, and the rest of the site serves as active farmland (see **Attachment 2**).

Adjacent land uses are agricultural (north, south, east and west) and is located approximately 1.1 kilometres north from Swinton Park. Southgate Road 26 runs north of the subject lands. Neighbouring agricultural lands also contain On-Farm Diversified Uses (OFDUs) along Southgate Sideroad 07 and to the east along Grey Road 14.

Application Review - Planning Act – Provincial Interest:

Provincial interest in of the [Ontario Planning Act](#) is promoted by:

- Section 2(h) protection of agricultural resources, and
- Section 2(h) orderly development of safe and healthy communities.

[Section 45](#) of the Act empowers the Committee to grant minor variances. The application *has regard to* requirements of the [Ontario Planning Act](#).

Application Review - Provincial Policy Statement (PPS 2024):

[Provincial Planning Statement 2024](#) applies to the proposed minor variance as follows:

- Section 2.5-1 healthy viable rural areas supported by promoting diversified economic base (e) and by promoting economic activities in prime agricultural areas.
- Section 4.3 agricultural systems approach to foster long-term economic prosperity and productive capacity of “the agri-food network” (elements supporting farm economy such as distributors, primary processing etc.).

- 4.3.2 all types, sizes and intensities of agricultural uses permitted and new or expanding livestock facilities shall comply with MDS formulae.

[Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas](#) define agricultural uses, noting associated on-farm buildings and structures such as livestock facilities, and manure storage are integral to farm operations. All “types, sizes, and intensities of agricultural uses” are to be “promoted and protected” subject to provincial standards.

[Provincial Minimum Distance Separation \(MDS\) Document](#) provides formulas and guidelines for implementing setbacks between livestock barns and sensitive uses. The MDS calculation in the [A3-25 Application](#) demonstrates compliance with required separations from the nearest lot line, Type B Land Uses (settlement areas), and nearest road allowance.

The proposed Minor Variance is to mitigate the required MDS from Type A uses which are nearby residences outside a settlement area on agriculturally zoned lands. The required MDS is 392 metres. The proposed variance reduced distances are as noted on page 2 (proposal).

Application Review - County of Grey Official Plan:

The site is designated Agriculture and Hazard Lands in the Grey County Official Plan. The Agricultural designation (Subsection 5.2.1) permits all types, sizes and intensities of agricultural uses and normal farm practices.

Section 5.2.2 (5) states new or expanding livestock facilities shall comply with MDS formulae, and Subsection (l) states municipalities should not reduce MDS through a minor variance “except where sufficient reasoning has been provided, and the intent of the MDS Guideline has been maintained”. Criteria to assess a variance include whether modification of the design is possible without creating undue hardship or inefficiencies, and the variance is small to create limited potential for land use conflict.

Section 7.2 directs development away from Hazard land impacted by flooding and natural hazards. For these reasons, Staff are of the opinion the proposal is consistent with the County Official Plan.

Application Review - Southgate Township Official Plan:

[Schedule A](#) in [Township Official Plan](#) designates the applicant’s lands Agriculture and Hazard Lands. The Agricultural designation allows uses in the Agricultural allows all types, sizes and intensities of agricultural uses as per Section 5.4.1.1. Section 5.4.1.2 (12) states the impact of new or expanding agricultural uses are “to mitigated to the extent feasible”. Subsection (22) allows a small reduction in MDS through a minor variance if sufficient reasoning is provided and the intent of the Guideline is met. MDS modification is discouraged for any new non-farm lot creation.

The Hazard Lands designation permits agricultural, and conservation uses such as protecting woodlots, and natural areas. Section 5.5.2.2 outlines site alteration policies in the Hazard designation including the need for advice and approval from the appropriate Conservation Authority. Buildings should be non-inhabitable and located where risk to public health and safety is mitigated.

The applicant’s reasoning on the location and size of a viable livestock operation, that modification of the design is not possible without creating undue hardship and inefficiency, and the potential setback to nearby agriculturally designated residence is maximized to limited potential for land use conflict, the proposed variance would *maintain the intent and purpose* of the Official Plan.

Application Review - Southgate Zoning By-law:

Schedule 5 of the [Original Zoning By-law Maps](#) in the [Township Zoning By-law](#) places the site in Agricultural-1 (A1) and Environmental Protection (EP) Zones. Section 6.1 of the Township’s Zoning By-law permits “(a) Agricultural uses and commercial greenhouses”. Applicable building regulations for the proposed hog barn apply under Section 6.2 and requires maximum lot coverage of 7%, minimum front yard of 40 metres for an agricultural building, minimum side yard of 15 metres, and minimum rear yard of 15 metres. The proposed meets the regulations set out in Section 6 of the Township’s Zoning By-law 19-2002.

Having considered alternate locations on-site, the nature of manure storage, the need for an economically viable sow operation, and the presence of hazard lands and floodplain associated with the South Saugeen River the proposed variance could be considered to *maintain the intent and purpose* of the Township Zoning By-law.

Application Circulation and Public Comments:

The following comments were received:

Comments from:	Comments received:
Historic Saugeen Metis (March 13, 2025)	No concerns.
Grey County (March 17, 2025)	Formal review of the application by County Planning Staff has not been undertaken to streamline development review. County Ecology Staff are of the opinion that the potential impact to the identified natural heritage features would be negligible, and the requirement for an EIS can be waived. No concerns.
Bell Canada, Enbridge Gas, Township Public Works, Township Fire Department, Township Building Department, Saugeen Valley Conservation Authority, and General Public Comments.	No comments received as of report writing.

Conclusion:

The proposed addition of the hog barn to the existing farm cluster with conditions to reduce the required MDS II *is consistent with* Provincial Policy and *complies with* the four tests for a minor variance as follows:

1. *Maintains the general intent and purpose* of the Township Official Plan as the location and size of a viable new livestock cannot be made smaller without creating undue hardship and inefficiency, and the setback to nearby residences is maximized, and the underground mature storage would help limited potential for land use conflict
2. *Maintains the general purpose and intent* of the Township Zoning By-law given the proposed hog barn complies with the permitted uses and regulations set out in Section 6.2 except for MDS setback to be included in Section 33 of the Zoning By-law, and the location is outside floodplain of the Saugeen River and maximizes separation from farmhouses surrounding the subject lands.

3. *Minor* in that the buildable area available on the subject lands is limited due to the proximity to the Environmental Protection Zone, Saugeen River, irregular shape of the lot, and the presence of farmhouses on agricultural lots surrounding the subject lands.
4. *Desirable for the appropriate development of the subject lands* in that the proposed hog barn expands the existing farm cluster, is the first of its kind within the Township and the 10-month manure storage below the barn would help mitigate potential conflict with area farmhomes.

Link to Township of Southgate Strategic Plan:

Priority: A Thriving Economy

Goal: Goal 1: Support the Growth and Development of Existing Businesses in Southgate

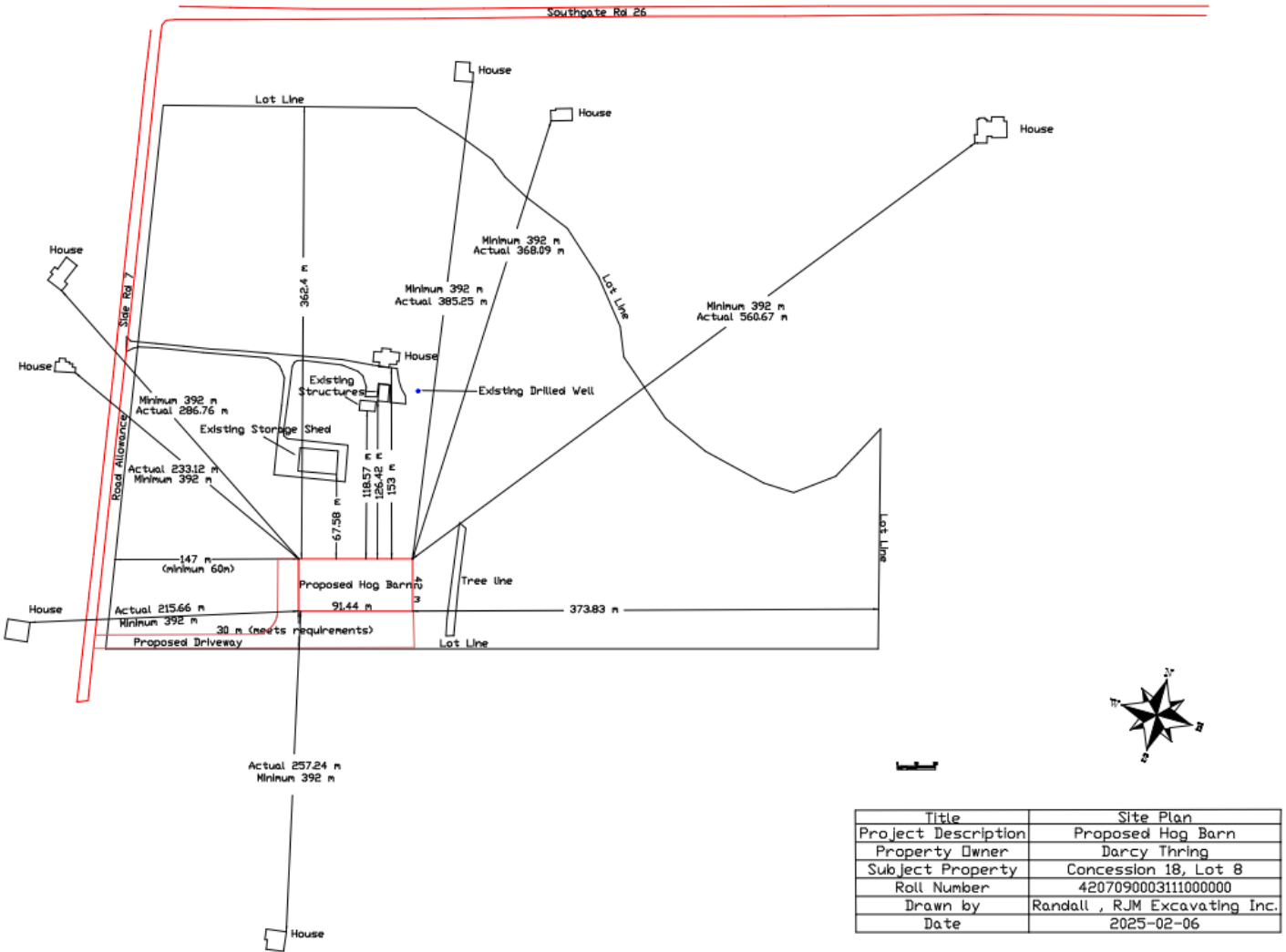
Action Item: 1 e). Enable Agriculture Business to Develop or Enhance Value-Added Opportunities on their Farms (e.g, Agritourism Activities, Buildings to Support Farm Activities)

Attachment(s):

Attachment 1 – Site Plan

Attachment 2 – Aerial Photo of Subject Lands & 2025 Google Streetview

Attachment 1 – Site Plan



Title	Site Plan
Project Description	Proposed Hog Barn
Property Owner	Darcy Thring
Subject Property	Concession 18, Lot 8
Roll Number	4207090003111000000
Drawn by	Randall, RJM Excavating Inc.
Date	2025-02-06

Attachment 2 – Aerial Photo of Subject Lands & 2025 Google Streetview



