



**Township of Southgate
Committee of Adjustment**

Revised Agenda

August 26, 2020

9:00 AM

Electronic Participation

	Pages
1. Electronic Access Information	
If you wish to listen to the Committee of Adjustment Hearing electronically please wait until the start time of the meeting, then dial in with your phone using the following information: Phone Number: 1 (647) 497-9373 Access Code: 442 - 563 - 645 #	
2. Call to Order	
3. Confirmation of Agenda	
Be it resolved that the Committee confirm the agenda as amended.	
4. Declaration of Pecuniary Interest	
5. Adoption of Minutes	8 - 11
Be it resolved that the Committee approve the minutes from the February 26, 2020 Committee of Adjustment meeting as presented.	
6. Reports of Municipal Officers	
6.1 Clerk Lindsey Green	
6.1.1 CL2020-025-Approval to Waive Consent Application Fees	12 - 14
Be it resolved that the Committee of Adjustment receive Staff Report CL2020-025 as information; and That the Committee waive the fees associated for the new application being submitted by H-Bye Construction Ltd.	

7. Hearing

7.1 A3-20 - Luciano Serafini, Plan 852 Lot 28, Geographic Village of Dundalk

- | | | |
|-------|--|---------|
| 7.1.1 | Application and Notice of Public Hearing | 15 - 23 |
| 7.1.2 | Comments Received from Agencies and the Public | 24 - 30 |
| 7.1.3 | Applicant or Agent | |
| 7.1.4 | Committee Member Questions | |
| 7.1.5 | Comments and Planning Report | 31 - 35 |
| 7.1.6 | Members of the Public to Speak | |
| 7.1.7 | Further Questions from the Committee | |
| 7.1.8 | Approval or Refusal | |

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-032 for information; and

That the minor variances be approved.

1. **That** a survey be provided; and
2. **That** all outstanding taxes, fees and charges are paid, if any.

7.2 B3-19 - Brenden McDonald, Concession 13, Pt Lot 7, Geographic Township of Proton

- | | | |
|-------|--|---------|
| 7.2.1 | Application and Notice of Public Hearing | 36 - 50 |
| 7.2.2 | Comments Received from Agencies and the Public | 51 - 64 |
| 7.2.3 | Applicant or Agent | |
| 7.2.4 | Committee Member Questions | |
| 7.2.5 | Comments and Planning Report | 65 - 75 |
| 7.2.6 | Members of the Public to Speak | |
| 7.2.7 | Further Questions from the Committee | |

7.2.8 Approval or Refusal

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-030 for information; and

That the severance be approved with the following conditions:

1. **The** Eastern laneway of the severed lot is to be removed.
2. **That** an Official Plan Amendment and Zoning By-law Amendment implementing the consent be in full force and effect.
3. **That** a deed is prepared and submitted to the Clerk
4. **That** a survey be provided; and
5. **That** all outstanding taxes, fees and charges are paid, if any.

7.3 B1-20 and B2-20 - Mount Forest Ag Auction and Levi Frey, Con 6, Pt Lot 9 and Con 6, Pt Lot 9 Part 1 of RP16R7259, Geographic Township of Egremont

7.3.1	Application and Notice of Public Hearing	76 - 105
7.3.2	Comments Received from Agencies and the Public	106 - 135
7.3.3	Applicant or Agent	
7.3.4	Committee Member Questions	
7.3.5	Comments and Planning Report	136 - 146
7.3.6	Members of the Public to Speak	
7.3.7	Further Questions from the Committee	
7.3.8	Members of the Public to Speak	

7.3.9 Approval or Refusal

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-031 for information; and **That** the severance be approved with the following conditions:

1. **That** a 3m road widening is provide on the severed and retained portion of application B1-20 and a 3m road widening from the retained portion of B2-20
2. **That** the Zoning By-law amendment is in full force and effect; and
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

7.4 B3-20 - William Penney, Plan 480 BLK Q PT Lot 8; Lot 9, Geographic Village of Dundalk

7.4.1	Application and Notice of Public Hearing	147 - 157
7.4.2	Comments Received from Agencies and the Public	158 - 173
7.4.3	Applicant or Agent	
7.4.4	Committee Member Questions	

***7.4.5 Comments and Planning Report**

174 - 180

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-033 for information; and

That the severance be approved with the following conditions:

1. **That** an engineered grading and drainage plan be prepared to the satisfaction of the Township; and
2. **That** if required by the grading and drainage plan a 3m drainage easement along the rear of the property, be registered in favour of the abutting lots; and
3. **That** a survey prepared by and Ontario Land Surveyor be provided; and
4. **That** a development agreement be entered into which includes the engineered grading and drainage plan, site plan indicating parking for each new property as a single residential unit and as a residence with a secondary dwelling unit on each new lot, on property snow storage locations and provisions for the removal of stored snow at the property owner's expense should it become an issue as determined by the Township of Southgate or the County of Grey to ensure public safety; and
5. **That** all outstanding, fees and charges are paid, if any.

7.4.6 Members of the Public to Speak

7.4.7 Further Questions from the Committee

7.4.8 Approval or Refusal

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-033 for information; and

That the severance be approved with the following conditions:

1. **That** an engineered grading and drainage plan be prepared to the satisfaction of the Township; and
2. **That** if required by the grading and drainage plan a 3m drainage easement along the rear of the property, be registered in favour of the abutting lots; and
3. **That** a survey prepared by and Ontario Land Surveyor be provided; and
4. **That** a development agreement be entered into which includes the engineered grading and drainage plan, site plan indicating parking for each new property as a single residential unit and as a residence with a secondary dwelling unit on each new lot, on property snow storage locations and provisions for the removal of stored snow at the property owner's expense should it become an issue as determined by the Township of Southgate or the County of Grey to ensure public safety; and
5. **That** all outstanding, fees and charges are paid, if any.

7.5 B4-20 - Paul and Ina Martin, Con 2 Pt lot 17 RP16R2879 Pt 1 and Con 2 Pt lot 17 RP 16R10911 Parts 7 to 9 and 11, Geographic Township of Proton

7.5.1	Application and Notice of Public Hearing	181 - 196
7.5.2	Comments Received from Agencies and the Public	197 - 210
7.5.3	Applicant or Agent	
7.5.4	Committee Member Questions	
7.5.5	Comments and Planning Report	211 - 214
7.5.6	Members of the Public to Speak	

7.5.7 Further Questions from the Committee

7.5.8 Approval or Refusal

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-034 for information; and

That the severance be approved with the following conditions:

1. **That** the retained lot be merged with the abutting farm parcel; and
2. **That** the 3m road widening have a by-law passed to dedicated it as part of the public road allowance.
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

8. Adjournment

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



Township of Southgate
Minutes of Committee of Adjustment

February 26, 2020
9:00 AM
Council Chambers

Members Present: Member John Woodbury
 Member Jim Frew
 Member Martin Shipston

Staff Present: Clinton Stredwick, Planner
 Lindsey Green, Secretary-Treasurer
 Bev Fisher, Chief Building Official
 Elisha Hewgill, Secretary-Treasurer

1. Call to Order

Secretary-Treasurer Green called the meeting to order at 9:00 AM.

2. Elections

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee appoint Martin Shipston as Chair of the Committee of Adjustment for the 2020 term.

Carried

3. Appointments

Moved By Member Frew

Seconded By Member Woodbury

Be it resolved that the Committee appoint Elisha Hewgill as Secretary-Treasurer for the Committee of Adjustment.

Carried

4. Confirmation of Agenda

Moved By Member Woodbury

Seconded By Member Frew

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

Carried

5. Declaration of Pecuniary Interest

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

6. Adoption of Minutes

Moved By Member Frew

Seconded By Member Woodbury

Be it resolved that the Committee approve the minutes from the October 23, 2019 Committee of Adjustment meeting as presented.

Carried

7. Hearing

7.1 A1-20 - Keith Greenwood, Concession 9 S, Part Lot 34, Geographic Township of Proton

7.1.1 Application and Notice of Public Hearing

The Purpose is to consider an application for minor variance to permit the relocation of a home that results in existing structures being in the front yard. The proposal requires relief from Sections 5.1(e) and 5.4(d)(i), of the by-law which requires an accessory structure to be located in a rear or side yard.

The Effect would provide relief from the by-law to permit the reconstruction of a home in a new location that will

cause existing accessory buildings to be located in the front yard.

7.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Saugeen Valley Conservation Authority, Southgate Building Department, Southgate Public Works, the County of Grey and the Historic Saugeen Metis. No comments were received from members of the public.

7.1.3 Applicant or Agent

The Applicants were present but did not add any comments at this time.

7.1.4 Committee Member Questions

Members asked questions and staff provided responses.

7.1.5 Comments and Planning Report

Planner Stredwick reviewed his planning report and explained the intent of the proposal.

7.1.6 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

7.1.7 Further Questions from the Committee

Members asked questions and staff provided responses.

7.1.8 Approval or Refusal

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-007 for information; and

That the Minor Variance be approved subject to the following condition:

1. **That** the existing residence if not removed, which was partially destroyed by fire be made uninhabitable.

Carried

8. Adjournment

Moved By Member Frew

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

Carried

Chair Martin Shipston

Secretary-Treasurer Elisha Hewgill



Staff Report CL2020-025

Title of Report: CL2020-025-Approval to Waive Consent Application Fees
Department: Clerks
Branch: Planning Services
Council Date: August 26, 2020

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report CL2020-025 as information; and

That the Committee waive the fees associated for the new application being submitted by H-Bye Construction Ltd.

Background:

Plan 16R-8783 attached to this report as Attachment #1 is a registered survey in conjunction with a consent application that was approved by the Southgate Committee of Adjustment back in 2004, owned by H-Bye Construction Ltd. At that time, the purpose of the consent application was to merge Part 3 on the plan with Part 1. The owner has now reached out to staff to inquire about the application, as they have found that the consent was not properly merged and registered at the time.

Staff Comments:

Staff have looked into the original consent application and can confirm that all conditions of the consent were met at the time and full payment for the application was received, but that our files did not show any evidence of a deed being stamped, therefore resulting in the likelihood of the consent not being properly registered. Staff then reached out to our Lawyers, who have confirmed that the parts were never legally merged. H-Bye Construction Ltd. owns both properties known as 411272 and 411280 Southgate Sideroad 41 shown on the below map:



In addition, the owner has expressed their interest in adding an additional 120 feet to the parcel. Staff confirmed with our lawyers, that the best course of action is for the owner to submit a new application with the revised plan and staff will ensure that the lots are properly merged and registered, following approval.

To date, the new application has been submitted to the Planner and staff are asking for the Committee to waive the fees associated with the new consent application.

Financial Implications:

Current fees associated with submitting a consent application total \$2,109.00 which includes the application fee, conservation authority fee and the completion and deed stamping fees. The owner would be responsible for completing a survey of the lands.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Concluding Comments:

That the Committee of Adjustment receive Staff Report CL2020-025 as information and that the Committee waive the fees associated for the new application being submitted by H-Bye Construction Ltd.

Respectfully Submitted,

Dept. Head: *Original Signed By*
Lindsey Green, Clerk

CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments #1 – Plan 16R-8783



**Township of Southgate
Committee of Adjustment
Application for Minor Variance**

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 \$1000 (\$900 application plus \$100 sign deposit) in cash or by cheque made payable to the Corporation of the Township of Southgate.

For office use only:

File No. A-3-20

Pre-Consult _____ Date: _____

Date received: July 27, 2020

Accepted by: _____

Roll #42 07 _____

Conservation Authority Fee
Required: _____

Official Plan: _____

Property's Zone: _____

Other Information: _____

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the Township of Southgate Committee of Adjustment

Required Fees:

Application Fee	\$ 937.00 due with submitted application
Public Notice Sign Fee	\$ 105.00
Conservation Authority Fees	
Saugeen Valley CA	\$240.00
Grand River CA	Contact directly for details



Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law.

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.

1: Name of Owner/Applicant (circle one) * LUCIANO SERAFINI
Address 7 WILSON CRES
Postal Code NOC 1B0 Telephone Number [REDACTED]

*See Note 1

2. Name of Agent* _____
Address _____
Postal Code _____ Telephone Number _____

** See Note 2

3. Nature and extent of relief applied for: REAR SETBACK -
NEED MORE REAR DISTANCE

4. Why is it not possible to comply with the provisions of the by-law? _____

Will only allow 7.5 ^{FEET} ~~FEET~~ OR .1905 meter Build

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

7 Wilson CRES, LOT # 28, HOUSE

6. Dimensions of land affected in metric units:

Frontage: 12.7 Area: 57.15
Depth: 4.44 m Width of Street: 20 m

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: Empty Backyard ^W 18.81 x ^{AL} 8.94 x ^H 1.5 m

Proposed: SEE PLANS - ATTACHMENTS
OUTDOOR LIVING + ENTERTAINMENT

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

9. Date of acquisition of subject land: 2020 ~~2000~~ OR ~~2001~~

10. Date of construction of all buildings and structures on subject land:
2000 OR 2001

11. Existing uses of the subject property:
RESIDENTIAL

12. Existing uses of the abutting properties:
North: RESIDENTIAL East: RESIDENTIAL
South: RESIDENTIAL West: RESIDENTIAL

13. Length of time the existing uses of the subject property have continued:
2000 - 2020

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: /

18. Present Zoning By-law provisions applying to the land: R1

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)

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, indication 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.

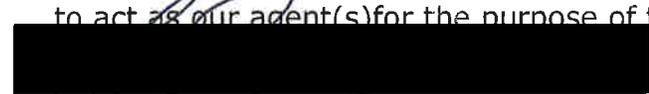
21. Owners authorization and declaration:

Authorization for agent

I/we LUCIANO SERAFINI
(print name or names)

authorize MYSELF
(print name of agent)

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



07 24 2020
(date)



07 24 2020
(date)

(Signature of Owner)

22. Owners authorization for access:

I/we LUCIANO SERAFINI
(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.

23. Affidavit or sworn declaration :

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

I/ (We) LUCIANO SERAFINI
Name of Owner(s) or Authorized Agent or Applicant

of the TOWN of DUNDALK in the REGION of Southgate
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:

CITY of BRAMPTON in the REGION of PEEL
city/town/municipality county/region

This 24th day of JULY, 2020

[Redacted Signature]

Signatures of Owner

07 24 2020

Date

[Signature]
Signatures of Owner

Date

[Redacted Signature]

Signature of Commissioner

July 24, 2020

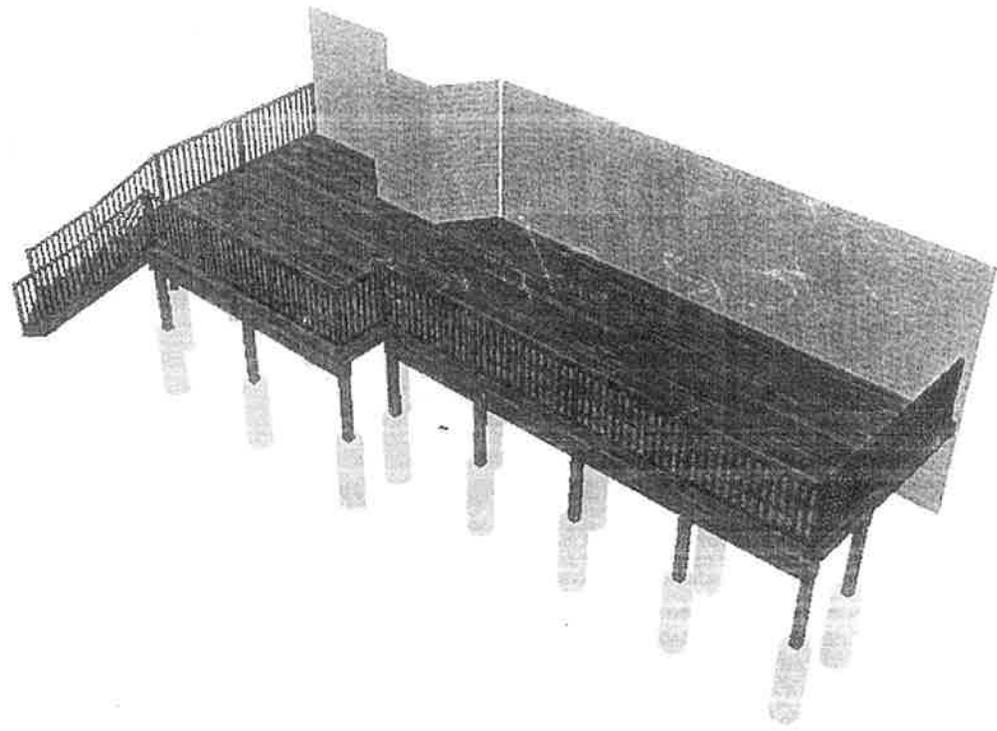
Date



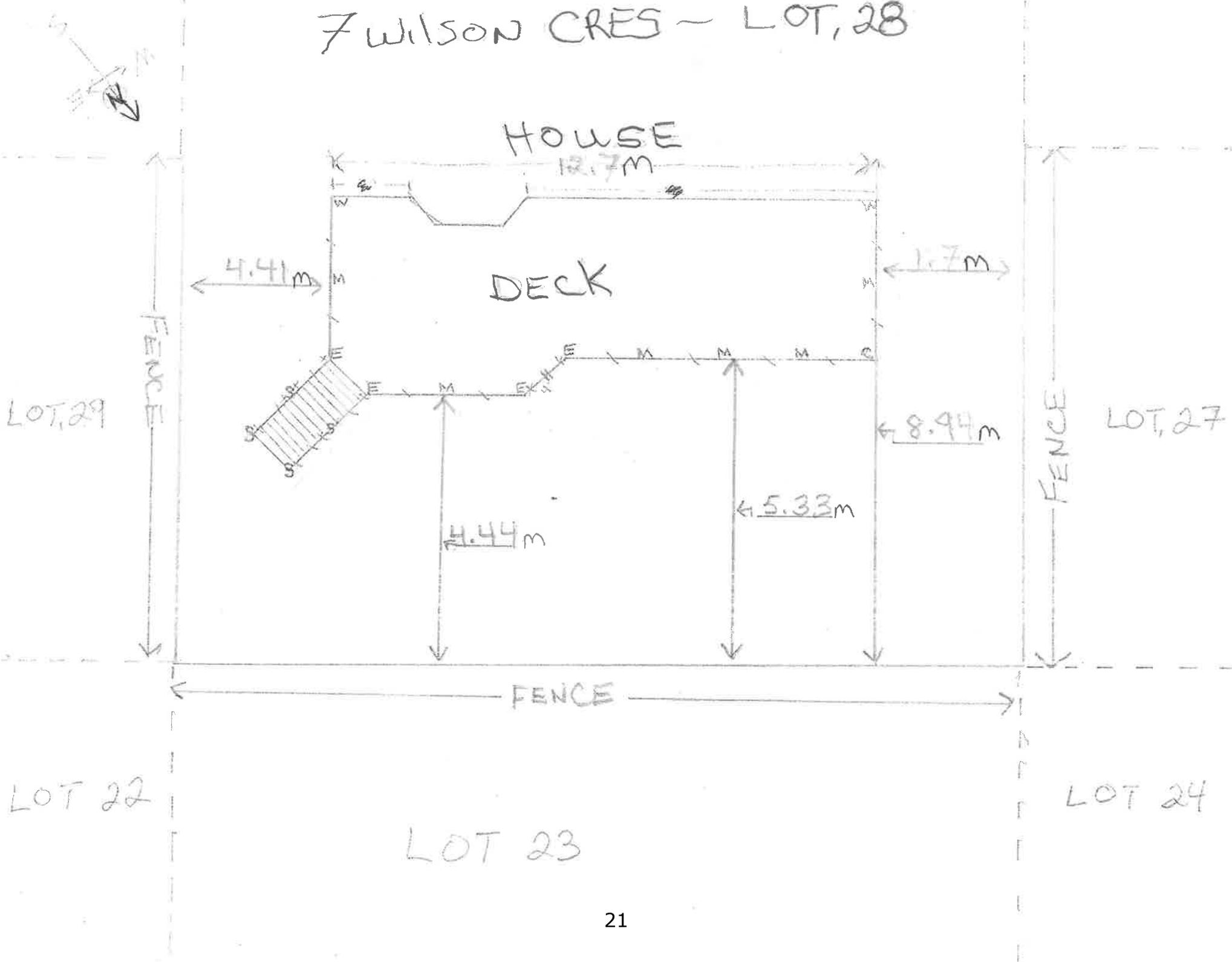
Vikas (Vic) Bansal
Notary Public &
Commissioner of Oaths
info@ineedanotary.ca
No legal advice given.

7 Wilson CRES

LOT 28



7 Wilson CRES ~ LOT, 28





**THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE
COMMITTEE OF ADJUSTMENT**

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR MINOR VARIANCE FILE # A3/20**

PROPERTY LOCATION: legally known as Lot 28 Plan 852 (Geographic Village of Dundalk) in the Township of Southgate (see the key map below). Also described as 7 Wilson Crescent.

TAKE NOTICE that the Committee of Adjustment of the Township of Southgate has designated:

August 26, 2020 at 9:00 am

for the purpose of holding an **electronic hearing**, to hear the application for a Minor Variance:

File # A3-20

Electronic Access Information:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone. Canada: +1 (647) 497-9373 Access Code: 442-563-645 #

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Hewgill using the below information. The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

Purpose: The Variance is to permit the enlargement of a residential deck . The proposal requires relief from Sections 8.2(d) and 8.2(h), of the by-law which requires a lot coverage of 35% an a rear yard setback of 7.6m.

Approval of this application would provide relief from the by-law to permit the enlargement of a deck by providing for a 16% increase to lot coverage to 46% and a reduction in the rear yard setback by 3.16m to 4.44m.

No other related Planning Applications have been received for this property.

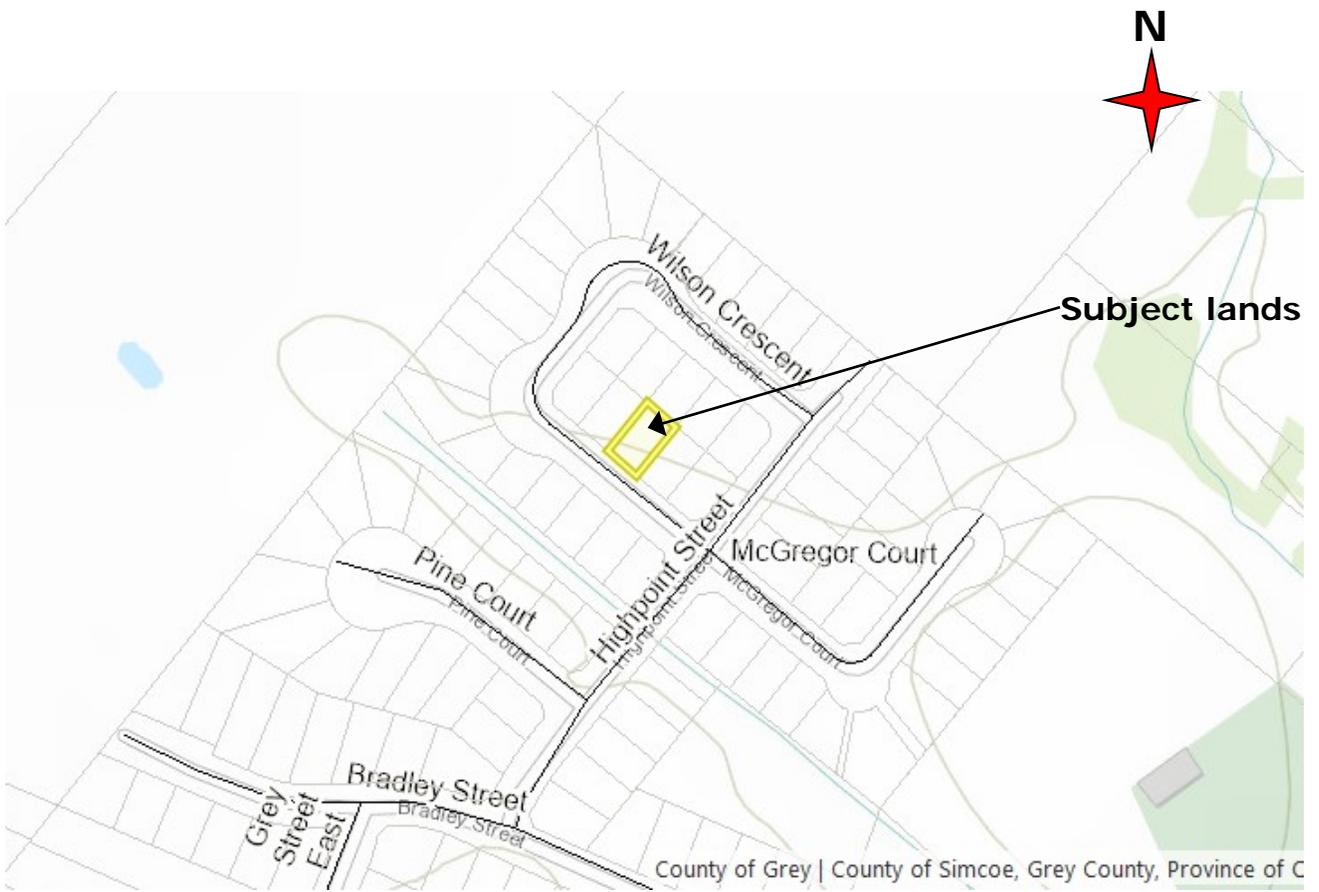
You are entitled to attend the hearing virtually at this time or to be represented by an agent to express your views on the merits of this application. You may also forward a letter with your views to the Committee. If you do not attend the hearing or send correspondence regarding this file, the Committee will proceed in your absence and you are not entitled to any futher notice of the proceedings. **Please note that all submissions will become part of the public record in their entirety and may be posted to Southgate's website.**

A copy of the Notice of Decision will be sent to the applicant and each person who appeared or was represented by an agent at the hearing **and** who has filed a written request for notice of the decision.

ADDITIONAL INFORMATION regarding this application is available for public viewing during office hours at the address below or on the Township Website at: <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#A3-20-Luciano-Serafini>

Township of Southgate
185667 Grey Rd. 9,
Dundalk, ON N0C 1B0
(519) 923-2110 ext. 231
Toll Free: 1-888-560-6607

DATED AT THE TOWNSHIP OF
SOUTHGATE
THIS 28th DAY OF July 2020
Elisha Hewgill,
Secretary-Treasurer
Committee of Adjustment



Planning Application Comments

Building Department

Date: August 11, 2020

File No: A3-20

Property Owner: Luciano Serafini

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- No Concerns or objections with the application.
- Development will require applicable permits before construction.
- A Barrier free washroom will be required with Septic system.
- Recommend the septic design is considered before proceeding.
- A detailed septic design is required.
- Road access and Civic number will be required before development proceeds.
- May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- Comments: Propane storage will follow TSA regulations.

If I can be of any further assistance, please do not hesitate to contact me.

Bev Fisher
Chief Building Official | Township of Southgate
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262
✉ bfisher@southgate.ca | www.southgate.ca

Elisha Hewgill

From: Laura Warner <lwarner@grandriver.ca>
Sent: July 29, 2020 10:33 AM
To: Elisha Hewgill
Subject: RE: A3-20 Notice of Public Hearing

Hi Elisha,

The GRCA has no objection to the subject Minor Variance as the property at 7 Wilson Crescent does not contain any features regulated by the GRCA.

Kind regards,
Laura



Laura Warner | Resource Planner
Grand River Conservation Authority
400 Clyde Road, Cambridge ON N1R 5W6
P: (519) 621-2763 x 2231 | F: (519) 621-4844
lwarner@grandriver.ca | www.grandriver.ca

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: Tuesday, July 28, 2020 10:41 AM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Enbridge Gas <municipalplanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Jessica Mole <jmole@southgate.ca>; Laura Warner <lwarner@grandriver.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>; kathleen.ryan@saugeenojibwaynation.ca
Cc: Lindsey Green <lgreen@southgate.ca>; Clinton Stredwick <cstredwick@southgate.ca>
Subject: A3-20 Notice of Public Hearing

Good Morning,

Please find the below link for the Notice of Public Hearing for Minor Variance Application A3-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#A3-20-Luciano-Serafini>

The hearing has been scheduled for **August 26, 2020 at 9AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca





Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 6th, 2020

Elisha Hewgill, Secretary-Treasurer/Committee of Adjustment
Township of Southgate
185667 Grey County Rd. 9, RR #1
Dundalk, Ontario N0C 1B0

**RE: Minor Variance A03-2020
7 Wilson Crescent (Lot 28, Plan 852)
Township of Southgate (geographic village of Dundalk)
Owner/Applicant: Luciano Serafini**

Dear Ms. Hewgill,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to provide relief from the by-law to permit the enlargement of a deck by providing for a 16% increase in lot coverage to 46% and a reduction in the rear yard setback by 3.16m to 4.44m.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'. Section 3.5(3) states a full range of residential, commercial, industrial, recreational, and institutional land uses are permitted. Staff have no concerns with the proposal.

Appendix A of the County OP identifies the subject lands in a Wellhead Protection Area (WHPA-D). Section 8.11.2(1)(b) states *a wellhead protection area (WHPA) is the area around the wellhead where land use activities have the potential to affect the quality or quantity of water that flows into the well. These are areas of high vulnerability where the greatest care must be taken in the storage, use and handling of materials that could, if mishandled or spilled, pollute or contaminate a municipal well.* The proposal is residential in nature. This policy typically applies to commercial/industrial developments where there will be fuel storage. County planning staff have no concerns.

County planning staff have no concerns with the subject application.

Page 2
August 6th, 2020

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink that reads "Stephanie" followed by a stylized monogram or initials.

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca

Elisha Hewgill

From: Chris Hachey <hsmlrcc@bmts.com>
Sent: July 29, 2020 3:43 PM
To: Elisha Hewgill
Subject: Request for Comments - Southgate (Serafini) - Proposed Minor Variance

Your File: A3-20
Our File: Southgate Municipality

Ms. Hewgill,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources and Consultation
Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmlrcc@bmts.com

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Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official

jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: July 31, 2020

File No.: A3 - 20

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Urban Design

Road Widening Necessary? Yes No

Entrance Requirements: One existing Entrance

Load Restricted Road: Yes No

Comments:

Required to be on municipal water and sanitary sewer service connections.

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments:

Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

Signed: _____



Jim Ellis, Public Works Manager / Risk Management Official



Staff Report PL2020-032

Title of Report: PL2020-032-A3-20- Luciano Serafini
Department: Clerks
Branch: Planning Services
Committee Date: August 26, 2020

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-032 for information; and

That the minor variances be approved.

- 1. That** a survey be provided; and
- 2. That** all outstanding taxes, fees and charges are paid, if any.

Property Location: 7 Wilson Crescent in Dundalk



Application Brief:

Mr Serafini would like to enlarge his deck. He plans to build approximately a 3.61m (11.8ft) X 12.7m (41.66ft) new deck. The area of this new deck would be 45.85m² (491.59ft²). The issue is that with a deck this large, relief is required from both the rear yard setback and the total lot coverage.

The current rear yard setback in the by-law is 7.6m (24.9ft) and the proposal would reduce that setback by 3.16m(10.3ft) to 4.44m (14.5ft). Similarly, the total lot coverage is 35% and the addition of the deck would increase that lot coverage by 11% to approximately 46%.

Background:

To obtain a building permit to build the deck, a variance to the by-law provisions is required. Applications for a variance to the Zoning By-law must be consistent with the Provincial Policy Statement and satisfy Section 45 (1) of the Planning Act.

Provincial Policy Statement (PPS)

The PPS provides guidance for comprehensive planning decisions at the Provincial, County and local levels but does not address specific development provisions at the local level. The intent of the PPS as it applies to the Township of Southgate is to encourage growth and development that is suitable to the area. The proposed minor variance will create a situation where the deck will be larger than others and in the area and a back yard that is smaller than others.

The PPS does not speak directly to variances and decks for residential uses. As long as a deck is a permitted use and does not create a safety hazard or is constructed in a Hazard area, it can be broadly interpreted that the proposed variance is consistent with the Provincial Policy Statement. The details of the use are further refined in the by-law which will be examined further in this report.

Minor Variance

For a successful variance, the following four tests of Section 45(1) of the Planning Act must all be satisfied:

1. The variance must be minor in nature

The subject lands are approximately 549m² (6000 ft²) in lot area with 18.3m (60ft) of frontage along Wilson Crescent in the former Village of Dundalk. The property is currently developed with a House. The purpose of the variance request is to allow for a deck that is 3.6m (11.7ft) X 12.7m (41.66m) to be constructed within the rear yard setback and to increase the total lot coverage from 35% to 46%. The addition of a deck to a home can usually be considered minor in nature, however, if the deck that is constructed becomes too large or reduces the rear or side yard too much, then it will look out of place and actually become an eyesore to the neighbours. The key to assessing this proposal is to determine what is considered minor. In staff's opinion minor is relative to a situation or neighbourhood.

The proposed deck is approximately 24% of the ground floor area of the house and increases the lot coverage by approximately 11%. If we based our evaluation purely on size then the proposal might not be considered minor on its own. When we look at the lot coverages of other homes in the neighbourhood there are others that have increased lot coverages as a result of either decks, pools or sheds. This is largely because some of the houses are built to the maximum lot coverage for the R1 zone which is 35%. Based on the above and the fact that the variance for lot

coverage would be required for any size deck the variance for lot coverage is minor in nature.

Similarly with the rear yard setback there are other structures that appear to encroach on the rear yard setback for the R1 zone. The reduction of the rear yard setback by 9.5ft in staff's opinion is minor in nature, in this context, as it will be similar to some other lots in the neighbourhood and will still provide for a significant amount of amenity space for the home owner.

The proposal can be considered minor in nature. The proposal meets this test

2. It must be desirable for the appropriate development or use of the land, building or structure

There is no proposed change in use of the subject lands. It is proposed to be used for residential purposes. The construction of a deck on a residential property is an appropriate use and is considered a desirable accessory use.

The location and size of the deck are the issue in terms of appropriate development. Given that there are other properties in the neighbourhood with similar reduced setbacks and increased lot coverages the proposed variance is consistent with other development and therefore appropriate. The deck is in a rear yard and will no impact on the streetscape and character of the area from the road. The application is considered appropriate development on the subject lands.

3. It must maintain the general intent and purpose of the Official Plan

The subject lands are designated 'Neighbourhood Area' within the Township Official plan and Settlement Area within the County of Grey Official Plan. The intent of this designation is allow for a variety of residential uses including single detached dwellings and their accessory uses and structures.

The proposal would limit future development of the property and any new development would require further relief from the by-law for lot coverage. The Official Plan does not speak to the size or setbacks of primary or accessory structures within the neighbourhood area as this is addressed in the Township Zoning By-law. The proposal is a permitted use and therefore, the proposal for the subject lands is appropriate and meets the intent and purpose of the County of Grey and Township Official Plans.

4. It must maintain the general intent and purpose of the zoning by-law

The subject lands are zoned 'R1' Residential in the Township of Southgate Zoning By-law No. 19-2002, as amended. The R1 zone permits a single detached dwelling on a lot, as well as uses, buildings and structures accessory to a permitted residential use. Based on the site sketch provided, size of the lot and size of the house it would not be possible to build any deck without a variance to the by-law for lot coverage. Staff do not believe that it was the intent of the by-law to prohibit

a deck on the subject lands and for that reason some relief from the lot coverage is justified. Notwithstanding the lot coverage, the maximum depth of the deck could only be 7.67ft in order to meet with the current rear yard setback. Staff believe that a deck that is 12 ft deep is not unreasonable and therefore the requested relief is justifiable and in- keeping with other lots within the subdivision.

The intent of lot coverage in a by-law is provide sufficient amenity space as well as infiltration area for stormwater. A deck is an amenity space and therefore there would be no net loss of amenity space on the property. Also provided the entire understory of the deck is not concreted in, there is still open area for water to infiltrate the ground and accommodate stormwater. The proposed drawings shows that the deck is on piers which would indicate otherwise. The proposal therefore conforms to the intent of the lot coverage provision of the by-law

The intent of the rear yard setback is to provide sufficient amenity space on a lot for outdoor activities as well as separation from neighbours. The addition of a deck does not diminish the amount of amenity space on the lot. There is still a 14.5 ft rear yard setback from the rear yard fence. Given that an accessory structure can be placed 2m from the rear fence it 14.5ft is still an acceptable rear yard setback for this lot. Based on the above it is my opinion the proposal still meets the intent of the by-law to preserve amenity space and provide some separation from neighbouring properties.

Based on the above, in my opinion the proposed variance would maintain the general purpose and intent of the Zoning By-law.

Comments from Agencies and the Public

Building Department No concerns or objections with the application.

The County of Grey planning staff have no concerns with the subject application. The Historic Saugeen Metis have no objection to the proposed development. Township Public Works indicate a safe access can be provided, the area is within wellhead protection area "D". This is applicable to dense non aqueous phase liquids(DNAPL's) products. This is managed by education and outreach programs. Public works have no concerns with the application.

The Grand River Conservation Authority have no objection to the proposal.

No comments were received from the public as of the writing of this report.

SUMMARY

This application to vary Section 8.2(d) and 8.2(h) of the Comprehensive Zoning By-law to permit the erection of a deck that increases the overall lot coverage and rear yard setback **passes** the four tests of a minor variance as required by the *Planning Act*.

The planning department therefore recommends the variances to the by-law be approved, if no negative comments are received from the public.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments:



The Corporation of The Township of Southgate

Consent application form

Instructions:

- Please check all applicable boxes and answer all applicable questions
- Several of the questions are part of the minimum mandatory requirements as prescribed in Schedule 1 to Ontario Regulation 41/95, Planning Act, and must be completed
- 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

<u>For office use only</u>	
File No:	<u>B3-19</u>
Pre-Consult Date:	_____
Date received:	<u>August 19, 2019</u>
Date accepted:	_____
Accepted by:	_____
Roll # 42 07	_____
Conservation Authority Fee Required:	_____
Other information:	_____

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the *Township of Southgate Committee of Adjustment*

Required Fees:

<input checked="" type="checkbox"/> Application Fees	\$1,275.00 due with submitted application
	\$ 250.00 due on completion (if approved)
<input checked="" type="checkbox"/> Public Notice Sign Fee	\$ 102.00
Parkland Dedication Fee	\$ 510.00 (all new residential lots)
Deed Stamping	\$ 306.00 due before finalization of approved consent
Conservation Authority Fee	SVCA \$ 230.00 (per each net lot created) GRCA – Call directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate’s fees and charges By-law.

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.



Part One

Owner/Agent/Application Information

*To be completed by the applicant

1. Name of registered owner: Brenden McDonald

Mailing address: 185237 GREY ROAD 9

Phone# : (H) _____ (B) _____

Email Address: [REDACTED]

2. Name of applicant (if different than above): Brenden McDonald

Mailing address: 185237 Grey Road 9

Phone#: [REDACTED] Email: [REDACTED]

Applicant's Relationship to Subject Lands:

- Registered Property Owner
- Holder of Option to Purchase Subject Lands
- Signing Officer of Corporation
- Other (Specify) _____

3. Name of agent: Cuesta Planning Consultants Inc.

Mailing address: 978 1st Avenue West, Owen Sound, ON N4K 4K5

Phone#: 519-372-9790 Email: cuesta@cuestaplanning.com

4. Send all correspondence to: (Choose only ONE) Applicant Agent

5. Preferred Method of communication: Phone email Postal Mail

Part Two

The Subject Lands

6. Subject Land: (Legal Description)

NOTE: On this form "SUBJECT LAND" means the parcel to be severed & the parcel to be retained.

Former Municipality Township of Proton

Road Name Grey Road 9 Civic Address (911) No. 185237

Lot No. 7 ~~Plan~~/Concession 13

Part _____ Reference Plan No. _____

7. Description of Subject Land:

a) Existing use of the subject land:

- Agricultural Rural Commercial/Industrial Residential

Other(explain) _____

b) Existing buildings Residence, barn

c) Is the "subject land" presently subject to any of the following:

- Easement Restrictive Covenants Right of Way

Describe: _____

NOTE: all existing easements and right of ways must be shown on the sketch.

**Part Three
The Proposal**

8. Proposal

Dimensions of land intended to be SEVERED	Dimensions of land intended to be RETAINED
Frontage <u>90.4 ±</u> metres	Frontage <u>211.6 ±</u> metres
Depth <u>130 ±</u> metres	Depth <u>1033 ±</u> metres
Area <u>1.17 ±</u> hectares	Area <u>39.2 ±</u> hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance Surplus farm dwelling

- i) New Lot
- ii) Lot Addition (Question # 12 to be completed)
- iii) Lease/Charge
- iv) Easement/Right of Way

<input type="checkbox"/> Bell Canada	<input type="checkbox"/> Hydro
<input type="checkbox"/> Water Access	<input type="checkbox"/> Gas
<input type="checkbox"/> Other (Specify) _____	

v) Correction of Title

vi) Other Specify _____

(b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: _____

Address: _____

10. Proposed use of land to be severed

Existing buildings Residence, barn

Proposed buildings There is no proposed development with this severance.

<input type="checkbox"/> Non-farm residential	<input checked="" type="checkbox"/> Surplus farm dwelling
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

11. Proposed use of land to be retained

Existing buildings No buildings on retained lands.

Proposed buildings Same as above.

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

12. Original lot being added to (lot addition only): _____

Existing buildings/structures: _____

Use: _____

Access: _____

Servicing: _____

13. Road Access: Grey Road 9 The agricultural parcel will not have access to Grey Rd. 9. It will be accessed from the neighbouring property to the east, also owned by Mr. McDonald.

	Severed Parcel	Retained Parcel
Provincial Highway(Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input checked="" type="checkbox"/> Grey Rd. 9	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed? There will be no water services on the agricultural property.

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private well - Communal	<input type="checkbox"/>	<input type="checkbox"/>
If proposed water supply is by private well, are the surrounding water well records attached? <input type="checkbox"/> YES <input type="checkbox"/> NO		

b) What type of sewage disposal is proposed? There will be no sewage disposal on the agricultural property.

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

c) Other services (check if any of these services are available to the "subject land")

Electricity School Bus Telephone Garbage Collection

15. Agricultural property history

If this property is Agricultural in nature or located within 450m (1476 feet) of a barn or livestock facility, **you must complete Schedule "A"**, found at the end of this application. (Exception for minor lot line adjustment).

Part Four
Statement of Compliance

16. Applicable legislation and policies

a) Is this application consistent with policy statements issued under subsection 3 (1) of Planning Act? Yes No

b) Is the subject land within an area of land designated under any provincial plan or plans? Yes No

i) If the answer to section b) is yes, does this application conform to, or not conflict with, the applicable provincial plan or plans.
 Yes No

c) Please indicate the existing Southgate Official Plan designation(s) of the subject land:

<input checked="" type="checkbox"/>	Agriculture	<input type="checkbox"/>	Space Extensive Industrial/Commercial
<input type="checkbox"/>	Rural	<input type="checkbox"/>	Mineral Aggregate Extraction
<input type="checkbox"/>	Village Community	<input checked="" type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Major Open Space	<input type="checkbox"/>	Neighbourhood Area
<input type="checkbox"/>	Arterial Commercial	<input type="checkbox"/>	Downtown Commercial
<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Public Space
<input type="checkbox"/>	Special Policy Area		

d) Please indicate whether any of the following Constraint Areas in Southgate Official Plan apply to the subject land:

<input type="checkbox"/>	Primary Aggregate Resource Areas	<input type="checkbox"/>	ANSI
<input type="checkbox"/>	Existing/known abandoned Land Fill Sites	<input type="checkbox"/>	Deer wintering yard

e) Does the application conform to the Southgate Official Plan?
 Yes No

f) Has any land been previously severed from the original parcel of land?
 Yes No If yes, how many severances? one

Indicate year, file #'s, if known _____

g) Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under the Planning Act?
 Yes No Unknown

h) Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes No

i) Is the application being submitted in conjunction with a proposed Southgate Official Plan Amendment? Yes No

j) Has an application for a zoning by-law amendment, or a minor variance, been submitted to/or approved by the Township of Southgate?
 Yes No

i) If yes, please provide some additional information: (in conjunction)

File # _____ Submitted Approved _____

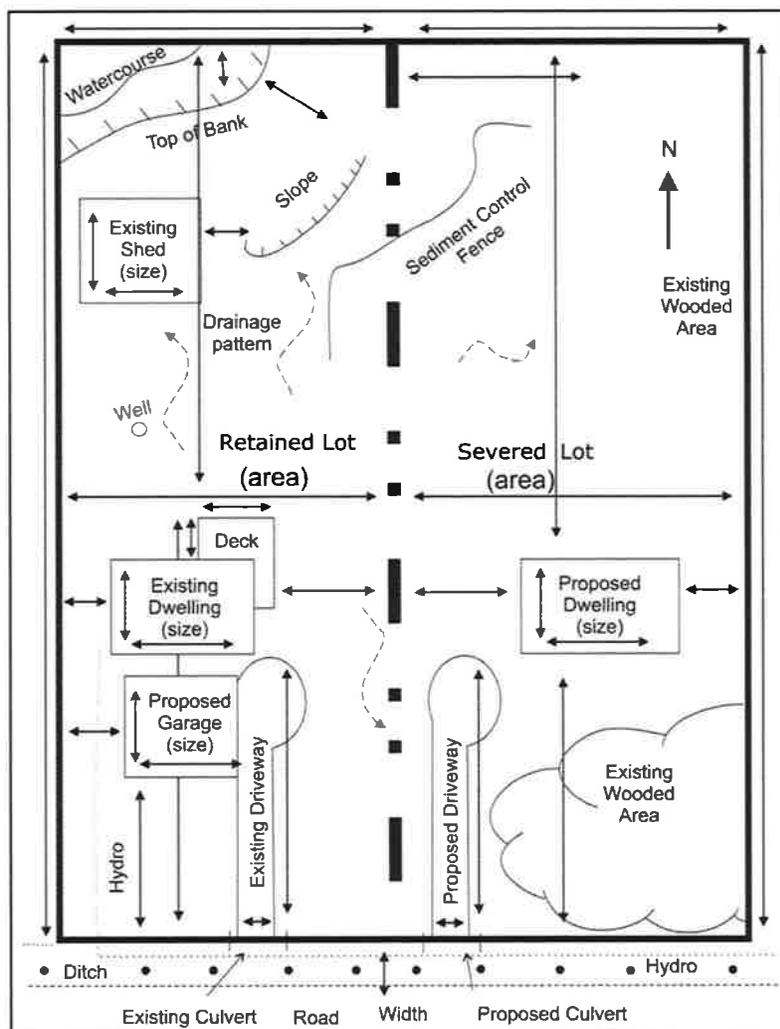
File # _____ Submitted Approved _____

Additional Requirements

17. Sketch ***You must show all of the required information***

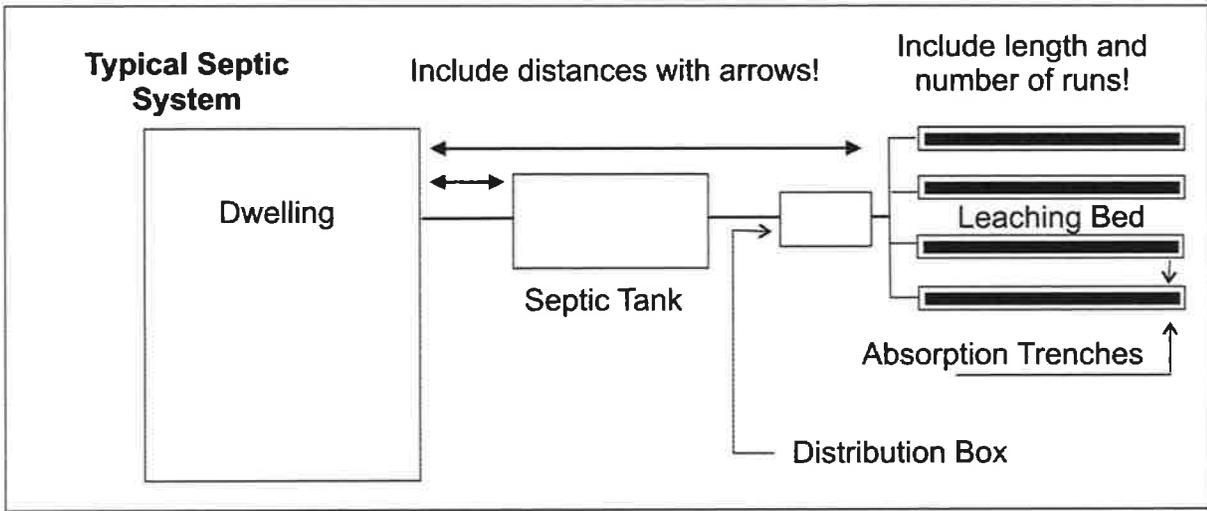
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be neat and easy to read.

- a) Clearly label which is the severed parcel and which is the retained parcel
- b) "NORTH ARROW"
- c) "Subject Land" - all land owned by the applicant - boundaries & dimensions
- d) Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- e) Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
- f) Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
- g) Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- h) Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
- i) Location and nature of any easement affecting the subject land
- j) Location and distances of barns within 450 metres (1476 feet) of severance

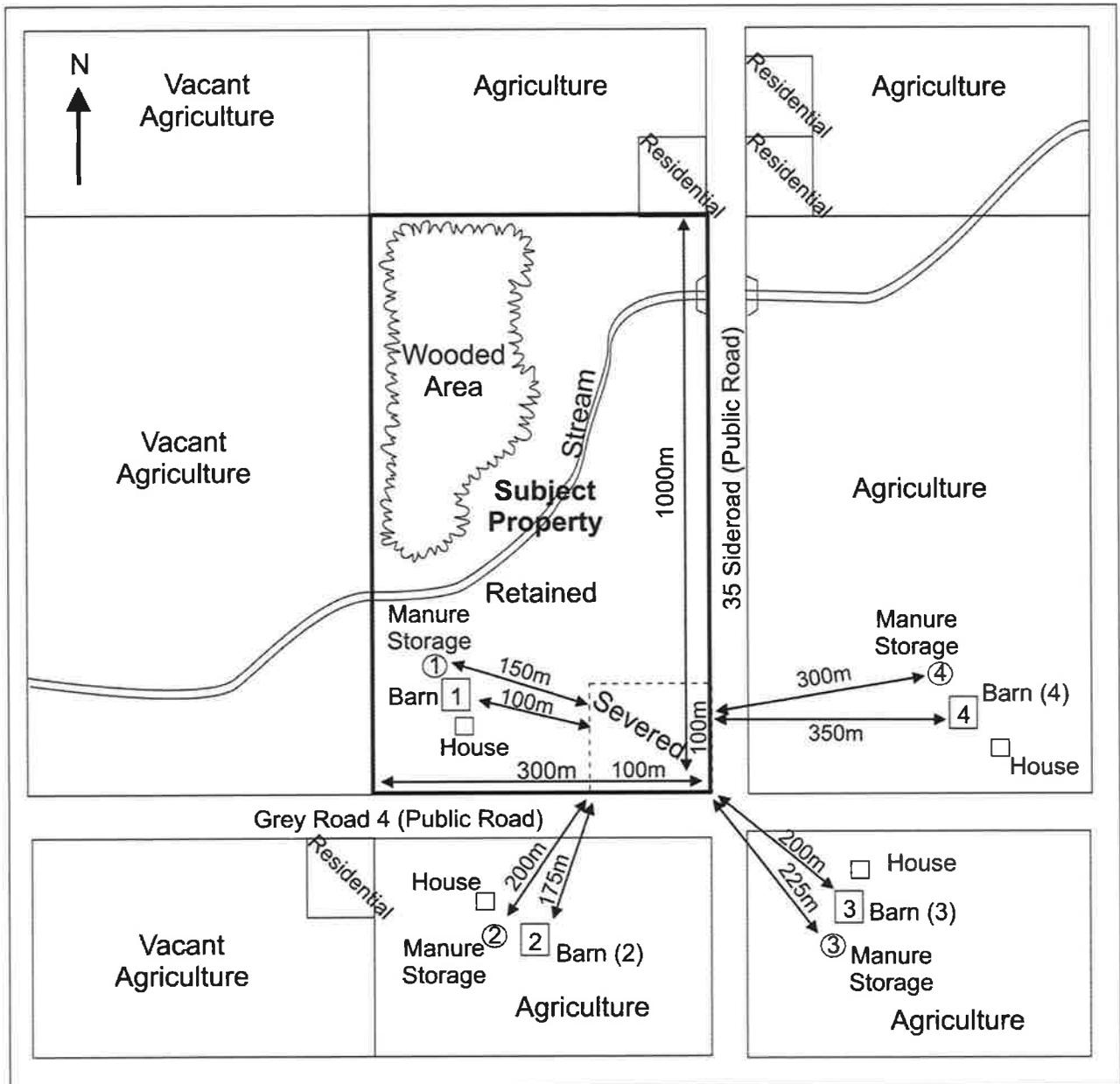


Sample 1 Residential Lot Severance Sketch

Please do not return this page



Sample 2 Septic System Information



Sample 3 Agricultural Severance

Further Note on Sketches:

The above samples are provided for your information. The exact details you will need to provide will depend on your proposal. Agricultural properties **MUST** provide information relating to barns on the subject property *and* the neighbouring properties as shown in Sample 3. Properties inside urban areas do not require agricultural information. Septic information in the urban area of Dundalk is not required if the property is on full municipal services.

Please do not return this page

Part Five
Authorization and affidavit

18. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation

I(we), _____ and _____
name of owner(s)

hereby acknowledge the above-noted and provide my/(our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

Signature of Owner _____
date

Signature of Owner _____
date

19. Owner authorization for agent

I/we _____

authorize _____

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

Signature of Owner _____
Signature of Witness

Dated at the _____ of _____,

this _____ day of _____, 20 ____.

20. Owners authorization for access

I/we _____

Hereby do permit Township staff and its representatives to enter upon my/our lands during regular business hours for the purpose of performing inspections of the subject property as it relates to evaluation of this application.

Signature of Owner _____
date

Signature of Owner _____
date

21. Affidavit or sworn declaration

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

I/ (We) Michelle Wei
Name of Owner(s) or Authorized Agent

of the City of Owen Sound in the County of Grey
city/township/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:

City of Owen Sound in the County of Grey.
city/township/municipality county/region

This 20th day of August, 2019

[Redacted Signature]
Signature of Owner or Authorized Agent

Aug 20, 2019
Date

Signature of Owner

Date

[Redacted Signature]
Signature of Commissioner

Aug 20/19
Date

Lori Marguerite Doran, a Commissioner,
etc., County of Grey, for Douglas A.
Grace Professional Corporation,
Barristers and Solicitors. Expires July
7, 2021.

Return this completed form and payment to:
Attention: Committee of Adjustment
Township of Southgate
185667 Grey Road 9, RR 1
Dundalk Ontario
N0C 1B0

Schedule "A"
Supplementary Information – Agricultural Lands

Agricultural property history

1. What type of farming has been or is currently being conducted?

<input type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input checked="" type="checkbox"/> Cash Crop	<input type="checkbox"/> Sheep
<input type="checkbox"/> None		
<input type="checkbox"/> Other (describe) _____ _____		

a) Describe in detail the size and age of animals, and feed type used for the type of farming conducted: _____

2. Is there a barn on the *subject property*? Yes No

If yes, answer the questions below:

- a) Indicate the condition of the barn: Fair
- b) Size of Barn: 182 m sq
- c) Present Use of Barn: Storage
- d) Livestock Capacity of Barn: N/A
- e) MANURE STORAGE:

Please indicate the manure storage facilities on the subject lands

- No storage required (manure/material is stored for less than 14 days)
- Storage already exists

i) Type of Storage:

- Liquid
 - inside, underneath slatted floor
 - outside, with permanent, tight fitting cover
 - (treated manure/material) outside, no cover
 - outside, with a permanent floating cover
 - outside, no cover, straight-walled storage
 - outside, roof but with open sides
 - outside, no cover, sloped-sided storage
- Solid
 - inside, bedded pack
 - outside, covered
 - outside, no cover, >= 30% DM
 - outside, no cover, 18-30% DM, with covered liquid runoff storage
 - outside, no cover, 18-30% DM, with uncovered liquid runoff storage

3. Are you actively farming the land (or – do you have the land farmed under your supervision)?

- Yes – For how long? Land purchased in spring of 2019.
- No – When did you stop farming? _____
- a) If no, for what reason did you stop farming? _____

4. How long have you owned the farm? 2019

5. Area of total farm holdings: 99.85 ac

6. Number of tillable hectares: 48 ac

7. Do you own any other farm properties? Yes No

If yes, indicate locations: Lot: 7 Concession: 13

Former Township: Proton

Total Hectares: 42 ha

8. Do you rent any other land for farming purposes? Yes No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

9. Adjacent and nearby farms

a) Are there any barns on other properties within 450 m (1500 ft) of the subject lands?
 Yes No

***If yes, these barns and distances to the subject property must be shown on the sketch.

The following questions must be answered for each property within 450m containing a barn regardless of current use. Attach a list if necessary.

b) What type of farming has been conducted on the property/properties?

Property 1: Crop and livestock

Property 2: Livestock

c) Indicate the number of tillable hectares on other property: _____

Property 1: 12 ha

d) Indicate the size of the barn(s): Property 1: 316 sq m Property 2: 1019 sq m

e) Capacity of barn in terms of livestock: Property 1: 25-40 cattle Property 2: 50-75 pigs, 100 ducks

f) Manure Storage facilities on other property (see storage types listed in question above):

Unknown

Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application



Site Plan



CON 13, PT LOT 6

185197 Grey Road 9
Township of Southgate
County of Grey

LEGEND

- Proposed Severance (1.05 ha)
- Subject Property (39.2 ha)



978 First Avenue West (519) 372-9790
Owen Sound, Ontario Fax: (519) 372-9953
N4K 4K5 1-800-653-7692
e-mail: cuesta@cuestaplanning.com

Drawn by:	Date Printed:
M. Wood	May 27, 2019
File No.:	Project Name:
21915	B. McDonald



Site Plan



CON 13, PT LOT 6

185197 Grey Road 9
Township of Southgate
County of Grey

LEGEND

- Proposed Severance (1.05 ha)
- Subject Property (39.2 ha)



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21915	B. McDonald





**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT AND PUBLIC HEARING
The Planning Act, RSO 1990, as amended**

RESCHEDULED HEARING DATE

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed **August 26, 2020 at 9:00 am** for the purpose of a public hearing to be electronically at the following credentials:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone. Canada: +1 (647) 497-9373 Access Code: 442-563-645 #

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

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR CONSENT - FILE NO. B3/19

OWNERS: Brenden McDonald

SUBJECT LAND: Con 13, Pt Lot 6, Geographic Township of Proton. The lands are further described as 185197 Grey Road 9.

THE PURPOSE of the application is to create a surplus farm lot. The severed parcel will be approximately 1.05 ha and have a frontage of 82.2m and a depth of 120.5m. The retained lot will be approximately 39.2ha and have a frontage of 219.8m. Both parcels have frontage on Grey Road 9. This is in accordance with related zoning file C17-19 and OPA3-19.

THE EFFECT is to sever a 1.05 ha parcel of land from the farm parcel to establish a surplus farm residential lot. The retained lands consist of 39.2 ha and will continue to be farmed.

SEE SKETCH ATTACHED (reverse side)

Property owners within 60 metres of the subject land are hereby notified of the above application for consent. The property to be severed will be marked by a sign.

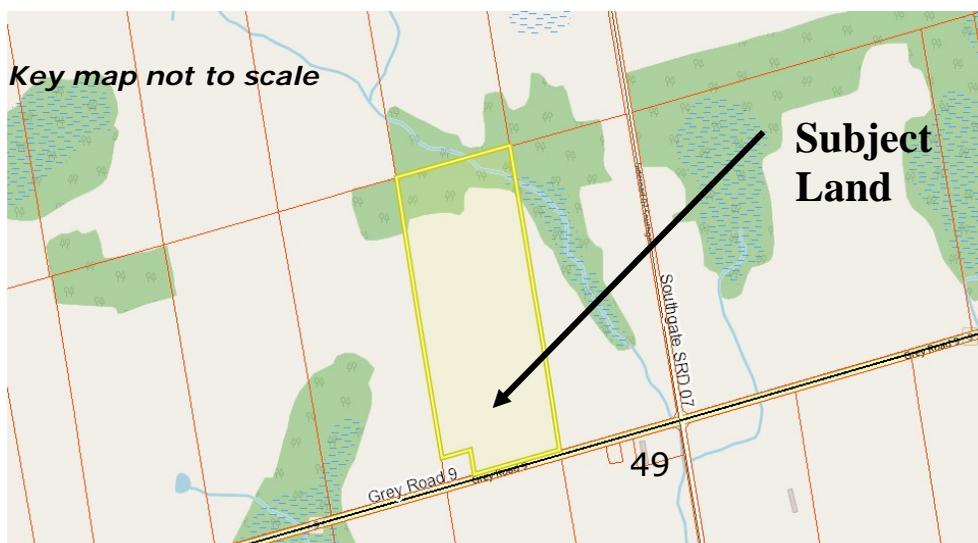
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

Additional information regarding this application is available for public viewing from Monday to Friday 8:30 am to 4:00 pm at the Township of Southgate Administration office OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235.

When requesting information please quote File No. **B3-19 related file C17-19 & OPA3-19**

**ELISHA HEWGILL, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 232 Toll Free 1-888-560-6607 FAX (519) 923-9262**





Elisha Hewgill

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: July 13, 2020 12:50 PM
To: Elisha Hewgill
Subject: 519-20-291 - Consent Application B3/19 - 185197 Grey Road 9

Good afternoon Elisha,

Bell Canada has no concerns with Application for Consent B3/19 regarding 185197 Grey Road 9.

Thank you,

Charleyne



Right of Way Associate
140 Bayfield Street, Floor 2, Barrie ON L4M 3B1
T: 705-722-2264 Toll Free: 1-888-646-4817

Recognizing traditional territory of Haudenosaunee and Anishnaabeg Peoples; part of the Upper Canada Treaties.

Planning Application Comments

Building Department

Date: July 8, 2020

File No: B3-19

Property Owner: Brenden McDonald

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- No Concerns or objections with the application.
- Development will require applicable permits before construction.
- A Barrier free washroom will be required with Septic system.
- Recommend the septic design is considered before proceeding.
- A detailed septic design is required.
- Road access and Civic number will be required before development proceeds.
- May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- Comments:

If I can be of any further assistance, please do not hesitate to contact me.

Bev Fisher
Chief Building Official | Township of Southgate
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262
✉ bfisher@southgate.ca | www.southgate.ca

Elisha Hewgill

From: Chris Hachey <hsmlrcc@bmts.com>
Sent: July 8, 2020 2:53 PM
To: Elisha Hewgill
Subject: Request for Comments - Southgate (McDonald) - Proposed Consent to Sever Land

Your File: B3-19

Our File: Southgate Municipality

Ms. Hewgill,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources and Consultation
Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.

Elisha Hewgill

From: LandUsePlanning@HydroOne.com
Sent: June 30, 2020 10:49 AM
To: Elisha Hewgill
Subject: Dundalk - 185667 Grey County Road 9 - B3-19

Hello,

We are in receipt of your Application for Consent, B3-19 & B3-20 dated June 30, 2020. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

MENU

HELP

SEARCH

Customers Affected:  >5000  501-5000  51-50



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

Elisha Hewgill

From: Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>
Sent: July 14, 2020 9:35 AM
To: Elisha Hewgill
Subject: RE: B3-19 Revised Notice of Public Meeting

Hello Elisha,

MTO has reviewed municipal file No: B3-19 and it falls outside of the MTO's permit control area.

If you have any further questions, please do not hesitate to contact myself.

Thanks

Martin

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: July 14, 2020 9:29 AM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Enbridge Gas <municipalplanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Lacy Russell <lrussell@southgate.ca>; Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Clinton Stredwick <cstredwick@southgate.ca>; Lindsey Green <lgreen@southgate.ca>
Subject: B3-19 Revised Notice of Public Meeting

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Morning,

Please find the below link for the **Revised Notice of Public Hearing – Rescheduled Hearing Date** for Consent Application B3-19.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B3-19-Brenden-McDonald>

The hearing has been rescheduled for **August 26, 2020**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill

Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: July 8, 2020

File No.: B3/19

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Grey County jurisdiction

Road Widening Necessary? Yes No N/A

Entrance Requirements: N/A

Load Restricted Road: Yes No

Comments: _____

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments: _____

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: ehewgill@southgate.ca

July 14, 2020

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

ATTENTION: Elisha Hewgill, Administrative & Legislative Assistant

Dear Ms. Hewgill,

RE: Consent to Sever Land B3-19 (Brenden McDonald)
185197 Grey Road 9
Roll No.: 420709000213100
Part Lot 6, Concession 13
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the consent to sever land in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Township of Southgate relating to plan review. The purpose of the application is to create a surplus farm lot. SVCA staff provided comments to the Township of Southgate dated December 10, 2019 regarding the associated proposed zoning by-law amendment C17-19; and proposed Southgate Official Plan amendment OPA3-19. Please refer to that letter (copy attached for ease of reference) for more details on the property. The proposed consent to sever land is acceptable to SVCA staff. Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/
Enclosure

cc: Cuesta Planning Consultants Inc., agent (via email)
Brendan McDonald, holder of option to purchase subject lands (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (jeckenswiller@southgate.ca)

December 10, 2019

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

ATTENTION: Jamie Eckenswiller, Legislative and Communications Coordinator

Dear Mr. Eckenswiller

RE: Proposed Zoning By-law Amendment C17-19; and
Proposed Southgate Official Plan Amendment OPA3-19
185197 Grey Road 9
Roll No.: 420709000213100
Part Lot 6, Concession 13
Geographic Township of Proton
Township of Southgate

(Brenden McDonald)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment and proposed Southgate Official Plan (OP) amendment in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Township of Southgate relating to plan review. The purpose of the applications is to rezone the property and to allow for an additional lot to be created in the agricultural designation. The proposed zoning by-law amendment and proposed OP amendment are acceptable to SVCA staff and the following comments are offered.

Natural Hazard

In the opinion of SVCA staff, large areas of the property are designated Hazard Lands in the Grey County Official Plan (OP) and the Township of Southgate OP. This same area are also zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law No. 19-2002, as amended. The Hazard Land designations and the EP zone generally coincide with the Hazardous Lands mapping as originally plotted by SVCA staff for the property. It is the opinion of SVCA staff that the parcel proposed to be severed will not be located within the Hazard Lands designations or the EP zone.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Natural Heritage

SVCA staff is of the opinion that the natural heritage features and areas affecting the property include significant woodlands, the adjacent lands to fish habitat, and wetlands.

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown in the northern portion of the property and on lands adjacent to the property. However, based on the plans submitted as part of the application, it is the opinion of SVCA staff the preparation of an Environmental Impact Study (EIS) to address potential impacts to significant woodlands is not recommended at this time.

Adjacent Lands to Fish Habitat

Unnamed tributaries of the South Saugeen River flows through the property. These watercourses are considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Based on the plans submitted as part of the application, it is the opinion of SVCA staff that the preparation of an EIS to address potential impacts to the adjacent lands to fish habitat is not recommended at this time.

Wetlands

Other wetlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown on portions of the property. The wetlands are located within the Hazardous Lands designation. Based on the plans submitted as part of the application, it is the opinion of SVCA staff that the preparation of an EIS is not recommended to address potential impacts to the wetlands and its adjacent lands at this time.

SVCA Regulation

Several areas of the parcel proposed to be retained are within the SVCA Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*

- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure increasing the number of dwelling units in the building or structure,*
- c) *site grading, or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

For the property, the Regulated Area associated with the SVCA Approximate Screening Area includes wetlands on and adjacent to the property, watercourses and their floodplains, and an offset distance from these features. SVCA staff conducted a site inspection to the property on August 8, 2019 regarding the installation of agricultural tile drainage, and other works. SVCA staff provided permission for that work to the landowner in correspondence dated August 15, 2019.

However, based on the plans submitted as part of the application, the parcel proposed to be severed will not be located within the SVCA Approximate Screening Area. Permission from the SVCA is not required for development on the parcel proposed to be severed.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to the applications. The proposed zoning by-law amendment and proposed OP amendment are acceptable to SVCA staff. We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

Township of Southgate
Proposed Zoning By-law Amendment C17-19; and
Southgate Official Plan Amendment OPA 3-19 (Brenden McDonald)
December 10, 2019
Page 4 of 4

cc: Cuesta Planning Consultants Inc., agent (via email)
Brendan McDonald owner (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



Staff Report PL2020-030

Title of Report: PL2020-030-B3-19 Brenden McDonald
Department: Clerks
Branch: Planning Services
Committee Date: August 26, 2020

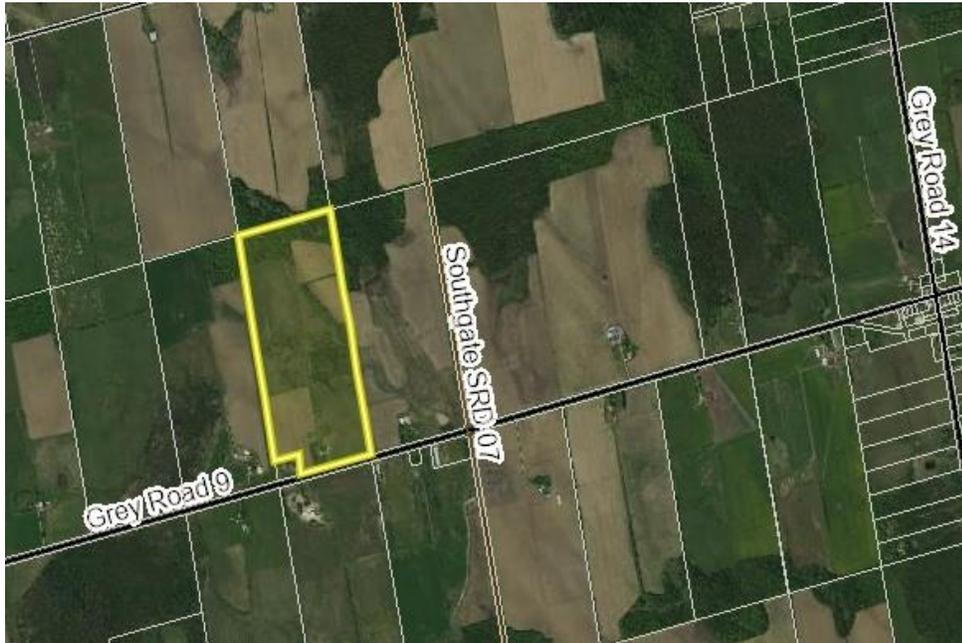
Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-030 for information; and

That the severance be approved with the following conditions:

- 1. The** Eastern laneway of the severed lot is to be removed.
- 2. That** an Official Plan Amendment and Zoning By-law Amendment implementing the consent be in full force and effect.
- 3. That** a deed is prepared and submitted to the Clerk
- 4. That** a survey be provided; and
- 5. That** all outstanding taxes, fees and charges are paid, if any.

Property Location: 185197 Grey Road 9



The Subject Lands:

The subject land is legally described as Con 13, Pt Lot 6, Geographic Township of Proton. The lands are further described as 185197 Grey Road 9. The are approximately 100 acres in size.,

Background:

The purpose of the official Plan application is to allow for an additional lot to be created in the agricultural designation. The lot is a surplus farm severance. The purpose of the zoning by-law amendment application is to implement the Official Plan Amendment and consent by rezoning the retained lands to prohibit residential development and recognizing a new minimum lot area of 96 acres. The minimum lot frontage of the severed parcel will also be recognized as 90m in the residential type 6 exception (R6-457). The effect of the proposed zoning by-law amendment would be to change the zoning symbol on the severed lands from Agricultural (A1) to Residential Type 6 exception (R6-457) to allow for a lot with a reduced lot frontage. The zoning symbol on the retained lands will go from Agricultural (A1) to Agricultural Exception (A1-458) to recognize the reduced lot area and prohibit further residential development on the property.

An Official Plan Amendment and Zoning bylaw amendment were submitted to the Township and assigned a file number C17-19 & OPA3-19. The documents associated with the files can be found at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C17-19-and-OPA3-19-Brenden-McDonald>

A Public meeting for the applications was held on December 18th at 9am.

The OPA and ZBA were Adopted and Approved respectively at the July 8th Council meeting. The OPA has since been forwarded on to the County of Grey and is awaiting a decision.

The purpose of the official Plan application is to allow for an additional lot to be created in the agricultural designation. The lot is a surplus farm severance. The purpose of the zoning by-law amendment application is to implement the Official Plan Amendment and consent by rezoning the retained lands to prohibit residential development and recognizing a new minimum lot area of 38ha. The minimum lot frontage of the severed parcel will also be recognized as 82m in the residential type 6 exception (R6-457). The effect of the proposed zoning by-law amendment is to change the zoning symbol on the severed lands from Agricultural (A1) to Residential Type 6 exception (R6-457) to allow for a lot with a reduced lot frontage. The zoning symbol on the retained lands will go from Agricultural (A1) to Agricultural Exception (A1-458) to recognize the reduced lot area and prohibit further residential development on the property.

The Proposal:

With the OPA and ZBA approved by the Township Council the Consent application B3-19 can now come forward for conditional approval. The details of the application and comments from commenting agencies can be found at the link below:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B3-19-Brenden-McDonald> The consent would be approved conditionally on the OPA and ZBA being in full force and effect. If the County for some reason does not approve the amendment to the Official Plan, the Consent would not take effect.

The consent as applied for, is to create a surplus farm lot that has 82m of frontage on Grey Road 9 and a depth of 120.5m. See revised Sketch as attachment 2.

The comments received as of the date of writing this report include the following:

Bell Canada has no concerns.

The Building Department has no concerns.

The Historic Saugeen Metis has no objection or opposition to the proposal.

Hydro One has no comment or concern.

MTO indicates that the development falls outside of the MTO permit control area.

SVCA indicate that the proposed consent is acceptable.

Public Works Department indicate that the consent is on a County Road and therefore County of Grey Jurisdiction.

No comments have been received from the Public.

Policy Review:

A review of the policy was provided at the Official plan and Zoning By-law Amendment stage of the process as well as in the Justification report prepared by the applicants Consultant Cuesta Planning Consultants Inc. This review can be found in attachment 1 to this report in staff report PL2020-017 and the link provide above.

Concluding Comments:

Based on the above, and past planning report PL2020-017, the proposal meets policy. Provided there are no negative comments received from agencies or the public at the public hearing, the committee should consider approval of the consent.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments:

1. **PL2020-017**
2. **Revised Sketch.**



Staff Report PL2020-017

Title of Report: PL2020-017-C17-19 Brenden McDonald
Department: Clerks
Branch: Planning Services
Council Date: June 3, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-017 for information; and **That** Council direct staff to bring forward the Official Plan Amendment for adoption and the zoning by-law amendment for approval at the July 8, 2020 Council meeting; **OR**

That Council provide direction to staff to suggest to the applicant that lot 7 Con 13 be merged with the subject lands prior to the severance taking place and for the zoning application to be modified to reflect that no additional residence can be constructed on Lot 7 con 13 as well as the retained portion of lot 6 con 13.; **OR**

That Council refuse the application as it does not comply with the Provincial Policy Statement or the Township of Southgate Official Plan.

Property Location:



Subject Lands:

The subject land is legally described as Con 13, Pt Lot 6, Geographic Township of Proton. The lands are further described as 185197 Grey Road 9.

The Proposal:

The purpose of the official Plan application is to allow for an additional lot to be created in the agricultural designation. The lot is a surplus farm severance. The purpose of the zoning by-law amendment application is to implement the Official Plan Amendment and consent by rezoning the retained lands to prohibit residential development and recognizing a new minimum lot area of 96 acres. The minimum lot frontage of the severed parcel will also be recognized as 90m in the residential type 6 exception (R6-457). The effect of the proposed zoning by-law amendment would be to change the zoning symbol on the severed lands from Agricultural (A1) to Residential Type 6 exception (R6-457) to allow for a lot with a reduced lot frontage. The zoning symbol on the retained lands will go from Agricultural (A1) to Agricultural Exception (A1-458) to recognize the reduced lot area and prohibit further residential development on the property.

Background:

An Official Plan Amendment and Zoning bylaw amendment were submitted to the Township and assigned a file number C17-19 & OPA3-19. The documents associated with the files can be found at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C17-19-and-OPA3-19-Brenden-McDonald>

A Public meeting for the applications was held on December 18th at 9am. Comments received from the public meeting include.

Enbridge gas has no concerns.

Historic Saugeen Metis have reviewed the documents and have no concerns.

Public works indicates that the road access is a County road and therefore County jurisdiction.

Saugeen Valley Conservation Authority indicate the proposed zoning by-law amendment and proposed OP amendment are acceptable to SVCA staff.

Grey County indicate that provided the SVCA provides positive comments they have no objections to the proposal.

Financial Considerations:

There are no financial implications for the Township as a result of these applications.

Staff Review:

Cuesta Planning Consultants Inc. provided a detailed review of policy in the planning justification report submitted with the proposal. Generally, the Township agrees with the findings of the report with a few exceptions, which will be reviewed below.

Provincial Policy Statement(PPS):

The applicants submitted a review of the 2014 PPS unfortunately the clergy principal does not apply to PPS 2020. As such the following review is based on the 2020 PPS. It is also noted that the changes to the PPS are largely an update to the PPS and the majority of the applicable policies remain the same.

The PPS 2020 is to be reviewed in its entirety however, I have chosen only to highlight the most relevant policies to the proposed surplus farm severance.

The lands are considered to be prime agricultural lands in section 2.3.3.1 of the PPS.

Section 2.3.3.3 requires that new land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distances separation formulae.

The applicants agent suggests in their planning report that the proposal meets MDS because MDS guideline 9 exempts surplus farm severances.

MDS Guideline 9 states as follows:

"For a proposed severance of a residence surplus to a farming operation:

1. Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between those surrounding livestock facilities or anaerobic digesters and the existing dwelling."

In staffs, opinion the Township Official Plan does require that new lot creation complies with the MDS formulae and does not stipulate any relief from the policy

based on the type of severance being sought. This will be explored further in the Official Plan portion of this planning report.

Township staff agree with the Cuesta planning report indicating that the proposed surplus farm severance complies with the policies of section 2.3.4.1. and the remainder of the PPS policy.

County of Grey Official Plan:

The County of Grey Comments indicate that they please the proposal is consistent with the County of Grey Official Plan.

Township Official Plan:

The Township has a more restrictive policy with respect to surplus farm severances within the agricultural designation. A Township Official Plan policy can be more restrictive and still be consistent with the upper tier planning documents and PPS.

The Township Official Plan designates the subject lands as Agriculture and Hazard lands within the Township Official Plan. Only limited lot creation is permitted with the agricultural designation

5.1.2 Consent Policies

5.1.2(4.) New lots created for a residence surplus to a farming operation as a result of a farm consolidation is permitted, provided an implementing zoning by-law is passed which ensures that new residential dwellings are prohibited on any vacant remnant parcel.

Comment: This policy is clear that Surplus farm severances are contemplated within the Township Official Plan provided and implementing zoning bylaw is passed prohibiting future residential development.

- 5.1.2(5.) iii.the minimum distance separation distance can be met; and,
- iv.the lot severed for the non-farm use, will not create more than two lots per original township lot.

Comment: This policy states that MDS must be met. The type of severance for which an exemption may be sought is not mentioned and therefore MDS guideline 9 can not be applied. In my opinion, this policy must still be complied with unless specific relief is applied for.

The second policy above indicates the lot density provisions for which the Official Plan amendment has been submitted. If the remnant parcel was merged with Lot 7 Con 13 which is also owned by the applicant this policy the Township would consider this policy addressed. Having two lots spread over 200 acres would achieve the same affect as having a density of 2 lots per original Township lot.

In my opinion the Township should request that the applicant to consider amending their application to include and merge Lot 7 Con 13 which is owned by the applicant.

The General lot creation policies of the Official Plan also support the policy that new lots must comply with the Minimum Distance Separation Formulae, where appropriate. In staff's opinion relief must be provided to exempt the application from this policy.

7.4(k)The creation of new lots must comply with Minimum Distance Separation Formulae, where appropriate.

Township staff agree with the Cuesta Planning Consultants Planning report that the proposal conforms with the other policies of the Township Official Plan save those mentioned above.

Based on the above the proposal is consistent with the Official Plan Policies save and except for the lot density provision which relief has been applied for and the MDS policies of the Official Plan. If the applicant were to revise their application to include the adjacent lot 7 con 13 (merged) and include relief from MDS then Township Staff could support the proposed amendment.

Zoning By-law:

An amendment has been applied for to recognize the reduced lot areas and frontages of the severed and retained lots and to prohibit future residential development on lot 6.

Based on the review of the Township Official Plan Policy, it is Township staff's opinion that lot 7 con 13 should be included with the zoning application to prohibit future residential development on the subject lands to maintain the density provisions of the Official Plan and comply with the Provincial Policy Statement.

Relief from MDS requirements should also be included in the bylaw amendment should it come forward.

Concluding Comments:

The review above indicates that the proposal does not conform with the Township Official Plan regarding the lot density provisions and the MDS provisions. Relief has been requested for the lot density provisions but not the MDS provisions. In staff's opinion the density provisions could be met if the lands were merged with lot 7 con 13.

Based on the above and the supporting materials with the application, Township staff recommend that Council direct staff to engage with the applicants agent and request that lot 7 Con 13 be merged with the subject lands prior to a severance taking place and for the applicant to modify the zoning application to reflect that no additional residence be constructed on Lot 7 con 13 as well as the retained portion of lot 6 con 13.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: None.



Site Plan

CON 13, PT LOT 6

185197 Grey Road 9
Township of Southgate
County of Grey



LEGEND

- Proposed Severance (1.05 ha)
- Subject Property (39.2 ha)

Cuesta PLANNING CONSULTANTS
Urban and Rural Planning and Resource Management

978 First Avenue West (519) 372-9790
Owen Sound, Ontario Fax: (519) 372-9953
N4K 4K5 1-800-653-7692
e-mail: cuesta@cuestaplanning.com

Drawn by:	Date Printed:
M. Wood	Jan 13, 2020

File No.:	Project Name:
21915	B. McDonald





The Corporation of The Township of Southgate

Consent application form 2

Instructions:

- Please check all applicable boxes and answer all applicable questions
- Several of the questions are part of the minimum mandatory requirements as prescribed in Schedule 1 to Ontario Regulation 41/95, Planning Act, and must be completed
- 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
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- Applications are not accepted without the required fees

<u>For office use only</u>	
File No:	<u>B1-20</u>
Pre-Consult Date:	_____
Date received:	<u>Feb 5/20</u>
Date accepted:	_____
Accepted by:	_____
Roll # 42 07	<u>060 065 11310</u>
Conservation Authority Fee Required:	_____
Other information:	_____

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the *Township of Southgate Committee of Adjustment*

Required Fees:

Application Fees	\$1,250.00 due with submitted application
	\$ 250.00 due on completion (if approved)
Public Notice Sign Fee	\$ 100.00
Parkland Dedication Fee	\$ 500.00 (all new residential lots)
Deed Stamping	\$ 300.00 due before finalization of approved consent
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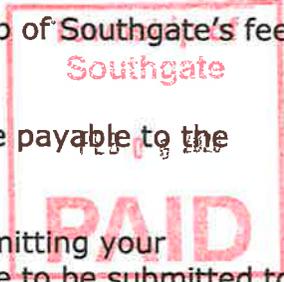
Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law.

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.



Part Three

The Proposal

8. Proposal

Dimensions of land intended to be SEVERED

Dimensions of land intended to be RETAINED

Frontage 29.26 metres

Frontage 173.88 metres

Depth 232.2 metres

Depth 273.2 metres

Area 0.8 hectares

Area 4.6 hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance Lot addition (see explanation in Planning Report)

i) New Lot

ii) Lot Addition (Question # 12 to be completed)

iii) Lease/Charge

iv) Easement/Right of Way

<input type="checkbox"/> Bell Canada	<input type="checkbox"/> Hydro
<input type="checkbox"/> Water Access	<input type="checkbox"/> Gas
<input type="checkbox"/> Other (Specify) _____	

v) Correction of Title

vi) Other Specify _____

(b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Levi, Edna and Joshua Frey

Address: 043873 Southgate Road 04

10. Proposed use of land to be severed

Existing buildings None

Proposed buildings Tractor engine repair shop on portion of severed parcel

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input checked="" type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

11. Proposed use of land to be retained

Existing buildings Auction house

Proposed buildings None

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input checked="" type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

12. Original lot being added to (*lot addition only*): Part Lot 9, Concession 6

Existing buildings/structures: Barn, house, mobile home and shed

Use: Farm

Access: Southgate Road 04

Servicing: Private well and septic

13. Road Access:

	Severed Parcel	Retained Parcel
Provincial Highway(Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input checked="" type="checkbox"/> 04	<input checked="" type="checkbox"/> 04
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Private well - Communal	<input type="checkbox"/>	<input type="checkbox"/>
If proposed water supply is by private well, are the surrounding water well records attached? <input type="checkbox"/> YES <input type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

c) Other services (check if any of these services are available to the "subject land")

Electricity School Bus Telephone Garbage Collection

15. Agricultural property history

If this property is Agricultural in nature or located within 450m (1476 feet) of a barn or livestock facility, **you must complete Schedule "A"**, found at the end of this application. (*Exception for minor lot line adjustment*).

Part Four

Statement of Compliance

16. Applicable legislation and policies

a) Is this application consistent with policy statements issued under subsection 3 (1) of Planning Act? Yes No

b) Is the subject land within an area of land designated under any provincial plan or plans? Yes No

i) If the answer to section b) is yes, does this application conform to, or not conflict with, the applicable provincial plan or plans.

Yes No

c) Please indicate the existing Southgate Official Plan designation(s) of the subject land:

<input checked="" type="checkbox"/>	Agriculture	<input type="checkbox"/>	Space Extensive Industrial/Commercial
<input type="checkbox"/>	Rural	<input type="checkbox"/>	Mineral Aggregate Extraction
<input type="checkbox"/>	Village Community	<input type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Major Open Space	<input type="checkbox"/>	Neighbourhood Area
<input type="checkbox"/>	Arterial Commercial	<input type="checkbox"/>	Downtown Commercial
<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Public Space
<input type="checkbox"/>	Special Policy Area		

d) Please indicate whether any of the following Constraint Areas in Southgate Official Plan apply to the subject land:

<input type="checkbox"/>	Primary Aggregate Resource Areas	<input type="checkbox"/>	ANSI
<input type="checkbox"/>	Existing/known abandoned Land Fill Sites	<input type="checkbox"/>	Deer wintering yard

e) Does the application conform to the Southgate Official Plan?

Yes No

f) Has any land been previously severed from the original parcel of land?

Yes No If yes, how many severances? Two

Indicate year, file #'s, if known Unknown

g) Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under the Planning Act?

Yes No Unknown

h) Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes No

i) Is the application being submitted in conjunction with a proposed Southgate Official Plan Amendment? Yes No

j) Has an application for a zoning by-law amendment, or a minor variance, been submitted to/or approved by the Township of Southgate?

Yes No

i) If yes, please provide some additional information:

File # TBD Submitted Yes Approved _____

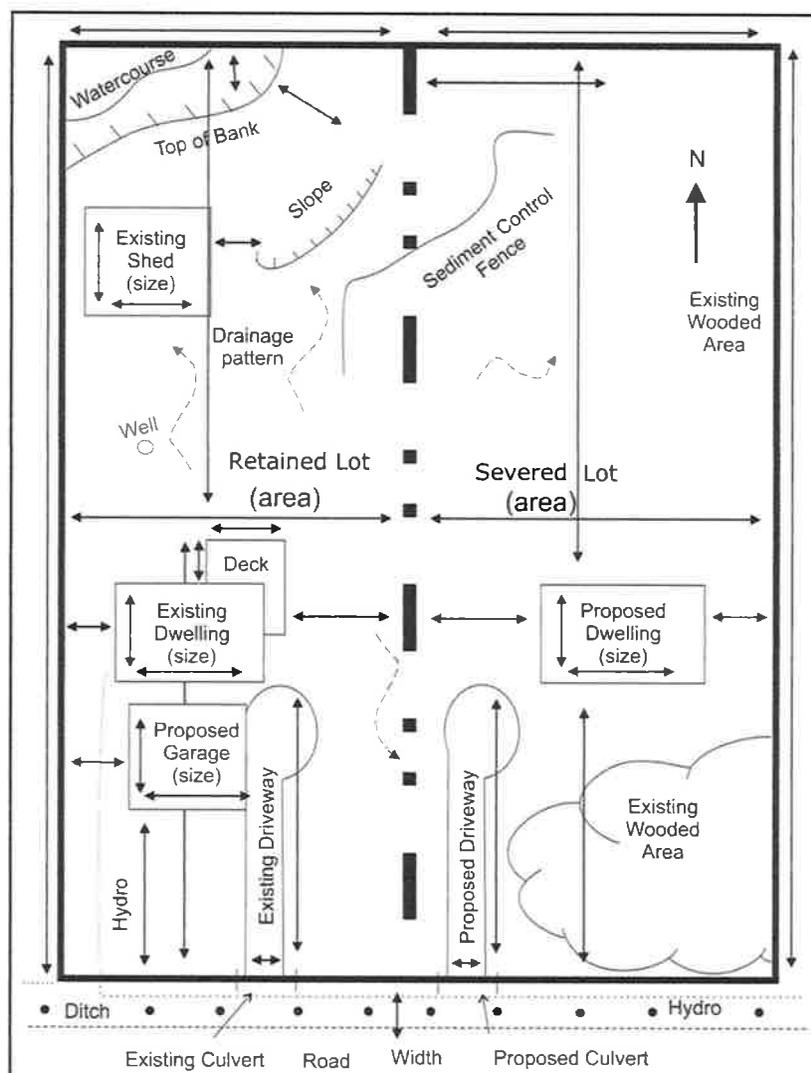
File # TBD Submitted Yes Approved _____

Additional Requirements

17. Sketch *****You must show all of the required information*****

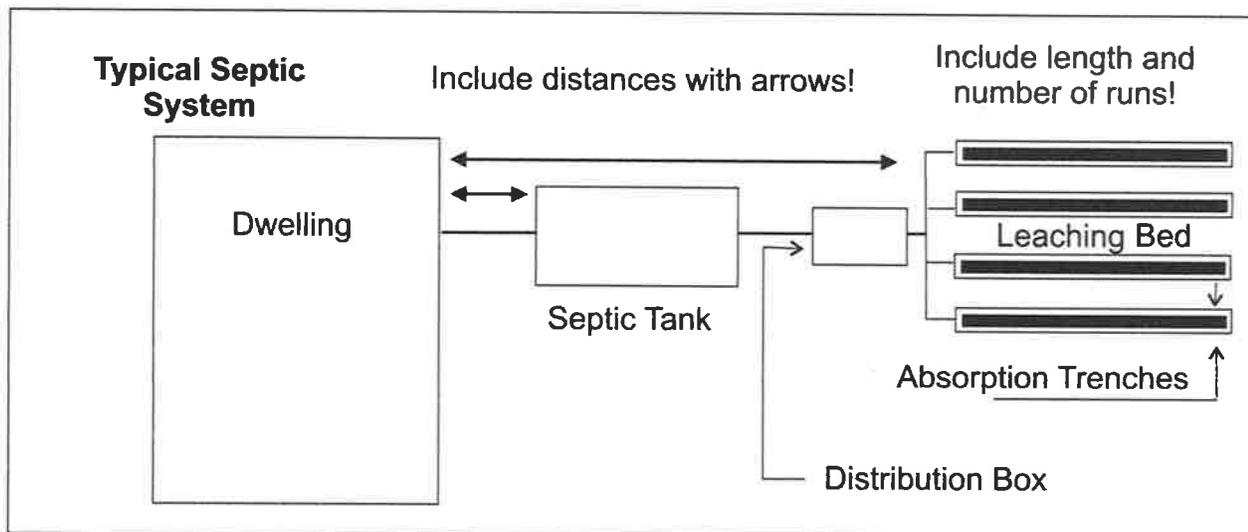
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be neat and easy to read.

- a) Clearly label which is the severed parcel and which is the retained parcel
- b) "NORTH ARROW"
- c) "Subject Land" - all land owned by the applicant - boundaries & dimensions
- d) Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- e) Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
- f) Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
- g) Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- h) Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
- i) Location and nature of any easement affecting the subject land
- j) Location and distances of barns within 450 metres (1476 feet) of severance

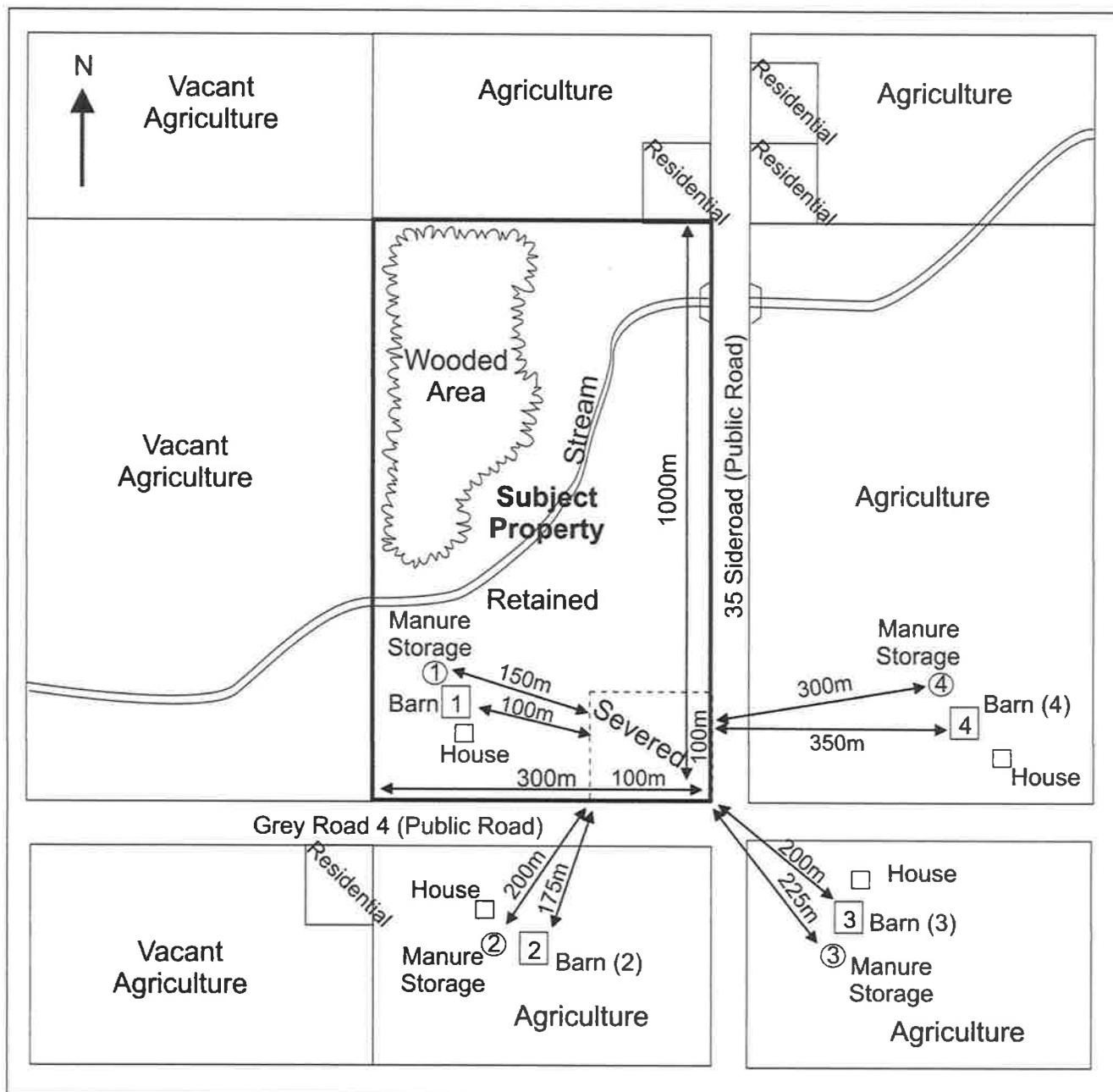


Sample 1 Residential Lot Severance Sketch

Please do not return this page



Sample 2 Septic System Information



Sample 3 Agricultural Severance

Further Note on Sketches:

The above samples are provided for your information. The exact details you will need to provide will depend on your proposal. Agricultural properties **MUST** provide information relating to barns on the subject property *and* the neighbouring properties as shown in Sample 3. Properties inside urban areas do not require agricultural information. Septic information in the urban area of Dundalk is not required if the property is on full municipal services.

Please do not return this page

Part Five
Authorization and affidavit

18. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation

I (we), Mount Forest Ag Auction Co-operative Inc. Elvin Weber, President
name of owner(s)

hereby acknowledge the above-noted and provide my/(our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

x Mount Forest Ag Auction Co-operative Inc
President
Signature of Owner

date
x Dec 26 2019
date

19. Owner authorization for agent

I/we Mount Forest Ag Auction Co-operative Inc
authorize Ron Davidson

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

President
Signature of Owner

Signature of Witness

Dated at the _____ of _____,
this _____ day of _____, 20 _____.

20. Owners authorization for access

I/we Mount Forest Ag Auction Co-operative Inc

Hereby do permit Township staff and its representatives to enter upon my/our lands during regular business hours for the purpose of performing inspections of the subject property as it relates to evaluation of this application.

Mount Forest Ag Auction Co-operative Inc
President
Signature of Owner

date
x Dec 26 2019
date

21. Affidavit or sworn declaration

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

I, Ron Davidson, of the City of Owen Sound in the County of Grey 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:

City of Owen Sound
in the County of Grey

this 3 day of Feb, 2020



Signature of Ron Davidson

Feb 3/20
Date



Signature of Commissioner

Feb. 3/2020
Date

Andrew E. Drury, a Commissioner, etc.,
Province of Ontario, for Andrew E. Drury,
Barrister and Solicitor.
Expires January 5, 2023.

Return this completed form and payment to:
Attention: Committee of Adjustment
Township of Southgate
185667 Grey Road 9, RR 1
Dundalk Ontario
N0C 1B0

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural property history

1. What type of farming has been or is currently being conducted?

<input type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input checked="" type="checkbox"/> Cash Crop	<input type="checkbox"/> Sheep
<input type="checkbox"/> None		
<input type="checkbox"/> Other (describe) _____ _____		

a) Describe in detail the size and age of animals, and feed type used for the type of farming conducted: 2.8 hectares of crops

2. Is there a barn on the *subject property*? Yes No

If yes, answer the questions below:

- a) Indicate the condition of the barn: _____
- b) Size of Barn: _____
- c) Present Use of Barn: _____
- d) Livestock Capacity of Barn: _____
- e) MANURE STORAGE:

Please indicate the manure storage facilities on the subject lands

- No storage required (manure/material is stored for less than 14 days)
- Storage already exists

i) Type of Storage:

- Liquid
 - inside, underneath slatted floor
 - outside, with permanent, tight fitting cover
 - (treated manure/material) outside, no cover
 - outside, with a permanent floating cover
 - outside, no cover, straight-walled storage
 - outside, roof but with open sides
 - outside, no cover, sloped-sided storage
- Solid
 - inside, bedded pack
 - outside, covered
 - outside, no cover, >= 30% DM
 - outside, no cover, 18-30% DM, with covered liquid runoff storage
 - outside, no cover, 18-30% DM, with uncovered liquid runoff storage

3. Are you actively farming the land (or – do you have the land farmed under your supervision)?

Yes – For how long? _____

No – When did you stop farming? _____

a) If no, for what reason did you stop farming?

4. How long have you owned the farm? 2014

5. Area of total farm holdings: 5.4 hectares

6. Number of tillable hectares: 2.8 hectares

7. Do you own any other farm properties? Yes No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

8. Do you rent any other land for farming purposes? Yes No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

9. Adjacent and nearby farms

a) Are there any barns on other properties within 450 m (1500 ft) of the subject lands?
 Yes No

***If yes, these barns and distances to the subject property must be shown on the sketch.

The following questions must be answered for each property within 450m containing a barn regardless of current use. Attach a list if necessary.

b) What type of farming has been conducted on the property/properties?

See attached MDS Report

c) Indicate the number of tillable hectares on other property: See attached MDS Report

d) Indicate the size of the barn(s): See attached MDS Report

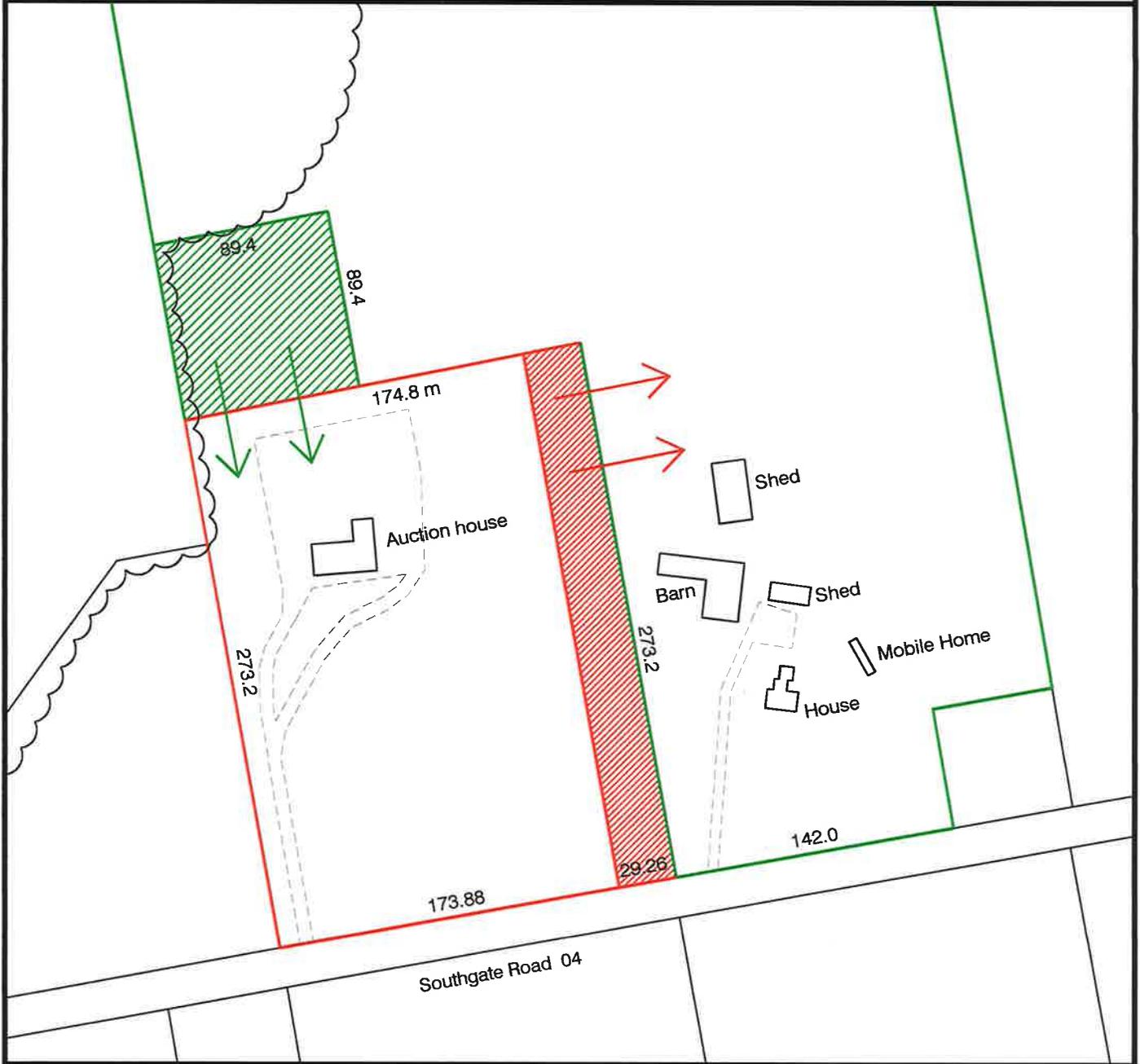
e) Capacity of barn in terms of livestock: See attached MDS Report

f) Manure Storage facilities on other property (see storage types listed in question above):
See attached MDS Report

Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application.

Figure 1B: Proposed Lot Line Adjustment - Inset

-  Mount Forest Ag Auction Co-operative Inc. Property
-  Lands to be Conveyed to Frey Property
-  Frey (Levi, Edna and Joshua) Property
-  Lands to be Conveyed to Mount Forest Ag Auction Co-operative Inc. Property

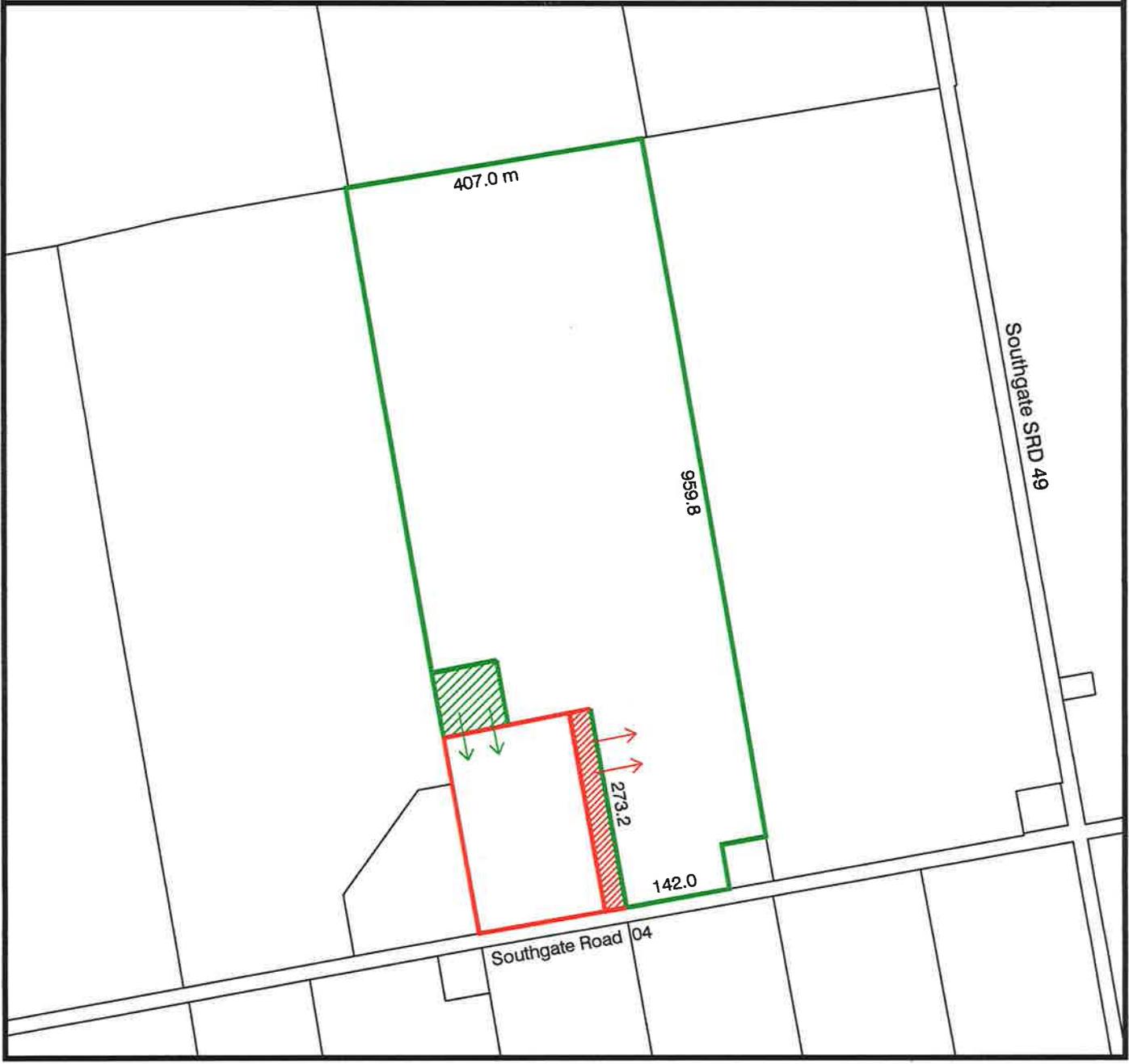


043853 and 048873 Southgate Road 04
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:3000

Figure 1A: Proposed Lot Line Adjustment

-  Mount Forest Ag Auction Co-operative Inc. Property
-  Lands to be Conveyed to Frey Property
-  Frey (Levi, Edna and Joshua) Property
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043853 and 048873 Southgate Road 04
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:8000



The Corporation of The Township of Southgate

Consent application form /

Instructions:

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For office use only

File No: B2-20

Pre-Consult Date: _____

Date received: Feb 5/20

Date accepted: _____

Accepted by: _____

Roll # 42 07 060 005 11300

Conservation Authority Fee

Required: _____

Other information: _____

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

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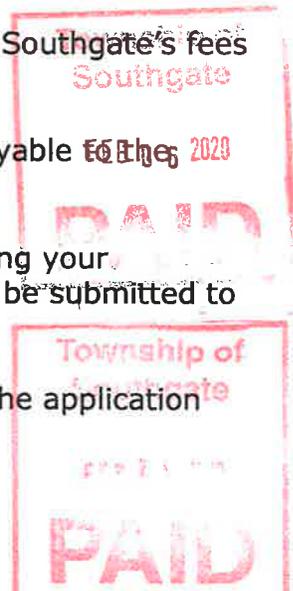
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Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application.

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



Part One

Owner/Agent/Application Information

*To be completed by the applicant

1. Name of registered owner: Levi, Edna and Joshua Frey

Mailing address: 043873 Southgate Road 04, RR 1 Mount Forest, ON
N0G 2L0

Phone# : (H) [REDACTED] (B) _____

Email Address: _____

2. Name of applicant (if different than above): _____

Mailing address: _____

Phone#: _____ Email: _____

3. Name of agent: Ron Davidson Land Use Planning Consultant Inc.

Mailing address: 265 Beattie Street, Owen Sound, ON N4K 6X2

Phone#: (519) 371-6829 Email: ronalddavidson@rogers.com

Applicant's Relationship to Subject Lands:

- Registered Property Owner
 Holder of Option to Purchase Subject Lands
 Signing Officer of Corporation
 Other (Specify) Planning Consultant

4. Send all correspondence to: (Choose only ONE) Applicant Agent

5. Preferred Method of communication: Phone email Postal Mail

Part Two

The Subject Lands

6. Subject Land: (Legal Description)

NOTE: On this form "SUBJECT LAND" means the parcel to be severed & the parcel to be retained.

Former Municipality Township of Egremont

Road Name Southgate Road 04 Civic Address (911) No. 043873

Lot No. Part Lot 9 Plan/Concession Con 6

Part _____ Reference Plan No. _____

7. Description of Subject Land:

a) Existing use of the subject land:

Agricultural Rural Commercial/Industrial Residential

Other(explain) _____

b) Existing buildings House, barn and sheds

c) Is the "subject land" presently subject to any of the following:

Easement Restrictive Covenants Right of Way

Describe: _____

NOTE: all existing easements and right of ways must be shown on the sketch.

Part Three

The Proposal

8. Proposal

Dimensions of land intended to be SEVERED

Dimensions of land intended to be RETAINED

Frontage 0 metres

Frontage 142 metres

Depth 89.4 metres

Depth 959.9 metres

Area 0.8 hectares

Area 34.7 hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance Lot addition (see explanation in Planning Report)

i) New Lot

ii) Lot Addition (Question # 12 to be completed)

iii) Lease/Charge

iv) Easement/Right of Way

<input type="checkbox"/> Bell Canada	<input type="checkbox"/> Hydro
<input type="checkbox"/> Water Access	<input type="checkbox"/> Gas
<input type="checkbox"/> Other (Specify) _____	

v) Correction of Title

vi) Other Specify _____

(b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Mount Forest Ag Auction Co-operative Inc.

Address: 043853 Southgate Road 04

10. Proposed use of land to be severed

Existing buildings None

Proposed buildings None

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input checked="" type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

11. Proposed use of land to be retained

Existing buildings Dwelling, mobile home, barn and sheds

Proposed buildings Tractor engine repair shop

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input checked="" type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

12. Original lot being added to *(lot addition only)*: Part Lot 9, Concession 6

Existing buildings/structures: Farm auction house

Use: Farm auction

Access: Southgate Road 04

Servicing: Private well and septic

13. Road Access:

	Severed Parcel	Retained Parcel
Provincial Highway(Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input checked="" type="checkbox"/> 04	<input checked="" type="checkbox"/> 04
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Private well - Communal	<input type="checkbox"/>	<input type="checkbox"/>
If proposed water supply is by private well, are the surrounding water well records attached? <input type="checkbox"/> YES <input type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

c) Other services (check if any of these services are available to the "subject land")

Electricity School Bus Telephone Garbage Collection

15. Agricultural property history

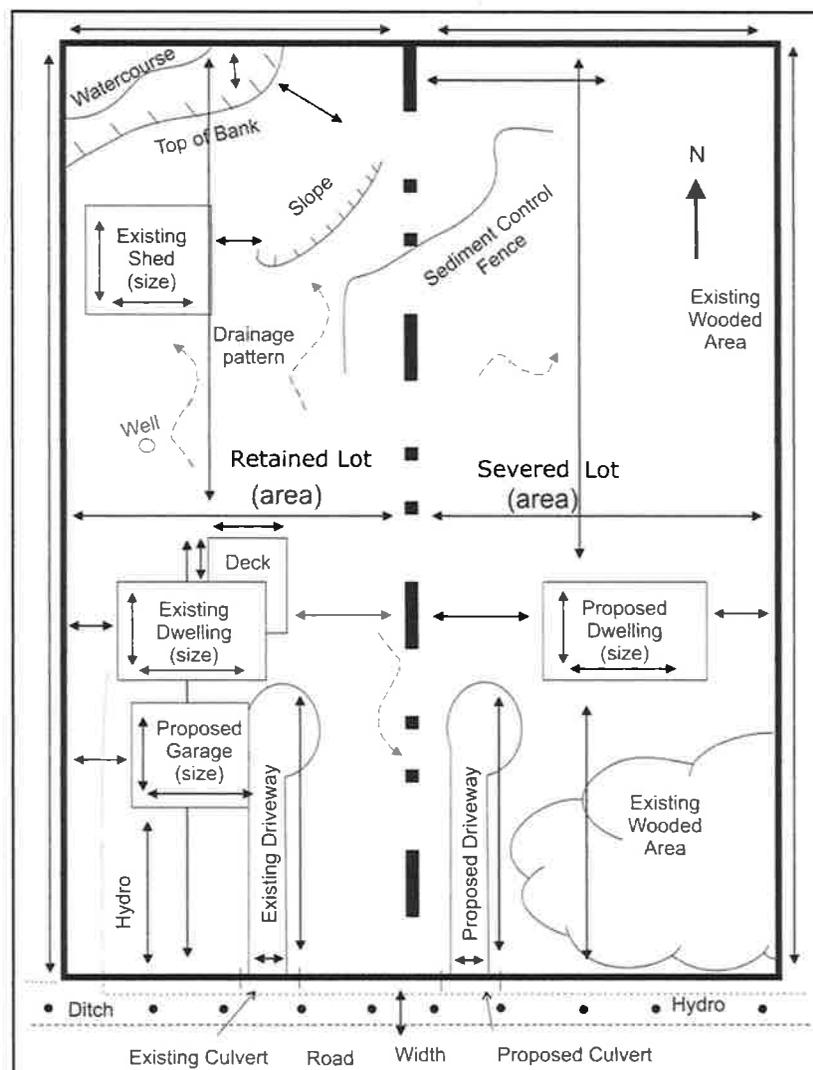
If this property is Agricultural in nature or located within 450m (1476 feet) of a barn or livestock facility, **you must complete Schedule "A"**, found at the end of this application. *(Exception for minor lot line adjustment).*

Additional Requirements

17. Sketch ***You must show all of the required information***

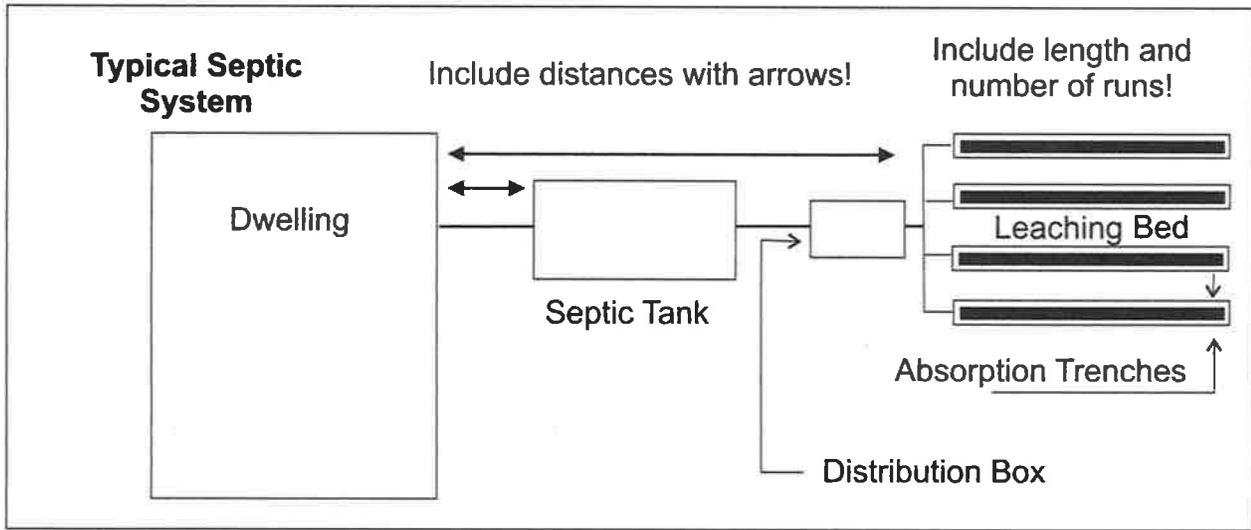
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be neat and easy to read.

- a) Clearly label which is the severed parcel and which is the retained parcel
- b) "NORTH ARROW"
- c) "Subject Land" - all land owned by the applicant - boundaries & dimensions
- d) Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- e) Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
- f) Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
- g) Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- h) Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
- i) Location and nature of any easement affecting the subject land
- j) Location and distances of barns within 450 metres (1476 feet) of severance

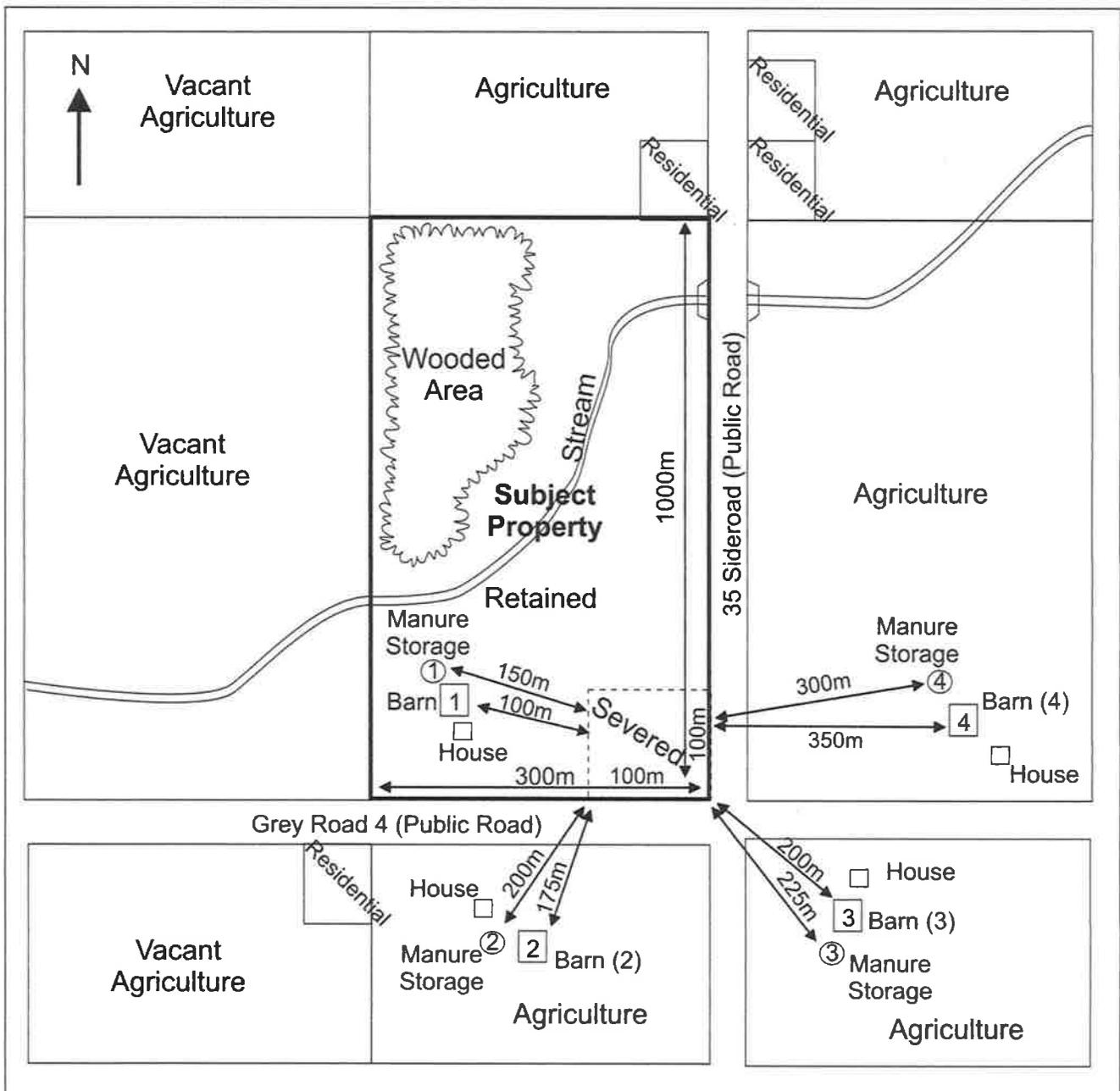


Sample 1 Residential Lot Severance Sketch

Please do not return this page



Sample 2 Septic System Information



Sample 3 Agricultural Severance

Further Note on Sketches:

The above samples are provided for your information. The exact details you will need to provide will depend on your proposal. Agricultural properties **MUST** provide information relating to barns on the subject property *and* the neighbouring properties as shown in Sample 3. Properties inside urban areas do not require agricultural information. Septic information in the urban area of Dundalk is not required if the property is on full municipal services.

Please do not return this page

Part Five
Authorization and affidavit

18. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation

I(we), Levi, Edna + Joshua Frey and _____
name of owner(s)

hereby acknowledge the above-noted and provide my/(our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

Signature of Owner

Signature of Owner

Dec 24 2019
date
Dec 27/2019
date

19. Owner authorization for agent

I/we Levi, Edna + Joshua Frey
authorize Ron Davidson

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

Signature of Owner

Signature of Witness

Dated at the Township of Southgate,
this 24 day of December, 20 19.

20. Owners authorization for access

I/we Levi, Edna + Joshua Frey

Hereby do permit Township staff and its representatives to enter upon my/our lands during regular business hours for the purpose of performing inspections of the subject property as it relates to evaluation of this application.

Signature of Owner

Signature of Owner

Dec 24 2019
date

date

21. Affidavit or sworn declaration

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

I, Ron Davidson, of the City of Owen Sound in the County of Grey 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:

City of Owen Sound

in the County of Grey

this 3 day of February, 2020

Signature of Ron Davidson

Date

Feb 3/20

Signature of Commissioner

Date

Feb. 3/2020.

Jodi Lynne Potter, a Commissioner, etc,
Province of Ontario, for Andrew E. Drury,
Barrister and Solicitor.
Expires January 5, 2023.

Return this completed form and payment to:
Attention: Committee of Adjustment
Township of Southgate
185667 Grey Road 9, RR 1
Dundalk Ontario
N0C 1B0

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural property history

1. What type of farming has been or is currently being conducted?

<input checked="" type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input checked="" type="checkbox"/> Cash Crop	<input type="checkbox"/> Sheep
<input type="checkbox"/> None		
<input type="checkbox"/> Other (describe) _____ _____		

a) Describe in detail the size and age of animals, and feed type used for the type of farming conducted: 30 beef (backgrounders) and 4 horses

2. Is there a barn on the *subject property*? Yes No

If yes, answer the questions below:

a) Indicate the condition of the barn: Good

b) Size of Barn: 600 square metres

c) Present Use of Barn: Beef

d) Livestock Capacity of Barn: 30 beef (backgrounders) and 4 horses

e) MANURE STORAGE:

Please indicate the manure storage facilities on the subject lands

No storage required (manure/material is stored for less than 14 days)

Storage already exists

i) Type of Storage:

Liquid

inside, underneath slatted floor

outside, with permanent, tight fitting cover

(treated manure/material) outside, no cover

outside, with a permanent floating cover

outside, no cover, straight-walled storage

outside, roof but with open sides

outside, no cover, sloped-sided storage

Solid

inside, bedded pack

outside, covered

outside, no cover, $\geq 30\%$ DM

outside, no cover, 18-30% DM, with covered liquid runoff storage

outside, no cover, 18-30% DM, with uncovered liquid runoff storage

3. Are you actively farming the land (or – do you have the land farmed under your supervision)?

Yes – For how long? 20 years

No – When did you stop farming? _____

a) If no, for what reason did you stop farming?

4. How long have you owned the farm? 1981

5. Area of total farm holdings: 34.7 hectares

6. Number of tillable hectares: 22 hectares

7. Do you own any other farm properties? Yes No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

8. Do you rent any other land for farming purposes? Yes No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

9. Adjacent and nearby farms

a) Are there any barns on other properties within 450 m (1500 ft) of the subject lands?

Yes No

***If yes, these barns and distances to the subject property must be shown on the sketch.

The following questions must be answered for each property within 450m containing a barn regardless of current use. Attach a list if necessary.

b) What type of farming has been conducted on the property/properties?

See attached MDS Report

c) Indicate the number of tillable hectares on other property: See attached MDS Report

d) Indicate the size of the barn(s): See attached MDS Report

e) Capacity of barn in terms of livestock: See attached MDS Report

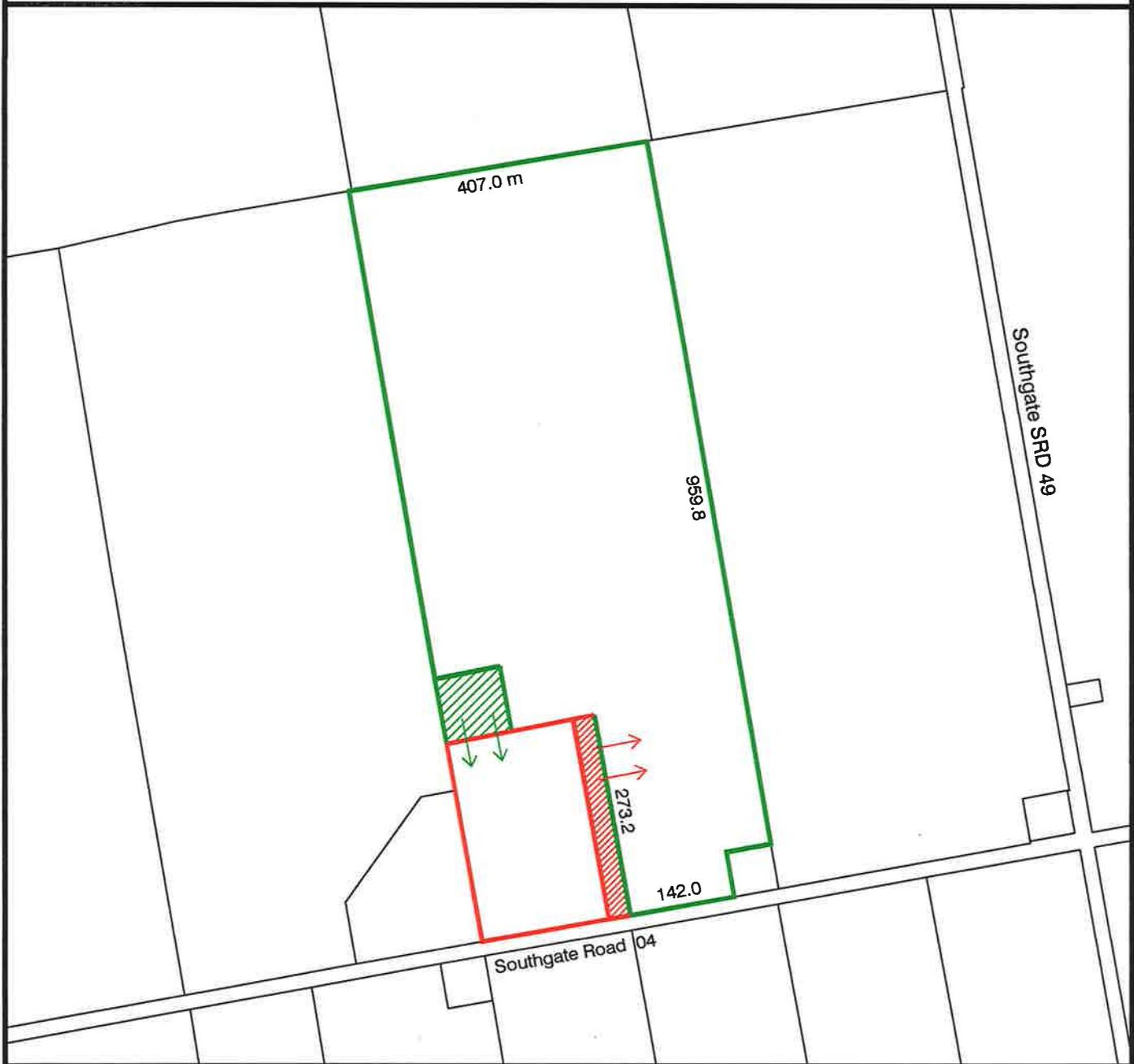
f) Manure Storage facilities on other property (see storage types listed in question above):

See attached MDS Report

Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application.

Figure 1A: Proposed Lot Line Adjustment

-  Mount Forest Ag Auction Co-operative Inc. Property
-  Lands to be Conveyed to Frey Property
-  Frey (Levi, Edna and Joshua) Property
-  Lands to be Conveyed to Mount Forest Ag Auction Co-operative Inc. Property

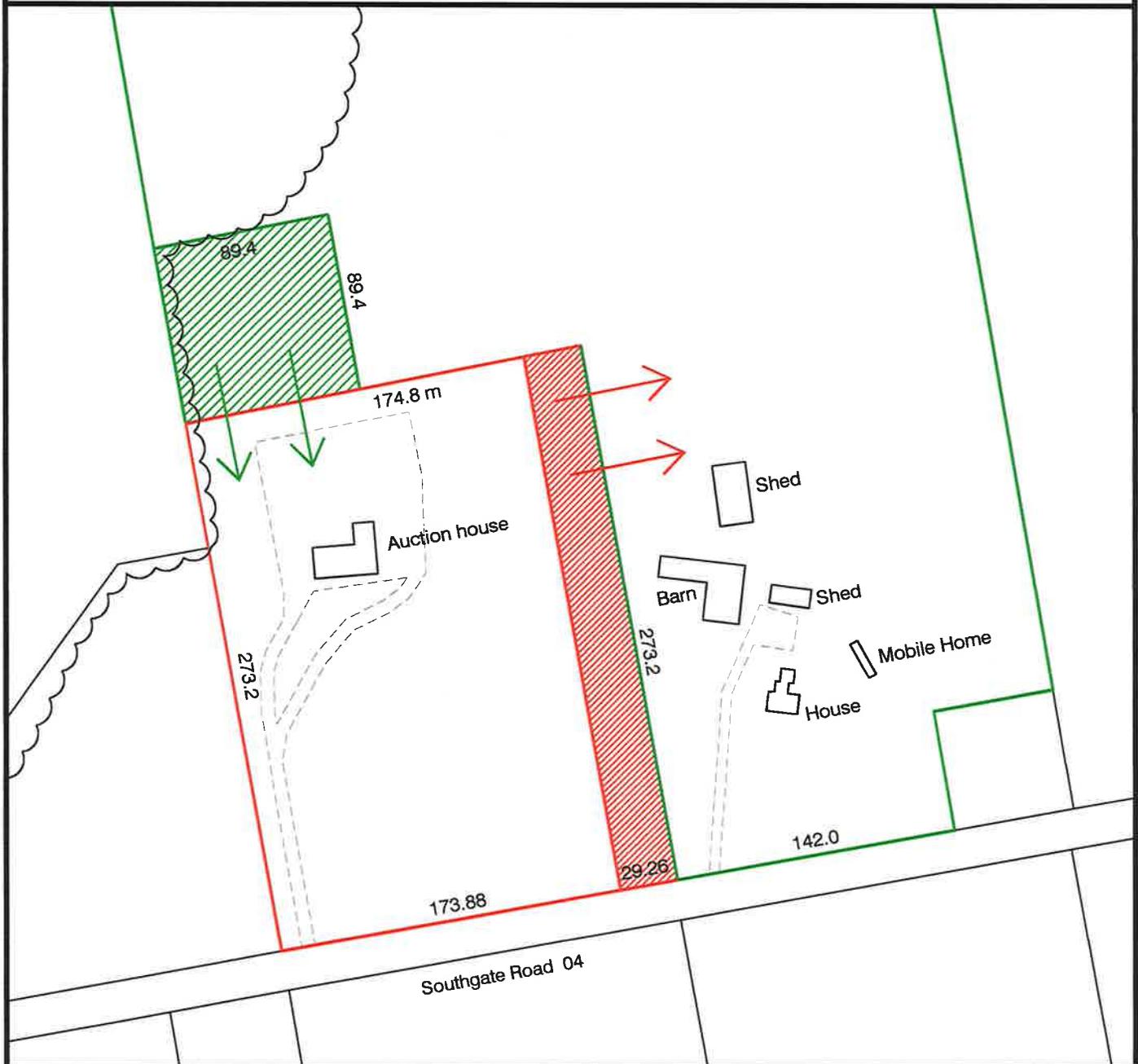


043853 and 048873 Southgate Road 04
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:8000

Figure 1B: Proposed Lot Line Adjustment - Inset

-  Mount Forest Ag Auction Co-operative Inc. Property
-  Lands to be Conveyed to Frey Property
-  Frey (Levi, Edna and Joshua) Property
-  Lands to be Conveyed to Mount Forest Ag Auction Co-operative Inc. Property



043853 and 048873 Southgate Road 04
Township of Southgate

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000



TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT AND PUBLIC HEARING

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed **August 26, 2020 at 9:00 am** for the purpose of a public hearing to be held electronically using the following credentials:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone. Canada: +1 (647) 497-9373 Access Code: 442-563-645 #

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

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR CONSENT - FILE NO. B1/20

OWNERS: Mount Forest Ag Auction Cooperative Inc.

SUBJECT LAND: Con 6 Pt lot 9 RP16R7259 Pt 1, Geographic Township of Egremont.

THE PURPOSE of the application is to sever a 29.26m wide by 232.2m deep strip of land that is 0.8ha in area to add to the abutting farm parcel. The retained lot will have 173.88m of frontage on Southgate Road 04 and have an area of 4.6ha in area.

THE EFFECT is to provide more land to the neighbouring farm and in conjunction with application B2-20 will provide additional parking for the auction at the rear of the property. The net effect to the size of the Mount Forest Ag Auction lands and the abutting farm will be zero.

SEE SKETCH ATTACHED (reverse side)

Property owners within 60 metres of the subject land are hereby notified of the above application for consent. The property to be severed will be marked by a sign.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

Additional information regarding this application is available for public viewing on the Township of Southgate website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B1-20-Mount-Forest-Ag-Auction-Co-op-Associated-with-applications-B2-20-and-C2-20> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235.

When requesting information please quote File No. **B1-20 (related file B2-20 & C2-20)**

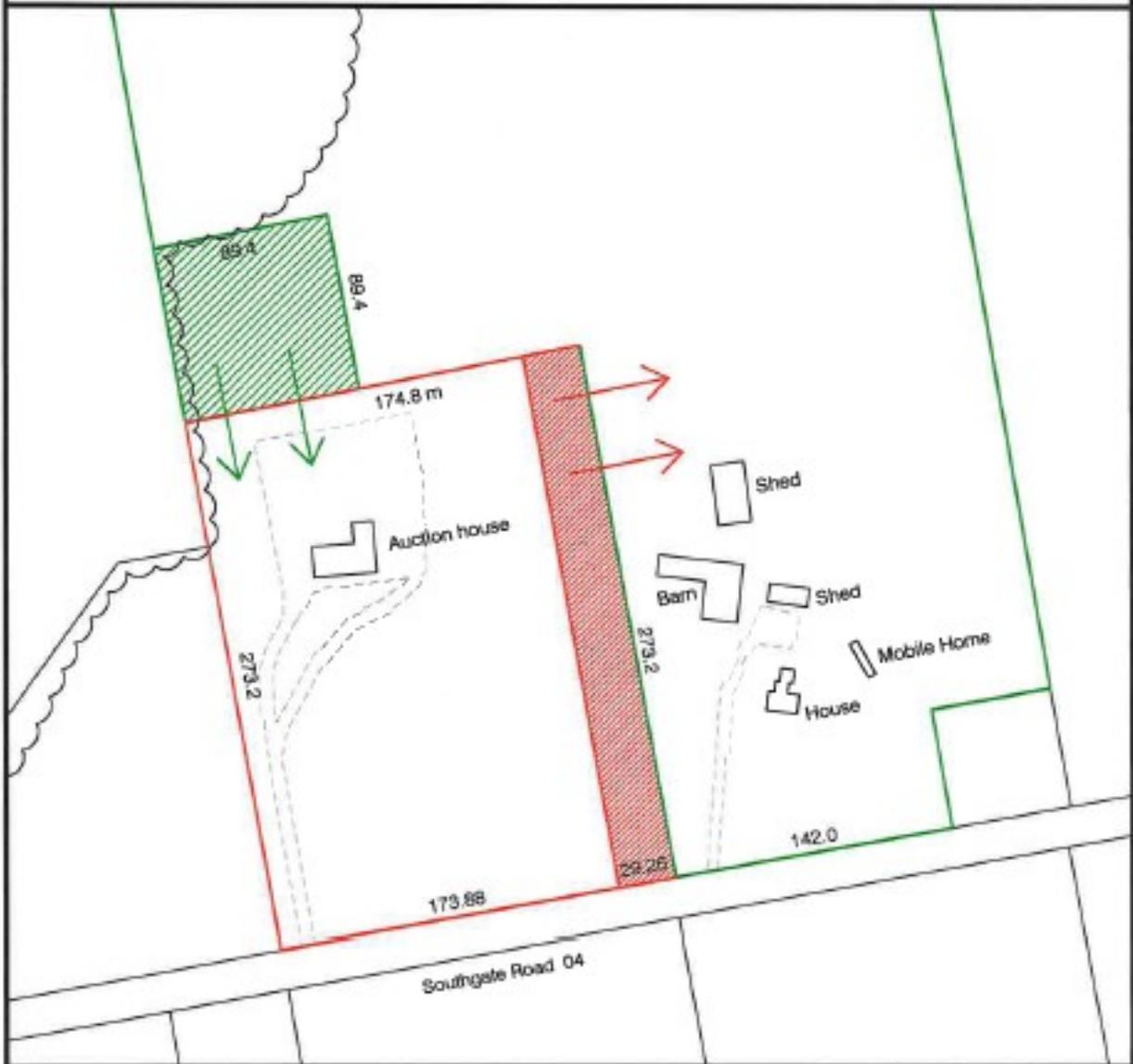
**ELISHA HEWGILL, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 232 Toll Free 1-888-560-6607 FAX (519) 923-9262**

Key map not to scale

Subject Land

Figure 1B: Proposed Lot Line Adjustment - Inset

-  Mount Forest Ag Auction Co-operative Inc. Property
-  Lands to be Conveyed to Frey Property
-  Frey (Levi, Edna and Joshua) Property
-  Lands to be Conveyed to Mount Forest Ag Auction Co-operative Inc. Property



043853 and 048873 Southgate Road 04
Township of Southgate

RD RON DAVIDSON
LAND USE PLANNING CONSULTANTS INC.
GREEN BORO, ONTARIO
SCALE 1:3000





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

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TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed **August 26, 2020 at 9:00 am** for the purpose of a public hearing to be held electronically using the following credentials:

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The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR CONSENT - FILE NO. B2/20

OWNERS: Levi, Edna and Joshua Frey

SUBJECT LAND: Con 6 Pt lot 9, Geographic Township of Egremont.

THE PURPOSE of the application is to sever a 0.8ha parcel of land and add it to the abutting ag auction lands. The retained lot will 142m of frontage on Southgate Road 04 and have an area of 34.7ha in area.

THE EFFECT is to provide land to the neighbouring Ag Auction for parking and in conjunction with application B1-20 will provide usable land for the farm. The net effect to the size of the Mount Forest Ag Auction lands and the abutting farm will be zero.

SEE SKETCH ATTACHED (reverse side)

Property owners within 60 metres of the subject land are hereby notified of the above application for consent. The property to be severed will be marked by a sign.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

Additional information regarding this application is available for public viewing on the Township of Southgate website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B2-20-Levi-Edna-and-Joshua-Frey-Associated-with-applications-B1-20-and-C2-20> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235.

When requesting information please quote File No. **B2-20 (related file B1-20 & C2-20)**

**ELISHA HEWGILL, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 232 Toll Free 1-888-560-6607 FAX (519) 923-9262**

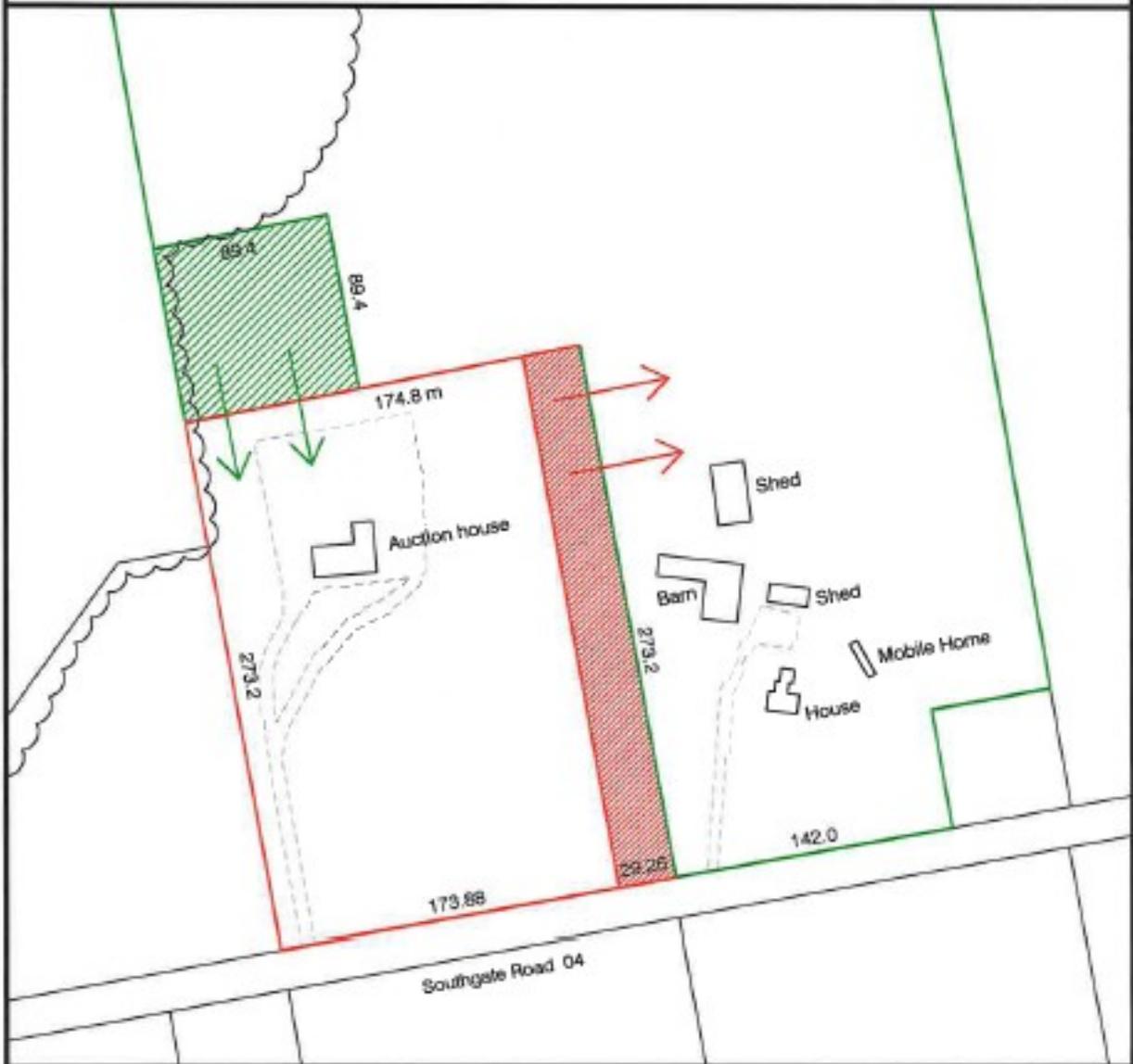


Key map not to scale

**Subject
Land**

Figure 1B: Proposed Lot Line Adjustment - Inset

-  Mount Forest Ag Auction Co-operative Inc. Property
-  Lands to be Conveyed to Frey Property
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-  Lands to be Conveyed to Mount Forest Ag Auction Co-operative Inc. Property



043853 and 048873 Southgate Road 04
Township of Southgate

RD RON DAVIDSON
LAND USE PLANNING CONSULTANTS INC.
GREEN BOND, ONTARIO
SCALE 1:3000



Elisha Hewgill

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: August 7, 2020 2:36 PM
To: Elisha Hewgill
Subject: 519-20-351 - Consent Applications B1-20 and B2-20 - 43853 Soutgate Road 04 and 43873 Southgate Road 04

Good afternoon Elisha,

Bell Canada has no concerns with Applications for Consent B1-20 and B2-20 regarding 43853 Soutgate Road 04 and 43873 Southgate Road 04.

Thank you,

Charleyne



Right of Way Associate
140 Bayfield Street, Floor 2, Barrie ON L4M 3B1
T: 705-722-2264 Toll Free: 1-888-646-4817

Recognizing traditional territory of Haudenosaunee and Anishnaabeg Peoples; part of the Upper Canada Treaties.

Planning Application Comments

Building Department

Date: August 11, 2020

File No: B1-20

Property Owner: Mount Forest Aq Auction Co-operative Inc

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- No Concerns or objections with the application.
- Development will require applicable permits before construction.
- A Barrier free washroom will be required with Septic system.
- Recommend the septic design is considered before proceeding.
- A detailed septic design is required.
- Road access and Civic number will be required before development proceeds.
- May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- Comments: Propane storage will follow TSA regulations.

If I can be of any further assistance, please do not hesitate to contact me.

Bev Fisher
Chief Building Official | Township of Southgate
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262
✉ bfisher@southgate.ca | www.southgate.ca

Elisha Hewgill

From: Chris Hachey <hsmlrcc@bmts.com>
Sent: July 29, 2020 2:56 PM
To: Elisha Hewgill
Subject: Request for Comments - Southgate (Ag-Auction Co-op) - Proposed Consent to Sever Land

Your File: B1-20

Our File: Southgate Municipality

Ms. Hewgill,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources and Consultation
Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmlrcc@bmts.com

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Elisha Hewgill

From: LandUsePlanning@HydroOne.com
Sent: July 27, 2020 3:40 PM
To: Elisha Hewgill
Subject: Southgate - 43853 SOUTH GATE 4 ROAD, RR 1 - B1-20

Hello,

We are in receipt of your Application for Consent, B1-20 dated July 27, 2020. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

MENU

HELP

SEARCH

Customers Affected:  >5000  501-5000  51-50



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: July 31, 2020

File No.: B1 & B2 - 20

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes No

Entrance Requirements: One existing entrance

Load Restricted Road: Yes No

Comments: _____

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments: _____

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: ehewgill@southgate.ca

August 12, 2020

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

ATTENTION: Elisha Hewgill, Administrative & Legislative Assistant

Dear Ms. Hewgill,

RE: Applications for Consent B1-20 and B2-20 (Frey & Mount Forest Ag Auction Co-op c/o Davidson)
043873 and 043853 Southgate Road 04
Part Lot 9 Concession 6, Part 1 Plan 16R7259; and Part Lot 9 Concession 6
Roll Nos.: 420706000511300 and 420706000511310
Geographic Township of Egremont
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the applications for consent to sever land in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Township of Southgate relating to plan review. The purpose of application B1-20 is to sever a 0.8 hectare (ha) area to add to an abutting farm parcel. The purpose of application B2-20 is to sever a 0.8 ha area to add to an abutting ag auction land. SVCA staff provided comments to the Township of Southgate dated April 20, 2020 regarding the associated proposed zoning by-law amendment C2-20. Please refer to that letter (copy attached for ease of reference) for more details on the properties. The applications for consent to sever land are acceptable to SVCA staff. Please inform this office of any decision made by the Township of Southgate regarding the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/
Enclosure

cc: Ron Davidson Land Use Planning Consultant Inc., agent (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



SENT ELECTRONICALLY ONLY (ehewgill@southgate.ca)

April 20, 2020

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

ATTENTION: Elisha Hewgill, Administrative and Legislative Assistant

Dear Ms. Hewgill,

RE: Proposed Zoning By-law Amendment C2-20
043873 and 043853 Southgate Road 04
Part Lot 9 Concession 6
Roll No.: 420706000511300 and 420706000511310
Geographic Township of Egremont
Township of Southgate (Frey & Mount Forest Ag Auction Co-op c/o Davidson)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the proposed zoning by-law amendment is to permit a tractor repair shop, and the continued use of the existing granny flat, as well as acknowledge the existing farm auction operation.

SVCA staff were contacted by Ron Davidson for a verbal pre-consultation to ensure all concerns were met with the proposal.

Recommendation

The proposed zoning by-law amendment application is acceptable to SVCA staff.

Site Characteristics

The property is rural with an existing farmstead and outbuildings. Most of the property is used for agriculture. The adjacent, smaller property, contains an accessory building used for auctioning and a parking lot.



Woodlands exist on the northern and western portions of the original farm lot. A tributary of the Saugeen River flows through the property. The property is bordered on the south by Southgate Road 04.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards and natural heritage as set out in the PPS 2014, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

SVCA hazard mapping indicates areas of the property are affected by the flood and erosion hazard, associated with the tributary of the Saugeen River; additionally, mapping indicates that wetlands may be present on the property. It is SVCA staff's opinion that portions of 043873 Southgate Road 04, are zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002 and designated hazard lands in the Southgate Local Official Plan and the Grey County Official Plan. In general, it is SVCA's interpretation that no new buildings or structures are permitted within the Hazard Designations as per Section 29.2 of the Township of Southgate Zoning By-law 19-2002. It appears all existing buildings and structures are outside the EP Zone or Hazard designation. It is the understanding of SVCA staff that there will be no changes to the Hazard designations or the EP Zone, as part of this application. SVCA staff are of the opinion that all schedules closely reflect the SVCA Hazard mapping.

It is the opinion of SVCA staff that development as proposed, including the area to be rezoned, does not encroach into the EP zone.

Provincial Policy Statement – Section 3.1

Section 3.1 of the Provincial Policy Statement dictates that development shall be directed away from hazardous lands adjacent to rivers which may exhibit flood and erosion hazards; and that development and site alteration shall not be permitted within the areas that would be inaccessible during times of flooding or erosion hazards. The application generally appears to be consistent with Section 3.1 of the PPS.

Township of Southgate Official Plan and Grey County Official Plan

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. As mentioned above, it is the opinion of SVCA staff that proposed development will not be located within the Hazard Lands designation. The application generally appears to be consistent with Section 6.2 of the Southgate OP and Section 7.2 of the Grey County OP.

Natural Heritage:

It is the opinion of SVCA staff that the natural heritage features affecting the property include significant woodlands, fish habitat and its adjacent lands, other identified wetlands, and potentially habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2014 states in part that development shall not be permitted in significant woodlands, fish habitat and its adjacent lands, habitat of endangered species and threatened species and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown on the western and northern portions of the property, as well as the lands adjacent to the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological functions. However, it is the opinion of SVCA staff the preparation of an EIS to address impacts to significant woodlands may be waived in accordance with section 7.11.3 of the Grey County OP. Based on the plans submitted with the application, proposed development is additional to the existing farmstead and is not proposed within the significant woodlands, but rather on lands adjacent to the significant woodlands. It is the opinion of SVCA staff that proposed development should not have an impact on the woodlands. Therefore, in the opinion of SVCA staff, significant woodlands policies have been satisfactorily addressed according to the Grey County OP.

Fish Habitat and its Adjacent Lands

A tributary of the Saugeen River, flows through the property. The watercourse is considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP in part that development and site alteration shall not be permitted within fish habitat and the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Furthermore, Section 6.5.6 of the Southgate OP states in part that new development is not permitted within the adjacent lands to cold and warm water streams. Regardless, it is the opinion of SVCA staff that the preparation of an EIS to address potential impacts to the adjacent lands to fish habitat may be waived in accordance with section 7.11.3 of the Grey County OP as impacts to fish habitat are likely to be negligible based on the proposal. Therefore, in the opinion of SVCA staff, fish habitat and its adjacent lands policies have been satisfactorily addressed according to the Grey County OP and the Southgate OP.

Other Identified Wetlands

Mapping provided to SVCA staff by the Ministry of Natural Resources and Forestry, and mapping done by Grey County indicates wetland features on the property that are not considered Provincially or Locally significant but are still regarded as a Natural Heritage feature. Section 7.3.2 (1) of the Grey County OP states that no development or site alteration may be permitted on or within lands adjacent to natural heritage features

unless it has been demonstrated that there will be no negative impact on the feature. The area proposed to be rezoned is within the adjacent lands to other identified wetlands, but SVCA staff are of the opinion that the impact to the habitat will be negligible. The application is generally consistent with the Grey County OP.

Threatened and Endangered Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. The SVCA role is to identify habitat through a screening process in consideration of the PPS and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local OPS have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

A portion of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the Approximate Screening Area requires the permission from SVCA, prior to carrying out the work.

"Development" as defined under the Conservation Authorities Act means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) site grading; or,*
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area/SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Township of Southgate
C2-20 Frey & Mount Forest Ag Auction Co-op c/o Davidson
April 20, 2020
Page 5 of 5

SVCA Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage is proposed within the Approximate Screening Area on the parcel, the SVCA should be contacted, as permission may be required.

Based on the site plan provided, a permit from the SVCA will not be required.

Summary

SVCA staff has reviewed this application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated, with the exception of Section 2.1.7 habitat of endangered species and threatened species, which the applicant must address.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the with the exception of habitat of endangered species and threatened species, which the applicant must address.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Megan Stansfield
Environmental Planning Technician
Saugeen Conservation
MS/

cc: Ron Davidson, agent (via email)
Barbara Dobreen, Authority Member, SVCA (via email)

Planning Application Comments

Building Department

Date: August 11, 2020

File No: B2-20

Property Owner: Levi. Edna and Joshua Frey

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- No Concerns or objections with the application.
- Development will require applicable permits before construction.
- A Barrier free washroom will be required with Septic system.
- Recommend the septic design is considered before proceeding.
- A detailed septic design is required.
- Road access and Civic number will be required before development proceeds.
- May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- Comments: Propane storage will follow TSA regulations.

If I can be of any further assistance, please do not hesitate to contact me.

Bev Fisher
Chief Building Official | Township of Southgate
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262
✉ bfisher@southgate.ca | www.southgate.ca

Elisha Hewgill

From: Jayme Bastarache <jayme_bastarache@bwdsb.on.ca>
Sent: July 27, 2020 4:48 PM
To: Elisha Hewgill
Cc: Shelley Crummer
Subject: RE: B2-20 Notice of Public Meeting

Good afternoon Elisha,

The BWDSB has reviewed the planning application and have no concerns or comments at this time.

Thank-you,
Jayme

 Jayme Bastarache | Supervisor Project Development
Bluewater District School Board | 351 1st Avenue North, Chesley ON N0G 1L0
519-363-2014 ext. 2125 | c: 519-370-9048

Learning Today, Leading Tomorrow
Studies show trees live longer when they're not cut down.
Please do not print this email unless you really need to.

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: Monday, July 27, 2020 3:33 PM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Jayme Bastarache <jayme_bastarache@bwdsb.on.ca>; Al Hastie <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Enbridge Gas <municipalplanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Jessica Mole <jmole@southgate.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Clinton Stredwick <cstredwick@southgate.ca>; Lindsey Green <lgreen@southgate.ca>
Subject: B2-20 Notice of Public Meeting

CAUTION: This email originated from outside the BWDSB organization. Beware of hyper-links, statements and content within the email. Do not click on links or attachments unless you can verify the source.

Good Afternoon,

Please find the below link for the Notice of Public Hearing for Consent Application B2-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B2-20-Levi-Edna-and-Joshua-Frey-Associated-with-applications-B1-20-and-C2-20->

The hearing has been scheduled for **August 26, 2020 at 9AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



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Elisha Hewgill

From: ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>
Sent: July 27, 2020 3:50 PM
To: Elisha Hewgill
Subject: RE: B2-20 Notice of Public Meeting

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed severance.

Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

Should you require any further information, please contact the undersigned.

Kelly Buchanan

Analyst Land Services

ENBRIDGE GAS INC. OPERATING AS UNION GAS

TEL: 519-436-4673 | FAX: 519-436-5353

50 Keil Dr N, Chatham ON N7M 5M1

uniongas.com

Safety. Integrity. Respect.

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: Monday, July 27, 2020 3:33 PM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Jessica Mole <jmole@southgate.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Clinton Stredwick <cstredwick@southgate.ca>; Lindsey Green <lgreen@southgate.ca>
Subject: [External] B2-20 Notice of Public Meeting

EXTERNAL: PLEASE PROCEED WITH CAUTION.

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<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B2-20-Levi-Edna-and-Joshua-Frey-Associated-with-applications-B1-20-and-C2-20->

The hearing has been scheduled for **August 26, 2020 at 9AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



Elisha Hewgill

From: Chris Hachey <hsmlrcc@bmts.com>
Sent: July 29, 2020 2:53 PM
To: Elisha Hewgill
Subject: Request for Comments - Southgate (Edna, Frey) - Proposed Consent to Sever Land

Your File: B2-20

Our File: Southgate Municipality

Ms. Hewgill,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources and Consultation
Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmlrcc@bmts.com

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Elisha Hewgill

From: LandUsePlanning@HydroOne.com
Sent: July 27, 2020 3:41 PM
To: Elisha Hewgill
Subject: Southgate - 43873 SOUTHGATE ROAD 4, RR 1- B2-20

Hello,

We are in receipt of your Application for Consent, B2-20 dated July 27, 2020. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

MENU

HELP

SEARCH

Customers Affected:  >5000  501-5000  51-50



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

From: Elisha Hewgill [mailto:ehewgill@southgate.ca]

Sent: Monday, July 27, 2020 3:33 PM

To: Bell Canada ROWCC; Bev Fisher; Bluewater District School Board; Bluewater District School Board ; Bruce Grey Catholic School Board ; Clinton Stredwick; Dave Milliner; Enbridge Gas; Fire Chief; Group: Planning Dept Emails; Haudenosaunee Development Institute; Historic Saugeen Metis; LANDUSEPLANNING; Jim Ellis; Kevin Green; Jessica Mole; Martin Leyten - MTO; Metis Nation of Ontario; MMAH; Ontario Power Generation; Saugeen Ojibway Nation; SVCA Planning; Union Gas; William Gott; WSP on behalf of Bell

Cc: Clinton Stredwick; Lindsey Green

Subject: B2-20 Notice of Public Meeting

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Good Afternoon,

Please find the below link for the Notice of Public Hearing for Consent Application B2-20.

<https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.southgate.ca%2fen%2fmunicipal%2dservice%2fplanning%2dapplcations%2dpublic%2dnotices.aspx%23B2%2d20%2dLevi%2dEdna%2dand%2dJoshua%2dFrey%2dAssociated%2dwith%2dapplcations%2dB1%2d20%2dand%2dC2%2d20%2d&umid=29475512-AB71-6305-B1BA-06238E1C286C&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-840026bd523b6f1c57440ab83028e6c76073daf5>

The hearing has been scheduled for **August 26, 2020 at 9AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca

Fax: 519-923-9262 Attn: Elisha Hewgill

Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | <https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.southgate.ca&umid=29475512-AB71-6305-B1BA-06238E1C286C&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-355b161820eb2aec16c780e29102b30e6cbcc61c>

[ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.southgate.ca&umid=29475512-AB71-6305-B1BA-06238E1C286C&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-355b161820eb2aec16c780e29102b30e6cbcc61c](https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.southgate.ca&umid=29475512-AB71-6305-B1BA-06238E1C286C&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-355b161820eb2aec16c780e29102b30e6cbcc61c)



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Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: July 31, 2020

File No.: B1 & B2 - 20

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes No

Entrance Requirements: One existing entrance

Load Restricted Road: Yes No

Comments: _____

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments: _____

Signed: _____



Jim Ellis, Public Works Manager / Risk Management Official



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: ehewgill@southgate.ca

August 12, 2020

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

ATTENTION: Elisha Hewgill, Administrative & Legislative Assistant

Dear Ms. Hewgill,

RE: Applications for Consent B1-20 and B2-20 (Frey & Mount Forest Ag Auction Co-op c/o Davidson)
043873 and 043853 Southgate Road 04
Part Lot 9 Concession 6, Part 1 Plan 16R7259; and Part Lot 9 Concession 6
Roll Nos.: 420706000511300 and 420706000511310
Geographic Township of Egremont
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the applications for consent to sever land in accordance with the SVCA's mandate, the Saugeen Valley Conservation Authority Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Township of Southgate relating to plan review. The purpose of application B1-20 is to sever a 0.8 hectare (ha) area to add to an abutting farm parcel. The purpose of application B2-20 is to sever a 0.8 ha area to add to an abutting ag auction land. SVCA staff provided comments to the Township of Southgate dated April 20, 2020 regarding the associated proposed zoning by-law amendment C2-20. Please refer to that letter (copy attached for ease of reference) for more details on the properties. The applications for consent to sever land are acceptable to SVCA staff. Please inform this office of any decision made by the Township of Southgate regarding the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/
Enclosure

cc: Ron Davidson Land Use Planning Consultant Inc., agent (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (ehewgill@southgate.ca)

April 20, 2020

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

ATTENTION: Elisha Hewgill, Administrative and Legislative Assistant

Dear Ms. Hewgill,

RE: Proposed Zoning By-law Amendment C2-20
043873 and 043853 Southgate Road 04
Part Lot 9 Concession 6
Roll No.: 420706000511300 and 420706000511310
Geographic Township of Egremont
Township of Southgate (Frey & Mount Forest Ag Auction Co-op c/o Davidson)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the proposed zoning by-law amendment is to permit a tractor repair shop, and the continued use of the existing granny flat, as well as acknowledge the existing farm auction operation.

SVCA staff were contacted by Ron Davidson for a verbal pre-consultation to ensure all concerns were met with the proposal.

Recommendation

The proposed zoning by-law amendment application is acceptable to SVCA staff.

Site Characteristics

The property is rural with an existing farmstead and outbuildings. Most of the property is used for agriculture. The adjacent, smaller property, contains an accessory building used for auctioning and a parking lot.



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Woodlands exist on the northern and western portions of the original farm lot. A tributary of the Saugeen River flows through the property. The property is bordered on the south by Southgate Road 04.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards and natural heritage as set out in the PPS 2014, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

SVCA hazard mapping indicates areas of the property are affected by the flood and erosion hazard, associated with the tributary of the Saugeen River; additionally, mapping indicates that wetlands may be present on the property. It is SVCA staff's opinion that portions of 043873 Southgate Road 04, are zoned Environmental Protection (EP) in the Township of Southgate Zoning By-law 19-2002 and designated hazard lands in the Southgate Local Official Plan and the Grey County Official Plan. In general, it is SVCA's interpretation that no new buildings or structures are permitted within the Hazard Designations as per Section 29.2 of the Township of Southgate Zoning By-law 19-2002. It appears all existing buildings and structures are outside the EP Zone or Hazard designation. It is the understanding of SVCA staff that there will be no changes to the Hazard designations or the EP Zone, as part of this application. SVCA staff are of the opinion that all schedules closely reflect the SVCA Hazard mapping.

It is the opinion of SVCA staff that development as proposed, including the area to be rezoned, does not encroach into the EP zone.

Provincial Policy Statement – Section 3.1

Section 3.1 of the Provincial Policy Statement dictates that development shall be directed away from hazardous lands adjacent to rivers which may exhibit flood and erosion hazards; and that development and site alteration shall not be permitted within the areas that would be inaccessible during times of flooding or erosion hazards. The application generally appears to be consistent with Section 3.1 of the PPS.

Township of Southgate Official Plan and Grey County Official Plan

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. As mentioned above, it is the opinion of SVCA staff that proposed development will not be located within the Hazard Lands designation. The application generally appears to be consistent with Section 6.2 of the Southgate OP and Section 7.2 of the Grey County OP.

Natural Heritage:

It is the opinion of SVCA staff that the natural heritage features affecting the property include significant woodlands, fish habitat and its adjacent lands, other identified wetlands, and potentially habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2014 states in part that development shall not be permitted in significant woodlands, fish habitat and its adjacent lands, habitat of endangered species and threatened species and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown on the western and northern portions of the property, as well as the lands adjacent to the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological functions. However, it is the opinion of SVCA staff the preparation of an EIS to address impacts to significant woodlands may be waived in accordance with section 7.11.3 of the Grey County OP. Based on the plans submitted with the application, proposed development is additional to the existing farmstead and is not proposed within the significant woodlands, but rather on lands adjacent to the significant woodlands. It is the opinion of SVCA staff that proposed development should not have an impact on the woodlands. Therefore, in the opinion of SVCA staff, significant woodlands policies have been satisfactorily addressed according to the Grey County OP.

Fish Habitat and its Adjacent Lands

A tributary of the Saugeen River, flows through the property. The watercourse is considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP in part that development and site alteration shall not be permitted within fish habitat and the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Furthermore, Section 6.5.6 of the Southgate OP states in part that new development is not permitted within the adjacent lands to cold and warm water streams. Regardless, it is the opinion of SVCA staff that the preparation of an EIS to address potential impacts to the adjacent lands to fish habitat may be waived in accordance with section 7.11.3 of the Grey County OP as impacts to fish habitat are likely to be negligible based on the proposal. Therefore, in the opinion of SVCA staff, fish habitat and its adjacent lands policies have been satisfactorily addressed according to the Grey County OP and the Southgate OP.

Other Identified Wetlands

Mapping provided to SVCA staff by the Ministry of Natural Resources and Forestry, and mapping done by Grey County indicates wetland features on the property that are not considered Provincially or Locally significant but are still regarded as a Natural Heritage feature. Section 7.3.2 (1) of the Grey County OP states that no development or site alteration may be permitted on or within lands adjacent to natural heritage features

unless it has been demonstrated that there will be no negative impact on the feature. The area proposed to be rezoned is within the adjacent lands to other identified wetlands, but SVCA staff are of the opinion that the impact to the habitat will be negligible. The application is generally consistent with the Grey County OP.

Threatened and Endangered Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. The SVCA role is to identify habitat through a screening process in consideration of the PPS and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local OPS have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

A portion of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the Approximate Screening Area requires the permission from SVCA, prior to carrying out the work.

"Development" as defined under the Conservation Authorities Act means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) site grading; or,*
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area/SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Township of Southgate
C2-20 Frey & Mount Forest Ag Auction Co-op c/o Davidson
April 20, 2020
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SVCA Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage is proposed within the Approximate Screening Area on the parcel, the SVCA should be contacted, as permission may be required.

Based on the site plan provided, a permit from the SVCA will not be required.

Summary

SVCA staff has reviewed this application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated, with the exception of Section 2.1.7 habitat of endangered species and threatened species, which the applicant must address.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the with the exception of habitat of endangered species and threatened species, which the applicant must address.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Megan Stansfield
Environmental Planning Technician
Saugeen Conservation
MS/

cc: Ron Davidson, agent (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



Staff Report PL2020-031

Title of Report: PL2020-031-B1-20 and B2-20 Mount Forest Ag Auction and Levi Frey
Department: Clerks
Branch: Planning Services
Committee Date: August 26, 2020

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-031 for information; and

That the severance be approved with the following conditions:

- 1. That** a 3m road widening is provide on the severed and retained portion of application B1-20 and a 3m road widening from the retained portion of B2-20
- 2. That** the Zoning By-law amendment is in full force and effect; and
- 3. That** a survey be provided; and
- 4. That** all outstanding taxes, fees and charges are paid, if any.

Property Location: 043853 and 048873 Southgate Road 04



Subject Lands: The subject lands consist of two parcels. The larger farm parcel is 34.7 ha and has frontage on Southgate Road 04. The Ag auction parcel is 5.4 ha in size and has frontage on Southgate Road 04. The lands are legally described as Con 6, Pt Lot 9 and Con 6, Pt Lot 9 Part 1 of RP16R7259.

The Proposal:

The Frey's own a 34.7 hectare farm parcel located along Southgate Road 04 in the Township of Southgate. On the property is situated a house, a mobile home, a barn and accessory buildings. Joshua Frey, a mechanic specializing in repairing tractor engines proposes to erect a 446m² (60 feet x 80 feet) building in which he would operate his tractor engine repair shop. No other persons are expected to be employed in this business.

Given the site conditions, Mr. Frey wishes to erect the building near the front of the property. Township staff have met with Mr Frey Sr. and expressed general support of the proposal, but were concerned with Mr. Frey's original chosen site for the new building as it was situated closer to the neighbouring residential lot (located to the east) than deemed desirable by the Township.

To address this concern, The Frey's are interested in acquiring 0.8 hectares of land from the abutting 5.4 ha property to the west (owned by Mount Forest Ag Auction Co-operative Inc.), thus enabling the new tractor engine repair shop to be moved further away from the nearby residential lot. In exchange, the Frey's would convey 0.8 ha of land back to the neighbour. Attachment #2. This also benefits the neighbour who has a desire for a larger parking area for the auction house.

The proposed new building will be erected in the location shown on the Site Plan provided in Attachment #3. The new structure will be located approximately 18 m from the new lot boundary. Due to the topography of the site, it is not possible to locate the new building any further west. The building will be set back 167 metres from the neighbouring dwelling and 135 metres from the closest boundary of that residential lot. See attachment #4

Background:

Zoning Amendment application C2-20 was submitted and had a public meeting on June 10th, 2020. No comments were received from the public and by-law 2020-079 was brought forward and approved at the August 5th 2020 Council meeting. The Zoning file is available at the following link.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C2-20-Levi-Edna-and-Joshua-Frey-and-Mount-Forest-Ag-Auction-Co-op-Associated-with-applications-B1-20-B2-20->

Consent Applications B1-20 and B2-20 have been received and are available at the following links:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B1-20-Mount-Forest-Ag-Auction-Co-op-Associated-with-applications-B2-20-and-C2-20->

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B2-20-Levi-Edna-and-Joshua-Frey-Associated-with-applications-B1-20-and-C2-20->

The Comments received from Commenting agencies for both consent applications include:

Bell Canada has no concerns.

The Building Department has no concerns.

The Historic Saugeen Metis has no objection

Hydro One has no comment.

Public works indicate that a 3m Road widening is required for the severed and retained portions of both applications.

The SVCA find the application acceptable.

The BWDSB have no concerns

Enbridge Gas has service lines in the area and if the development impacts on the services to the extent that they must be relocated that cost will be at the owners expense.

No comments have been received from the public as of the date of writing this report.

Policy Review:

A review of the proposal with respect to Provincial, County, and Township Policy has been conducted by the applicant's consultant, Ron Davidson and is available for review at one of the links above.

Staff report PL2020-025 was also prepared reviewing the proposal and has been included as attachment #1 to this report.

Both planning reports conclude that the proposed minor lot line adjustments are consistent with Provincial, County and Township Policy.

Financial Implications:

There are no financial implications to the Township other than the potential for increased assessment in the form of a new workshop on the larger farm parcel.

Concluding Comments:

Based on the above comments received, prior planning reports by the Township and Consultant, Ron Davidson, the proposed consents applications are consistent with Policy and should be approved with the conditions noted in the recommendations above.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments:

- 1. **PL2020-025 Zoning Staff Report**
- 2. **Attachment 2 Consent Drawing**
- 3. **Attchement 3 Site Plan Drawing**
- 4. **Attachment 4 Seback Drawing**



Staff Report PL2020-025

Title of Report: PL2020-025-C2-20- Levi Frey
Department: Clerks
Branch: Planning Services
Council Date: August 5, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-025 for information; and
That Council consider approval of By-law 2020-079.

Property Location: 043853 and 048873 Southgate Road 04



Subject Lands: The subject lands consist of two parcels. The larger farm parcel is 34.7 ha and has frontage on Southgate Road 04. The Ag auction parcel is 5.4 ha in size and has frontage on Southgate Road 04. The lands are legally described as Con 6, Pt Lot 9 and Con 6, Pt Lot 9 Part 1 of RP16R7259.

Background:

The Frey's own a 34.7 hectare farm parcel located along Southgate Road 04 in the Township of Southgate. On the property is situated a house, a mobile home, a barn and accessory buildings.

Joshua Frey, a mechanic specializing in repairing tractor engines proposes to erect a 446m² (60 feet x 80 feet) building in which he would operate his tractor engine repair shop. No other persons are expected to be employed in this business.

Given the site conditions, Mr. Frey wishes to erect the building near the front of the property. Township staff have met with Mr Frey Sr. and expressed general support of the proposal, but were concerned with Mr. Frey's original chosen site for the new building as it was situated closer to the neighbouring residential lot (located to the east) than deemed desirable by the Township.

To address this concern, The Frey's are interested in acquiring 0.8 hectares of land from the abutting 5.4 ha property to the west (owned by Mount Forest Ag Auction Co-operative Inc.), thus enabling the new tractor engine repair shop to be moved further away from the nearby residential lot. In exchange, the Frey's would convey 0.8 ha of land back to the neighbour. Attachment #1. This also benefits the neighbour who has a desire for a larger parking area for the auction house.

The proposed new building will be erected in the location shown on the Site Plan provided in Attachment #2. The new structure will be located approximately 18 m from the new lot boundary. Due to the topography of the site, it is not possible to locate the new building any further west. The building will be set back 167 metres from the neighbouring dwelling and 135 metres from the closest boundary of that residential lot. See attachment #3

In addition to the double lot addition, the zoning amendment will recognize the existing Agricultural Ag Action as a permitted use in the bylaw, establish a small engine repair workshop, and recognize a secondary dwelling on the lot. The proposed bylaw will also recognize the reduced lot areas and frontages for the proposed lot additions.

Planning Process:

An Application to amend the Township by-law was received in February and deemed complete in March. The file can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C2-20-Levi-Edna-and-Joshua-Frey-and-Mount-Forest-Ag-Auction-Co-op-Associated-with-applications-B1-20-B2-20->

A virtual public meeting was held on June 10th, 2020 at 9am. The comments from the meeting are summarized below.

Township Public works Department has no objections to the proposal
County of Grey indicates that provided positive comments are received from the SVCA Grey County has no further concerns.

Township Building Department indicates that all applicable permits will be required.

The project may require a water supply to meet OBC 3.2.5.7 Water requirements for firefighting. Although the auction house has been in operation for six years there has never been a change of use application for the building. A Change of use application needs to be completed, approved and required construction finalized to bring this property into Building Act and Code compliance.

Enbridge Gas has no objection to the proposal.

Historic Saugeen Metis have no concerns or objections to the proposed development.

Ministry of Transportation has no concerns.

Saugeen Valley Conservation Authority find the application acceptable.

Grey Bruce Health Unit have no concerns.

Financial Considerations:

The proposed development would slightly increased the accessed value of the site with the addition of the small engine repair shop on the property.

Staff Review:

The applicants Planning Consultant, Ron Davidson, has prepared a detailed Planning Justification report which is available at on the Township website at the link provided above. The planning report reviews the Provincial Policy Statement in Section 4, The County of Grey Official Plan and the Township of Southgate Official Plans in Section 3 of the report. The report finds that the proposal meets policy

The Township concurs with the findings and conclusions of the Planning report that the proposal is consistent with Provincial Policy, and conforms to the County and Township Official Plans.

Zoning:

The Frey farm is currently zoned primarily 'A1-71', a site-specific zoning that permitted a garden suite on a temporary basis until that temporary zoning recently lapsed. The westerly portion of the site is zoned 'EP'. Approximately 40% of the Co-op property is zoned 'M2-63', which allows for a sawmill and the balance of the property is zoned 'A1'.

To accommodate the proposed development the zoning must be amended to address a number of issues. The proposed Zoning By-law Amendment would amend the following zone provision:

The 'A1-71' zone boundary would be adjusted to reflect the reconfigured Frey property boundary; and, the text of the 'A1-71; zone would be amended to:

- reduce the 'minimum lot area' requirement to 34.0 hectares;
- reduce the 'minimum lot frontage' requirement to 140 metres;

- permit a “tractor engine repair shop”; and,
- permit a “second dwelling” in the form of a mobile home for a period of ten years.

The ‘M2-63’ zoning of the Co-op property would be replaced with an ‘A1-63’ zone and would reflect the boundaries of the reconfigured parcel; and, the text of this zone would:

- reduce the ‘minimum lot area’ requirement to 4.0 hectares;
- reduce the ‘minimum lot frontage’ requirement to 170 metres; and,
- permit an “auction house for farm produce and occasionally farm equipment”.

Concluding Comments:

Based on the above, Township staff are of the opinion that the proposal is consistent with Provincial Policy, The County and Township of Southgate Official Plans. Based on this it is recommended that by-law 2020-079 be **APPROVED**.

Respectfully Submitted,

Municipal Planner: Original Signed By
 Clinton Stredwick, BES, MCIP, RPP



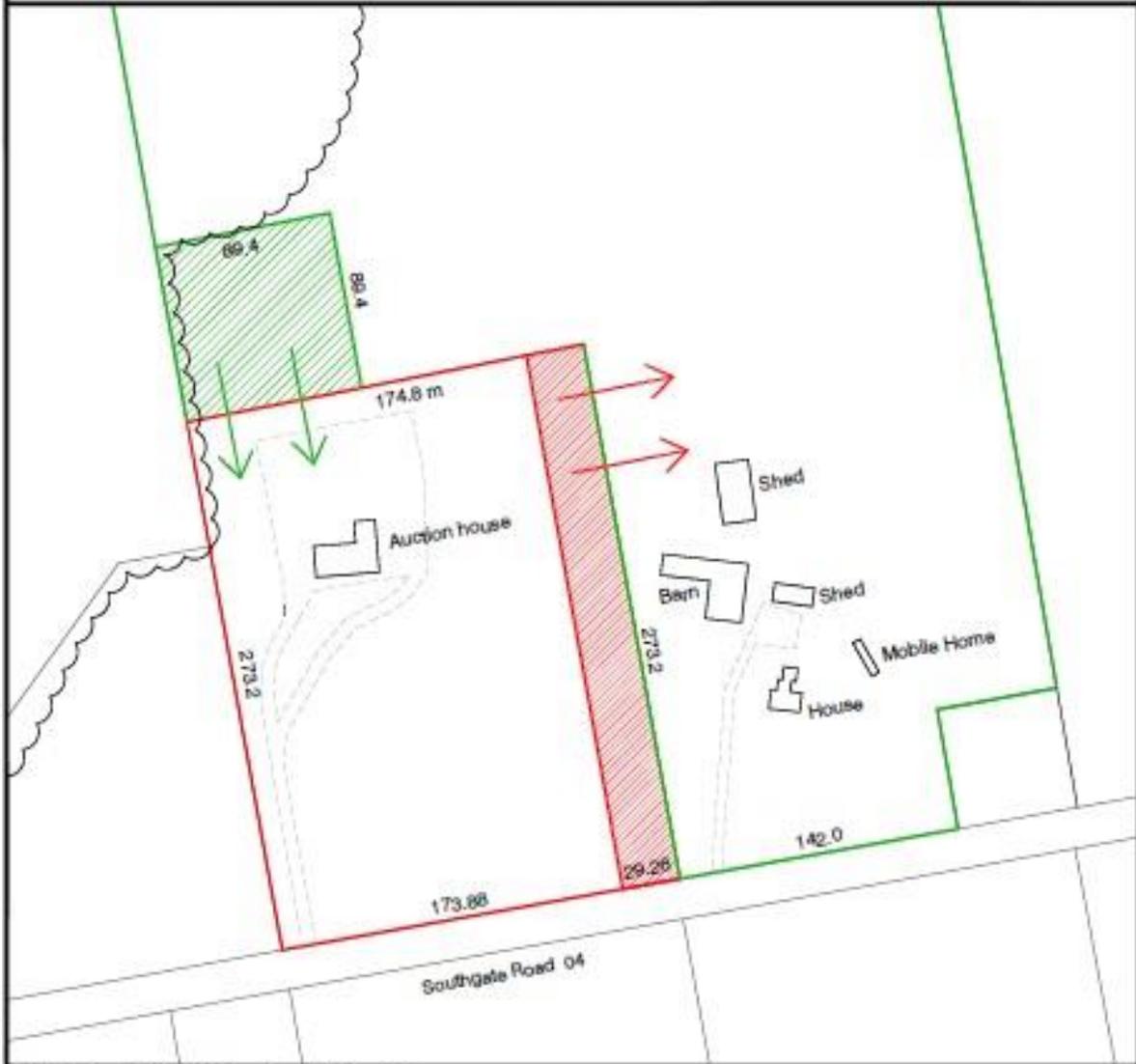
CAO Approval: Original Signed By
 Dave Milliner, CAO

Attachments:

1. Map of lot additions
2. Map of Site plan
3. Map of Setbacks

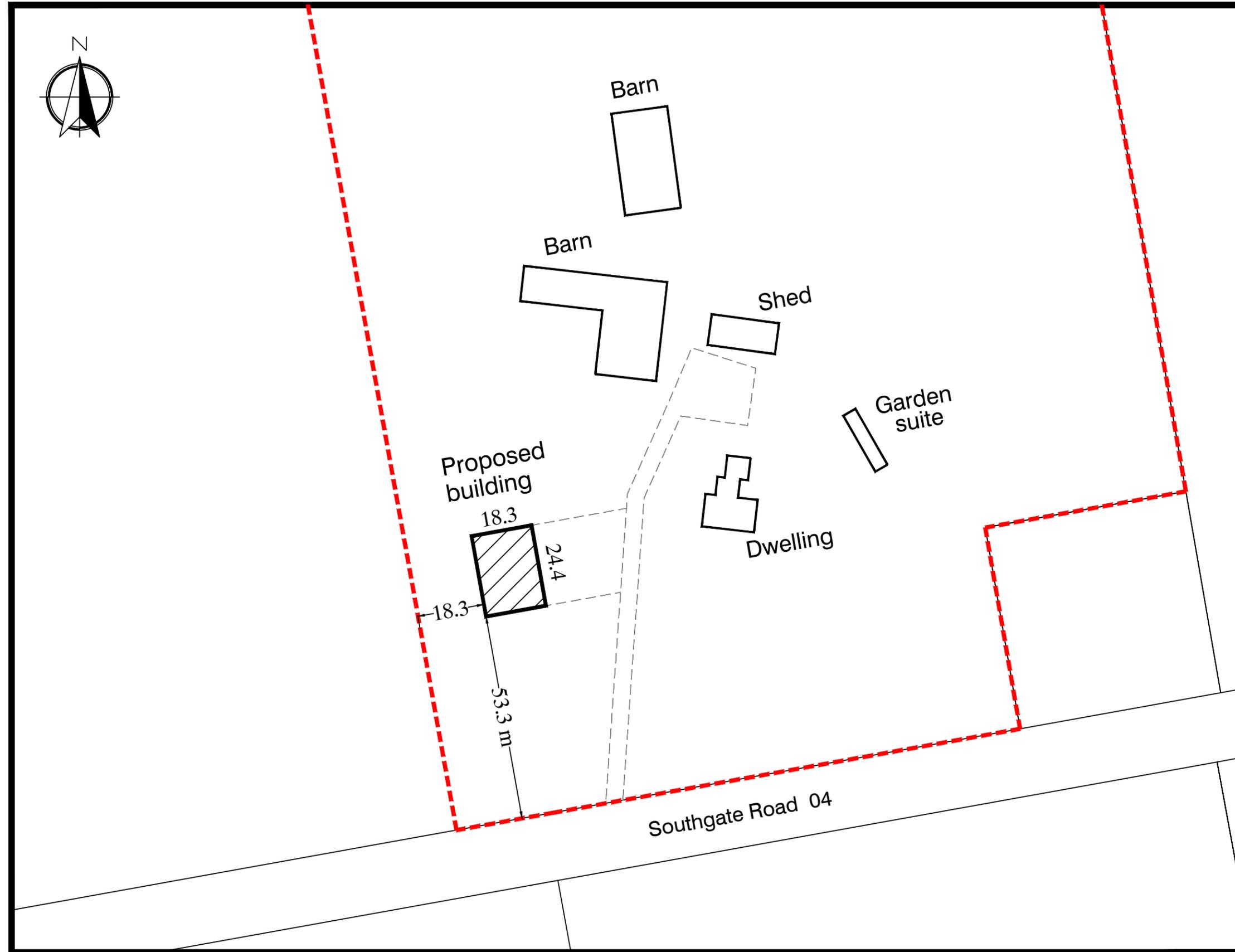
Proposed Lot Line Adjustment - Inset

-  Mount Forest Ag Auction Co-operative Inc. Property
-  Lands to be Conveyed to Frey Property
-  Frey (Levi, Edna and Joshua) Property
-  Lands to be Conveyed to Mount Forest Ag Auction Co-operative Inc. Property



043853 and 048873 Southgate Road 04
Township of Southgate

RD RON DAVIDSON
LAND SURVEYOR (P. ENG.)
SCALE 1:3000

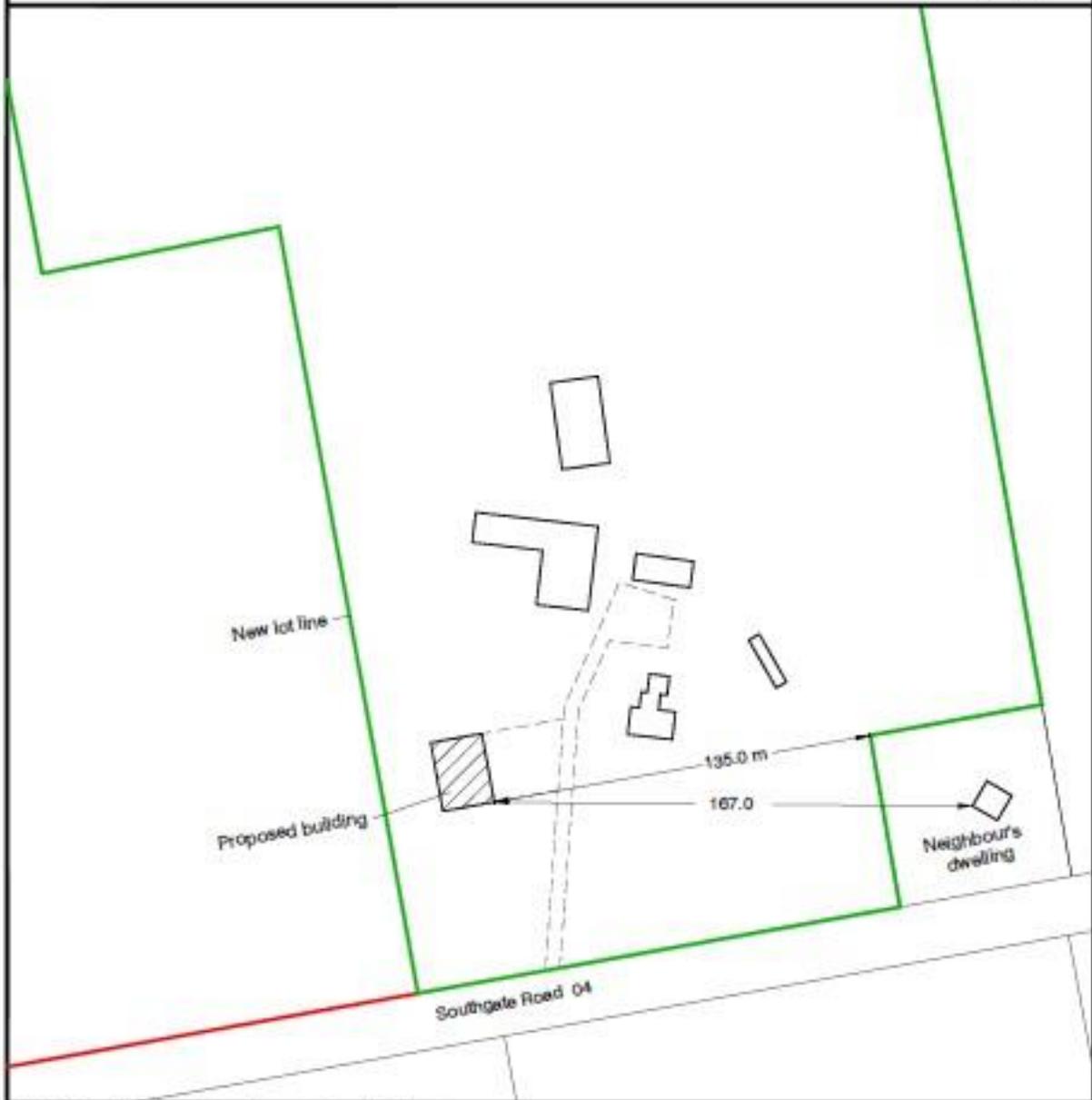


SITE PLAN
043853 and 048873
Southgate Road 04
Township of Southgate

Date Prepared: July 3, 2020
Scale 1:1200

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

Setback from Adjacent Residential Lot and Dwelling



043853 and 048873 Southgate Road 04
Township of Southgate

RD RON DAVIDSON
LANDSCAPE ARCHITECTURE INC.
1989 93 RD, OSHKOSH
SCALE 1:2000



The Corporation of The
Township of Southgate

Consent application form

Instructions:

- Please check all applicable boxes and answer all applicable questions
- Several of the questions are part of the minimum mandatory requirements as prescribed in Schedule 1 to Ontario Regulation 41/95, Planning Act, and must be completed
- 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: B3-20

Pre-Consult Date: Feb 18, 2020

Date received: Feb 20, 2020

Date accepted: _____

Accepted by: _____

Roll # 42 07 11000101100

Conservation Authority Fee
Required: _____

Other information: _____

Township of
 Southgate
 Debit
 FEB 20 2020
PAID

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the Township of Southgate Committee of Adjustment

Required Fees:

Application Fees	\$1,301.00 due with submitted application	—
	\$ 255.00 due on completion (if approved)	—
Public Notice Sign Fee	\$ 105.00	—
Parkland Dedication Fee	\$ 521.00 (all new residential lots)	
Deed Stamping	\$ 313.00 due before finalization of approved consent	—
Conservation Authority Fee	SVCA \$ 240.00 (per each net lot created) GRCA – Call directly for details	<i>Ma</i>

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law

Part One

Owner/ Agent/ Application Information

* To be completed by the applicant

1. Name of registered owner: William Penney

Mailing address: [REDACTED]

Phone# : (H) [REDACTED] (B) [REDACTED]

Email Address: [REDACTED]

2. Name of applicant (if different than above): Same as above.

Mailing address: _____

Phone# : _____ Email: _____

Applicant's Relationship to Subject Lands:

- Registered Property Owner
- Holder of Option to Purchase Subject Lands
- Signing Officer of Corporation
- Other (Specify) _____

3. Name of agent: _____

Mailing address: _____

Phone# : _____ Email: _____

4. Send all correspondence to: (Choose only ONE) Applicant Agent

5. Preferred Method of communication: Phone email Postal Mail

Part Two

The Subject Lands

6. Subject Land: (Legal Description)

NOTE: On this form "SUBJECT LAND" means the parcel to be severed & the parcel to be retained.

Former Municipality Village of Dundalk.

Road Name Main Street West. Civic Address (911) No. 150

Lot No. Part lot 8 + Part lot 9. Plan/Concession 480 B1K 2

Part _____ Reference Plan No. _____

7. Description of Subject Land:

a) Existing use of the subject land:

- Agricultural
- Rural
- Commercial/Industrial
- Residential

Other (explain)

Part Three
The Proposal

8. Proposal

Dimensions of land intended to be SEVERED

Dimensions of land intended to be RETAINED

Frontage 10.165 metres

Frontage 10.165 metres

Depth 50.29 metres

Depth 50.29 metres

Area 0.0511 hectares

Area 0.0511 hectares

* These dimensions must be accurate

9. Reason for severance

(a) Reason for severance _____

- i) New Lot
- ii) Lot Addition (Question # 12 to be completed)
- iii) Lease/Charge
- iv) Easement/Right of Way

<input type="checkbox"/> Bell Canada	<input type="checkbox"/> Hydro
<input type="checkbox"/> Water Access	<input type="checkbox"/> Gas
<input type="checkbox"/> Other (Specify) _____	

v) Correction of Title

vi) Other Specify _____

(b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: _____

Address: _____

10. Proposed use of land to be severed

Existing buildings Residential R3 Semi-detached House.

Proposed buildings _____

<input checked="" type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

12. Original lot being added to (lot addition only): _____
 Existing buildings/structures: _____
 Use: _____
 Access: _____
 Servicing: _____

13. Road Access:

	Severed Parcel	Retained Parcel
Provincial Highway(Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number) (9)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Southgate Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Communal	<input type="checkbox"/>	<input type="checkbox"/>
If proposed water supply is by private well, are the surrounding water well records attached? <input type="checkbox"/> YES <input type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Individual Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Communal Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

c) Other services (check if any of these services are available to the "subject land")

Part Four

Statement of Compliance

16. Applicable legislation and policies

a) Is this application consistent with policy statements issued under subsection 3 (1) of Planning Act? Yes No

b) Is the subject land within an area of land designated under any provincial plan or plans? Yes No

i) If the answer to section b) is yes, does this application conform to, or not conflict with, the applicable provincial plan or plans.

Yes No

c) Please indicate the existing Southgate Official Plan designation(s) of the subject land:

<input type="checkbox"/>	Agriculture	<input type="checkbox"/>	Space Extensive Industrial/Commercial
<input type="checkbox"/>	Rural	<input type="checkbox"/>	Mineral Aggregate Extraction
<input type="checkbox"/>	Village Community	<input type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Major Open Space	<input checked="" type="checkbox"/>	Neighbourhood Area
<input type="checkbox"/>	Arterial Commercial	<input type="checkbox"/>	Downtown Commercial
<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Public Space
<input type="checkbox"/>	Special Policy Area		

d) Please indicate whether any of the following Constraint Areas in Southgate Official Plan apply to the subject land:

<input type="checkbox"/>	Primary Aggregate Resource Areas	<input type="checkbox"/>	ANSI
<input type="checkbox"/>	Existing/known abandoned Land Fill Sites	<input type="checkbox"/>	Deer wintering yard

e) Does the application conform to the Southgate Official Plan?

Yes No

f) Has any land been previously severed from the original parcel of land?

Yes No If yes, how many severances? _____

Indicate year, file #'s, if known _____

g) Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under the Planning Act?

Yes No Unknown

h) Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes No

Part Five

Authorization and affidavit

18. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation

I (we), William Penney and _____
name of owner(s)

hereby acknowledge the above-noted and provide my/(our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

Signature of Owner

Feb 20/20
date

Signature of Owner

date

19. Owner authorization for agent

I/we _____

authorize _____

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

Signature of Owner

Signature of Witness

Dated at the _____ of _____,

this _____ day of _____, 20 ____.

20. Owners authorization for access

I/we William Penney _____

Hereby do permit Township staff and its representatives to enter upon my/our lands during regular business hours for the purpose of performing inspections of the subject property as it relates to evaluation of this application.

Signature of Owner

Feb 20/20
date

Signature of Owner

date

21. Affidavit or sworn declaration

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

I/ (We) William Penney
Name of Owner(s) or Authorized Agent

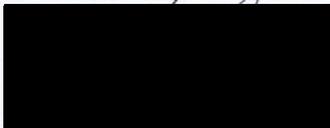
of the Township of Melancthon in the County of Dufferin
city/township/municipality county/region

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/township/municipality county/region

This 20th day of February, 2020


Signature of Owner or Authorized Agent

Feb 20/20.
Date

Signature of Owner

Date

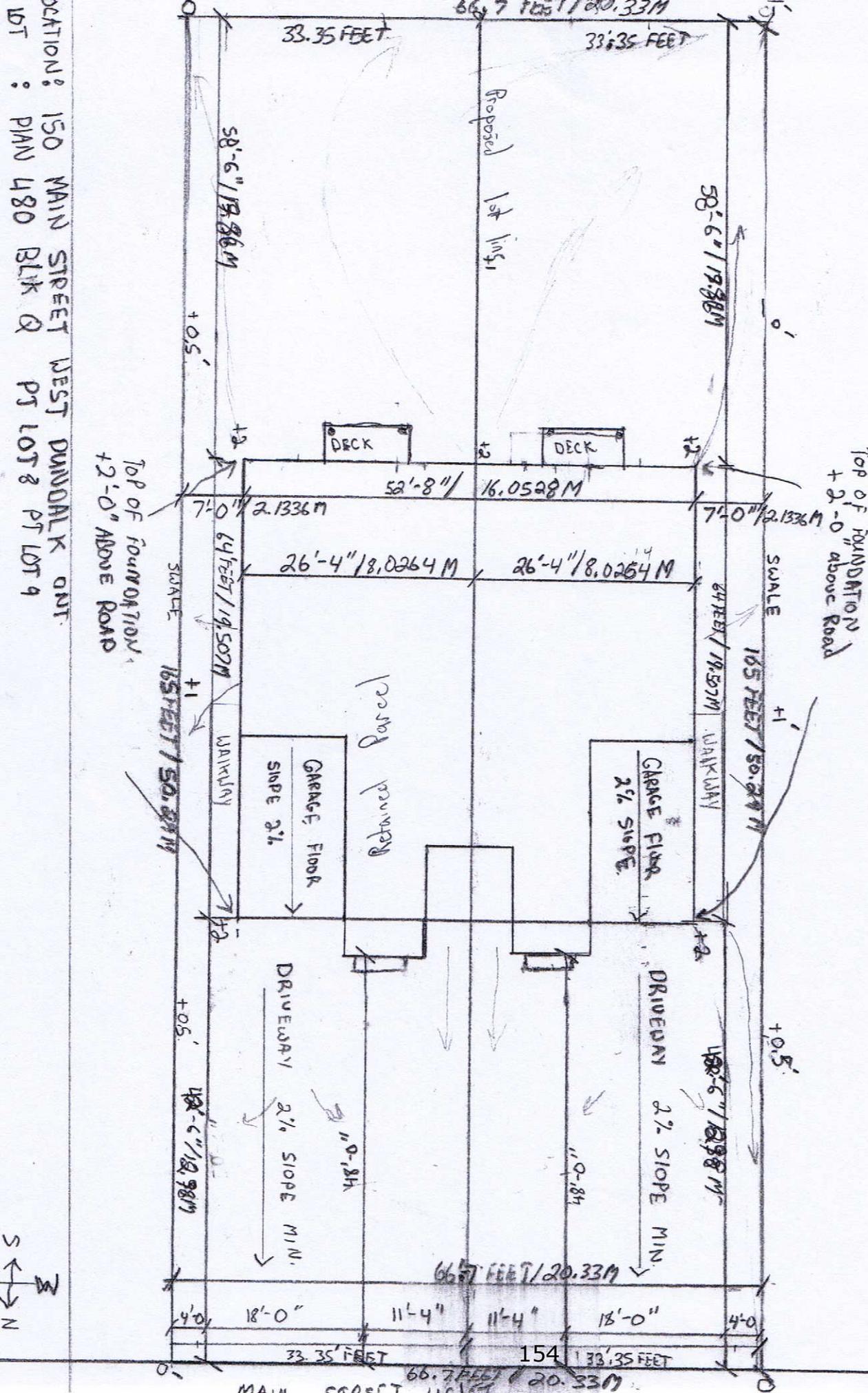

Signature of Commissioner

Feb 20, 2020.
Date

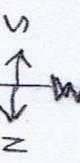

Lindsey Green, a Commissioner, etc.,
Deputy Clerk for The Corporation of the
Township of Southgate, County of Grey.

Return this completed form and payment to:
Attention: Committee of Adjustment
Township of Southgate
185667 Grey Road 9, RR 1
Dundalk Ontario
N0C 1B0

GRADING ELEVATIONS / SITE PLAN



LOCATION: 150 MAIN STREET WEST DUNDALK ONT.
 LOT: PLAN 480 BLK Q PT LOT 8 PT LOT 9

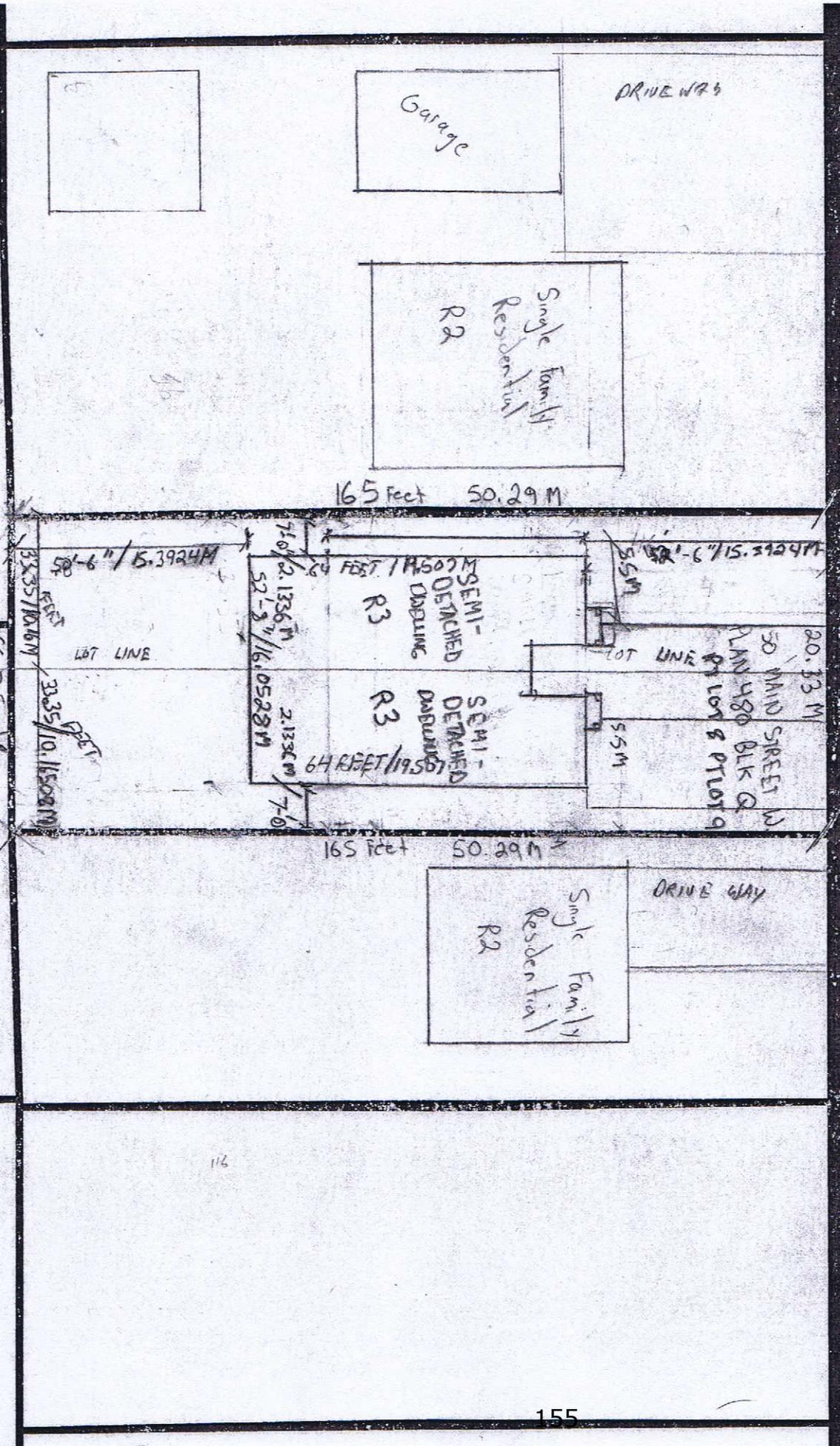


66.7 FEET / 20.33M

Site Plan 150 Main Street West, Dundalk - Ontario

MAIN STREET WEST

#150 150 Feet / 46.7 Feet / 20.33M (FRONTAGE)





**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT AND PUBLIC HEARING
The Planning Act, RSO 1990, as amended**

RESCHEDULED HEARING DATE

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed **August 26, 2020 at 9:00 am** for the purpose of a public hearing to be electronically at the following credentials:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone. Canada: +1 (647) 497-9373 Access Code: 442-563-645 #

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

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR CONSENT - FILE NO. B3/20

OWNERS: William Penney

SUBJECT LAND: Plan 480 BLK Q Pt lot 8; Lot 9, Geographic Village of Dundalk. The lands are further described as 150 Main St West.

THE PURPOSE of the application is to create a semi detached lot which contains an existing semi detached residence. The severed parcel will be approximately 511m² and have a frontage of 10.165m and a depth of 50.29m. The retained lot will be approximately 511m² and have a frontage of 10.165m. Both parcels have frontage on Grey Road 9.

THE EFFECT is to sever a lot along the middle of a semi detached structure to allow for one half of the semi detached residence to be in separate ownership.

SEE SKETCH ATTACHED (reverse side)

Property owners within 60 metres of the subject land are hereby notified of the above application for consent. The property to be severed will be marked by a sign.

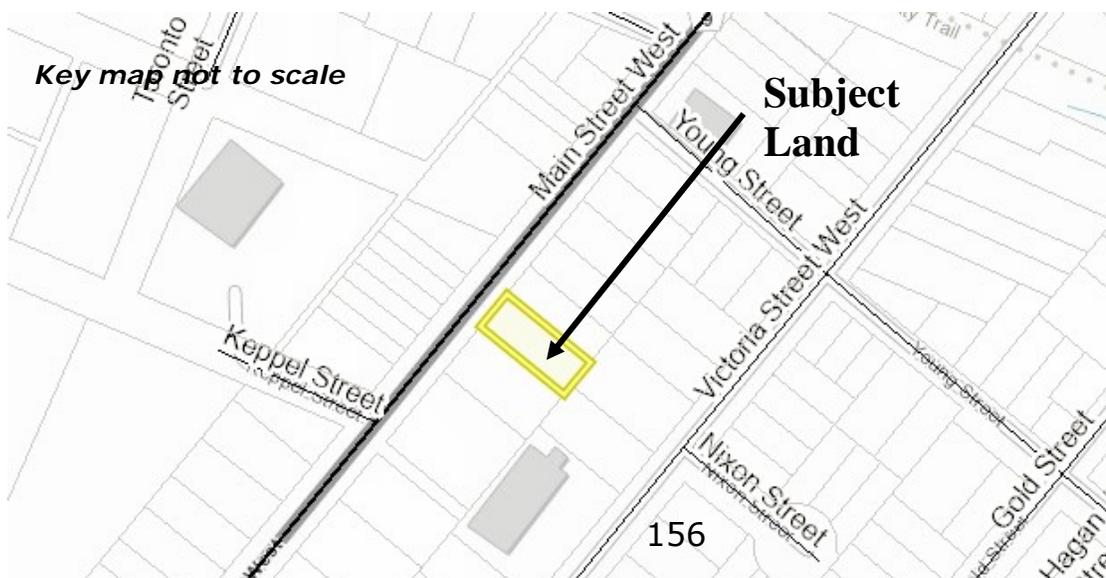
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

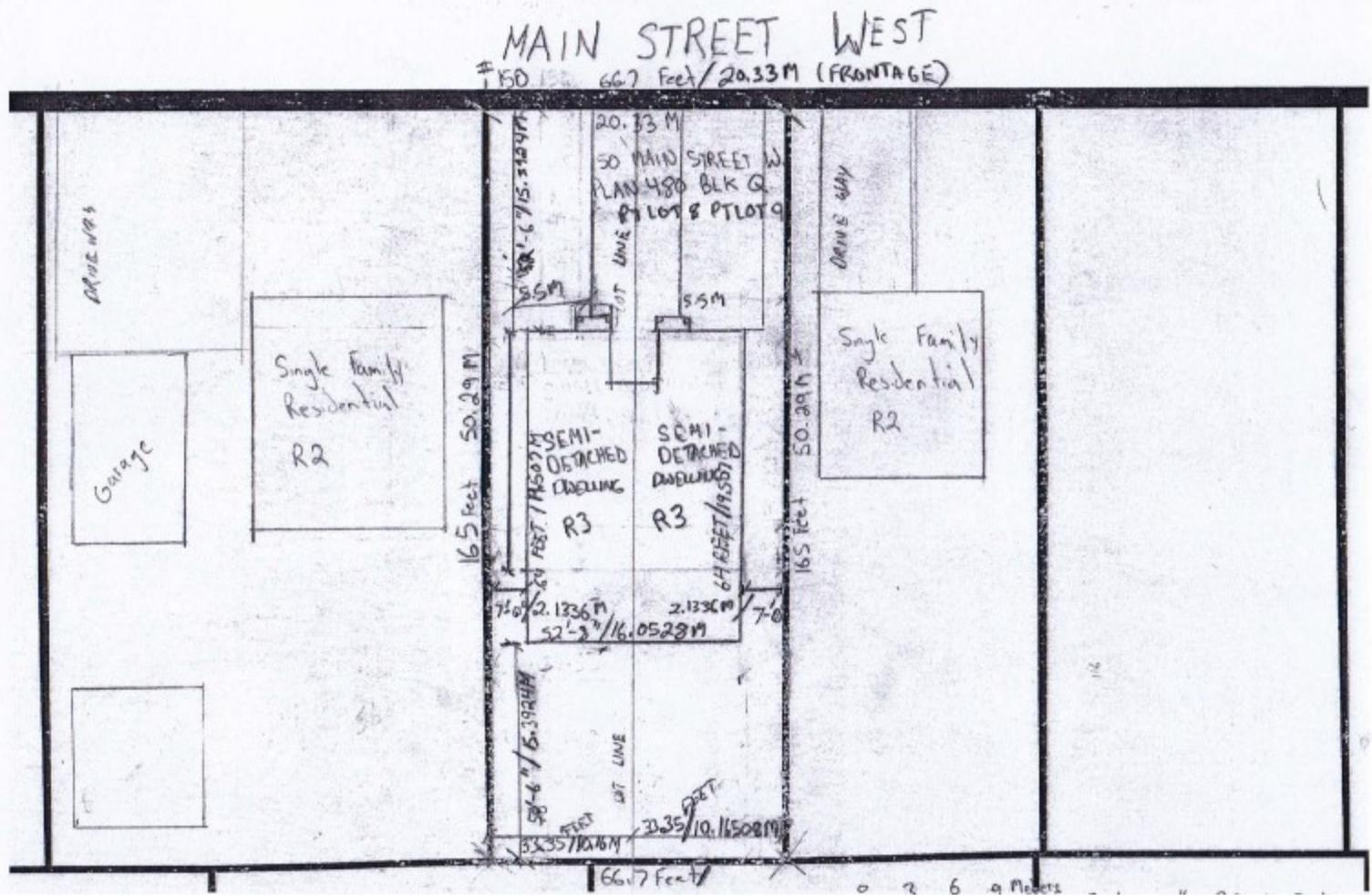
Additional information regarding this application is available for public viewing from Monday to Friday 8:30 am to 4:00 pm at the Township of Southgate Administration office OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235.

When requesting information please quote File No. **B3-20**

**ELISHA HEWGILL, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 232 Toll Free 1-888-560-6607 FAX (519) 923-9262**



Site Plan 150 Main Street West. Dundalk - Ontario



Planning Application Comments

Building Department

Date: July 8, 2020

File No: B3-20

Property Owner: William Penney

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- No Concerns or objections with the application.
- Development will require applicable permits before construction.
- A Barrier free washroom will be required with Septic system.
- Recommend the septic design is considered before proceeding.
- A detailed septic design is required.
- Road access and Civic number will be required before development proceeds.
- May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- Comments: Engineered lot grading plan would be advised.

If I can be of any further assistance, please do not hesitate to contact me.

Bev Fisher
Chief Building Official | Township of Southgate
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262
✉ bfisher@southgate.ca | www.southgate.ca

Elisha Hewgill

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: July 13, 2020 12:53 PM
To: Elisha Hewgill
Subject: 519-20-292 - Consent Application B3/20 - 150 Main Street West

Good afternoon Elisha,

Bell Canada has no concerns with Application for Consent B3/20 regarding 150 Main Street West.

Thank you,

Charleyne



Right of Way Associate
140 Bayfield Street, Floor 2, Barrie ON L4M 3B1
T: 705-722-2264 Toll Free: 1-888-646-4817

Recognizing traditional territory of Haudenosaunee and Anishnaabeg Peoples; part of the Upper Canada Treaties.



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

July 17th, 2020

Lindsey Green, Deputy Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0
*Sent via E-mail

**RE: Consent Application B03/20
150 Main Street West
Township of Southgate
Applicant/Owner: William Penney**

Dear Ms. Green,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the application is to create a semi detached lot which contains an existing semi detached residence. The severed parcel will be approximately 511m² and have a frontage of 10.165m and a depth of 50.29m. The retained lot will be approximately 511m² and have a frontage of 10.165m. Both parcels have frontage on Grey Road 9.

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

- 2) Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans
- 3) This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

County planning staff have no concerns with the proposed development. Further comments should be received from the Township of Southgate.

Appendix of Recolour Grey indicates that the subject property contains 'Wellhead Protection Zone – B'. Section 8.11.2 states,

b) A *Wellhead protection area* (WHPA) is the area around the wellhead where land use activities have the potential to affect the quality or quantity of water that flows into the well. These are areas of high vulnerability where the greatest care must be taken in the storage, use and handling of materials that could, if mishandled or spilled, pollute or contaminate a municipal well. WHPAs are shown on Appendix A of this Plan and further information about WHPAs can be found in the local *source protection plans*.

The subject application will not utilize any fuel or potential contaminants; therefore, County planning staff have no concerns.

County Transportation Services have reviewed the subject file and have no concerns.

County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Hiba Hussain
Planner
(519) 372-0219 ext. 1233
hiba.hussain@grey.ca
www.grey.ca

Elisha Hewgill

From: ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>
Sent: June 30, 2020 3:14 PM
To: Elisha Hewgill
Subject: RE: B3-20 Revised Notice of Public Meeting

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed severance.

Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

Should you require any further information, please contact the undersigned.

Kelly Buchanan

Analyst Land Services

ENBRIDGE GAS INC. OPERATING AS UNION GAS

TEL: 519-436-4673 | FAX: 519-436-5353

50 Keil Dr N, Chatham ON N7M 5M1

uniongas.com

Safety. Integrity. Respect.

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: Tuesday, June 30, 2020 2:18 PM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Library <library@southgate.ca>; Laura Warner <lwarner@grandriver.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Clinton Stredwick <cstredwick@southgate.ca>; Lindsey Green <lgreen@southgate.ca>
Subject: [External] B3-20 Revised Notice of Public Meeting

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

Please find the below link for the **Revised** Notice of Public Hearing for Consent Application B3-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B3-20-William-Penney>

The hearing is scheduled for July 22, 2020. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **July 15, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



From: Elisha Hewgill

Sent: June 30, 2020 10:36 AM

To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Enbridge Gas <municipalplanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <zellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Lacy Russell <library@southgate.ca>; Laura Warner <lwagner@grandriver.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Union Gas <ontugllandsing@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>

Cc: Clinton Stredwick <cstredwick@southgate.ca>; Lindsey Green <lgreen@southgate.ca>

Subject: B3-20 Notice of Public Meeting

Good Morning,

Please find the below link for the Notice of Public Hearing for Consent Application B3-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B3-20-William-Penney>

The hearing is scheduled for July 22, 2020. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **July 15, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



Elisha Hewgill

From: Laura Warner <lwarner@grandriver.ca>
Sent: July 14, 2020 10:51 AM
To: Elisha Hewgill
Subject: RE: B3-20 Revised Notice of Public Meeting
Attachments: 150 Main St West_Map.pdf

Hi Elisha,

The GRCA has no objection to the consent application B3-20 as the property at 150 Main St West does not contain any features regulated by the GRCA. Our mapping is attached for reference.

Kind regards,
Laura



Laura Warner | Resource Planner
Grand River Conservation Authority
400 Clyde Road, Cambridge ON N1R 5W6
P: (519) 621-2763 x 2231 | F: (519) 621-4844
lwarner@grandriver.ca | www.grandriver.ca

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: Tuesday, July 14, 2020 9:32 AM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Enbridge Gas <municipalplanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Library <library@southgate.ca>; Laura Warner <lwarner@grandriver.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Clinton Stredwick <cstredwick@southgate.ca>; Lindsey Green <lgreen@southgate.ca>
Subject: B3-20 Revised Notice of Public Meeting

Good Morning,

Please find the below link for the **Revised Notice of Public Hearing – Rescheduled Hearing Date** for Consent Application B3-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B3-20-William-Penney>

The hearing has been rescheduled for **August 26, 2020**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca

Fax: 519-923-9262 Attn: Elisha Hewgill

Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON NOC 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON NOC 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca





150 Main St West

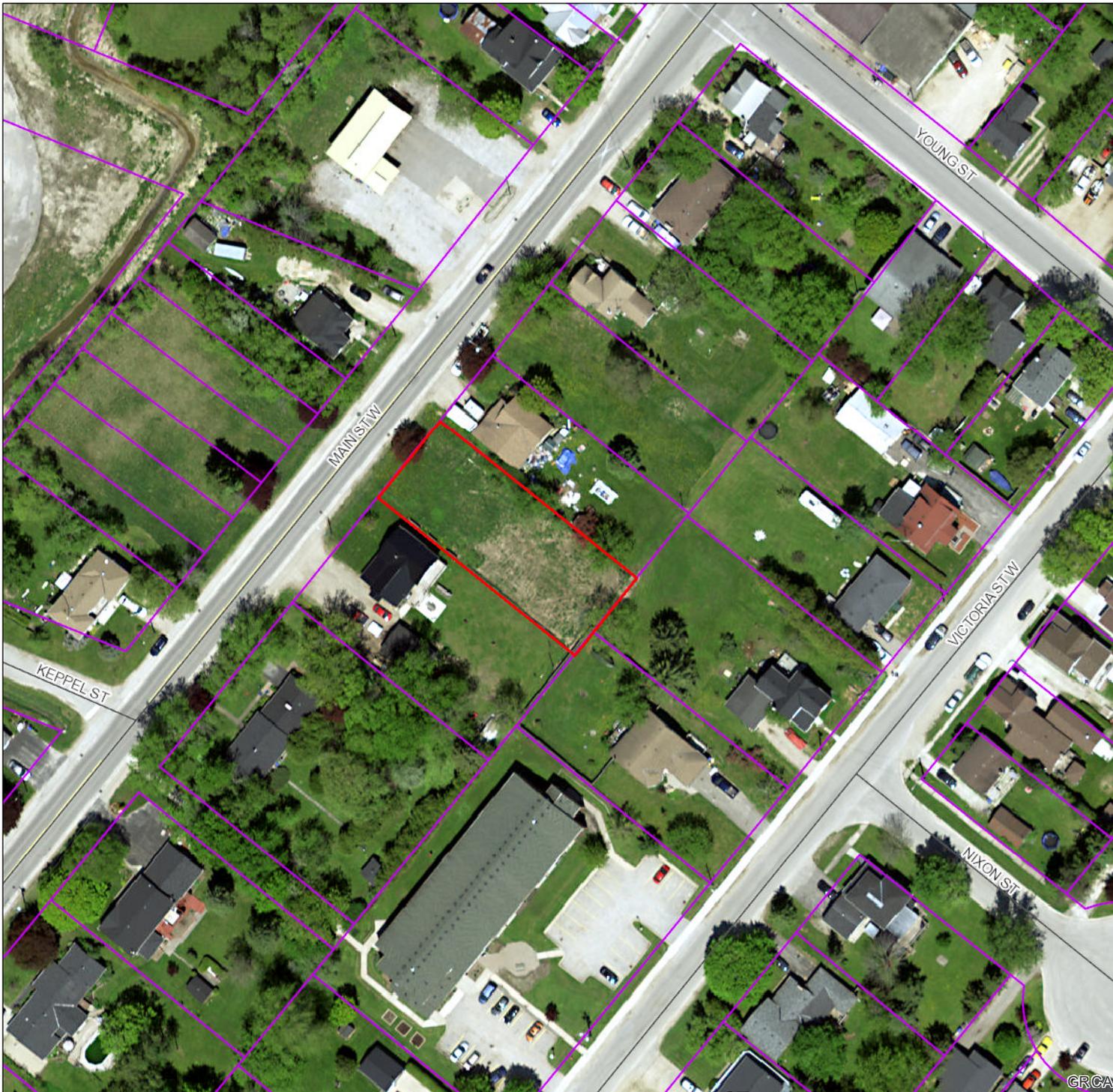


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2020. Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Elisha Hewgill

From: Chris Hachey <hsmlrcc@bmts.com>
Sent: July 8, 2020 2:51 PM
To: Elisha Hewgill
Subject: Request for Comments - Southgate (Penney) - Proposed Consent to Sever Land

Your File: B3-20
Our File: Southgate Municipality

Ms. Hewgill,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources and Consultation
Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.

Elisha Hewgill

From: Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>
Sent: July 14, 2020 9:38 AM
To: Elisha Hewgill
Subject: RE: B3-20 Revised Notice of Public Meeting

Hello Elisha,

MTO has reviewed municipal file No: B3-20 150 Main Street West Dundalk and it falls outside of the MTO's permit control area.

If you have any further questions, please do not hesitate to contact myself.

Thanks

Martin

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: July 14, 2020 9:32 AM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Enbridge Gas <municipalplanning@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group: Planning Dept Emails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Library <library@southgate.ca>; Laura Warner <lwarner@grandriver.ca>; Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Clinton Stredwick <cstredwick@southgate.ca>; Lindsey Green <lgreen@southgate.ca>
Subject: B3-20 Revised Notice of Public Meeting

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Morning,

Please find the below link for the **Revised Notice of Public Hearing – Rescheduled Hearing Date** for Consent Application B3-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B3-20-William-Penney>

The hearing has been rescheduled for **August 26, 2020**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: July 8, 2020

File No.: B3/20

Can a safe access be provided? Yes No

Road Drainage Concern: Lot grading plan required

Road Standard: Grey County Jurisdiction

Road Widening Necessary? Yes No N/A

Entrance Requirements: Refer to Southgate zoning

Load Restricted Road: Yes No

Comments: _____

Municipal water and sanitary sewer service connections are at property line

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments: _____

Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official

Elisha Hewgill

From: Debbie Russell [REDACTED]
Sent: July 21, 2020 10:54 AM
To: Elisha Hewgill; Clinton Stredwick
Subject: Subject: File #B3/20

Importance: High

As per your letter regarding the above file, I am forwarding my concerns/appeal in writing today.

I have listed my concerns below and they need to be addressed as previous concerns have not.

1. **A proper survey be conducted by a reputable, licensed survey company.** At no time was a proper survey done prior to building and we are a little fed up with the "guesstimating".
2. If the severance is allowed, the owners of each half of the semi will then be allowed to rent the apartments that were build in the basements of the unit. The semi will then become a quad which was never mentioned in the initial meeting prior to building. There needs to be assurance that there is sufficient space available for parking for 4 units. We would like to know the correct procedure that is necessary should we find vehicles blocking our drive, in our drive, or causing safety issues exiting our drive.
3. Snow accumulation. Where will all the snow from the drive be put? Again, what is the correct way to deal with a safety issue exiting our drive should the snow be piled so high we cannot see to safely enter the roadway.

These are my immediate concerns. Should more come to mind prior to the meeting I will forward another email.

Regards,
Edward and Deborah Russell
[REDACTED]

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Elisha Hewgill](#); [Clinton Stredwick](#)
Subject: File #B3/20
Date: July 23, 2020 2:32:26 PM
Importance: High

Elisha and Clinton,

I'm am forwarding my letter of concerns to you again as I noticed I had a typo in my previous one and my OCD wouldn't let it go. Also, I have included one more item we would like addressed.

Please let me know you have received the revision.

Cheers,
Debbie Russell

As per your letter regarding the above file, I am forwarding my concerns/appeal in writing today.

I have listed my concerns below and they need to be addressed as previous concerns have not.

1. **A proper survey be conducted by a reputable, licensed survey company.** At no time was a proper survey done prior to building and we are a little fed up with the "guesstimating".
2. If the severance is allowed, the owners of each half of the semi will then be allowed to rent the apartments that were built in the basements of the unit. The semi will then become a quad which was never mentioned in the initial meeting prior to building. There needs to be assurance that there is sufficient space available for parking for 4 units. We would like to know the correct procedure that is necessary should we find vehicles blocking our drive, in our drive, or causing safety issues exiting our drive.
3. Snow accumulation. Where will all the snow from the drive be put? Again, what is the correct way to deal with a safety issue exiting our drive should the snow be piled so high we cannot see to safely enter the roadway.
4. Water accumulation. The property in question does not have a water accumulation problem since they built at least 2 feet above the highest adjacent property. All properties bordering the property in question now suffer from extreme water issues during rainy seasons. It was my understanding that properties are not supposed to built up to this extent.

These are my immediate concerns. Should more come to mind prior to the meeting I will forward another email.

Regards,
Edward and Deborah Russell
[REDACTED]



Staff Report PL2020-033

Title of Report: PL2020-033-B3-20 William Penney
Department: Clerks
Branch: Planning Services
Committee Date: August 26, 2020

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-033 for information; and

That the severance be approved with the following conditions:

- 1. That** an engineered grading and drainage plan be prepared to the satisfaction of the Township; and
- 2. That** if required by the grading and drainage plan a 3m drainage easement along the rear of the property, be registered in favour of the abutting lots; and
- 3. That** a survey prepared by and Ontario Land Surveyor be provided; and
- 4. That** a development agreement be entered into which includes the engineered grading and drainage plan, site plan indicating parking for each new property as a single residential unit and as a residence with a secondary dwelling unit on each new lot, on property snow storage locations and provisions for the removal of stored snow at the property owner's expense should it become an issue as determined by the Township of Southgate or the County of Grey to ensure public safety; and
- 5. That** all outstanding, fees and charges are paid, if any.

Property Location: 150 Main Street West



The Proposal:

The proposal is to sever the existing lot which has a semi-detached structure on it into two equal halves. Each new lot would have 10.1 m of frontage and a depth of approximately 50m. The area of each lot is proposed to be 511m².

Background:

The property was originally rezoned from Residential Type 2 to Residential Type 3 to permit a semi detached dwelling in March of 2012 by by-law 11-2012.

Subsequently Mr. Penney has begun constructing a semi detached dwelling with both units having basement storage areas that have separate entrances and are constructed to accommodate an accessory apartment.

During pre-submission consultations with Mr. Penny, he indicated that he intended on having accessory apartments in each unit and inquired about parking requirements.

Mr. Penney submitted application B3-20 which can be reviewed along with comments received at the link below.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B3-20-William-Penney>

Comments received for the application include:

Bell – no concerns

Building Department – An Engineered lot grading plan is required

Endbridge Gas indicates that services lines are in the area and if the development disrupts those lines or requires the relocation of lines it will be at the expense of the property owner.

GRCA have no objection

The Historic Saugeen Metis have no objection

The MTO indicates that the development is outside of their permit control area.

Public Works indicates that the property is within the WHPA B which restricts DNAPL's and is managed by education and outreach. A lot grading plan is also required to ensure proper drainage is dealt with on the property so as not to impact the roadway or the adjacent neighbouring properties. A public safety concern we see is the capacity for on property front yard snow storage area on the residential lot based on the conflict we see with the required development parking area and

public road allowance snow storage use by the County of Grey cannot be used by the property owner, if each new lot is permitted to have primary residential unit with an accessory apartment unit density.

***Please note: Public Works comments are based on written comments received, as well as verbal communications with the Public Works Manager. ***

One member of the public submitted written comments.

Debbie Russell indicates that she would like a proper survey prepared by an OLS. She had concerns surrounding parking for subsequent tenants and subsequent accessory apartments. She also has a concern regarding snow removal and drainage concerns.

Policy Review:

Provincial Policy Statement:

Section 3 of the Planning Act (PPS) requires all decisions made under the Act by an approval authority to "be consistent with" the Provincial Policy Statement (PPS). The PPS provides a number of policies that are designed to protect planning matters of interest to the Ontario Government. The following is an evaluation of the proposed development within the context of the relevant PPS policies:

Section 1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development

1.1.3.2. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;*
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and /or uneconomical expansion;*
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) Prepare for the impacts of a changing climate;***
- e) Support active transportation;*
- f) Are transit-supportive, where transit is planned, exists or may be developed; and*
- g) Are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3. where this can be accommodated.

Comment: The PPS is supportive of intensification of this nature. The one area where the proposal may be lacking in its consistency with the PPS, is in preparing for the impacts of a changing climate. Climate change has been known to cause

more severe storms and increased flooding in some areas. The drainage in this area is a known issue and must be addressed. To prevent flooding, municipalities should take into account stormwater management when approving any development. If an opportunity exists to improve stormwater management for this area, it should be considered. The applicant has raised the level of his lands so that the flow of water has changed in that area which has created flooding and ponding on other properties. To address this an engineered grading and drainage plan should be prepared and constructed at the owners expense, if necessary with a 3 meter easement for drainage purposes should be required at the rear of the property to facilitate drainage in the area.

If the storm drainage issue is addressed staff believe that the proposal will be consistent with the relevant policies of the Provincial Policy Statement.

Township Official Plan:

The Township Official Plan designates the subject lands as neighbourhood area, which permits a wide range of residential and neighbourhood commercial uses.

Permitted uses 4.1.1(v). Residential intensification in the form of *infilling*, accessory apartments and bed and breakfast accommodations.

The proposal is a permitted use in the Official Plan as are the contemplated accessory apartments.

"4.1.2 (7) Townhouse and Multiple Dwellings

In considering a zoning by-law amendment and site plan to permit a townhouse and multiple unit dwelling, Council shall be satisfied of the following:

i. The proposed use is compatible with the surrounding lands, with regard to scale and visual impact.

ii. The use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding streets.

iii. The use is located on a site that has adequate land area to incorporate required parking, open space, landscaping and buffering.

iv. The use can be serviced by municipal water and sewer services.

v. The proposed lots can be adequately serviced by adequate community facilities, including schools and parks.

vi. Townhouse and Multiple Dwelling development shall require stormwater management for both quantity and quality control, as approved by the Municipality and other approval authorities."

Comment: The above policies must be taken into consideration for development on the lands to proceed. The lots must be large enough to accommodate, parking, landscaped area, amenity space and stormwater management. It has not been sufficiently demonstrated that the individual semi detached lots will be able to accommodate landscaped area, parking, snow storage and removal and stormwater management.

In order to address these concerns a Development agreement can be entered into which requires an engineered grading and drainage plan for the site as well as a site plan to delineate parking areas as well as snow storage areas. This should address these policy deficiencies and so should be made a condition of approval.

4.1.4 Consents

Consents may be permitted, subject to the following:

- i. Residential infilling;*
- ii. Creation of non-residential parcels will be subject to Site Plan Control;*
- iii. The lot size and configuration of both the parcel to be severed and the parcel to be retained should be in keeping with the surrounding area; and*
- iv. Consents shall be prohibited where a Plan of Subdivision is the more appropriate process of creating lots and in the following circumstances:*
 - a. Where development exceeds the definition of infilling;*
 - b. Where the extension of a public road would be required;*
 - c. Where the extension of municipal services is required; and,*
 - d. Where it is apparent that an application for a consent could be one of several similar applications from the original holding.*

Comment:

The Development can be considered a form of infilling and the services are already present to the site.

7.4 General Lot Creation Policies

Where division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following considerations:

- a) The land division is permitted by the land use policies of this Plan.*
- b) The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area.*
- c) The proposed use is compatible with existing and permitted future land uses on adjacent lands.*
- d) The servicing requirements of this Plan shall be met.*
- e) New lots will not be permitted where the proposed access would create a traffic hazard because of limited sight lines.*
- f) The creation of new lots for space extensive commercial or industrial uses outside of community areas which require access to a County Road may be permitted subject to the approval of the County of Grey and the Township of Southgate.*
- g) There shall be evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that an adequate means of sewage disposal can be provided.*

- h) New lots created through consent may include Hazard Lands and Wetlands, provided that on both the severed and retained parcels there is sufficient land outside of the Hazard Lands and Wetlands to accommodate the proposed development, including any required setbacks. An Environmental Impact Study may be required in support of the development, to the satisfaction of the Township of Southgate, County of Grey and the Conservation Authority.*
- i) Where the limits of the hazard lands are not clearly identifiable, engineered flood line mapping or geotechnical slope assessment may be required, at the owners' expense, to substantiate the extent of the developable lands to the satisfaction of the Township of Southgate and the appropriate Conservation Authority.*
- j) Where the hazard lands are not already appropriately zoned, a site specific zoning by-law amendment must be approved as a condition of consent.*
- k) The creation of new lots must comply with Minimum Distance Separation Formulae, where appropriate.*
- l) The clustering of new lots is encouraged.*
- m) All new entrances will be subject to the approval of the appropriate road authority (ie. Township of Southgate, County of Grey).*
- n) The creation of new lots with frontage on a public road which is not maintained year round, is not permitted.*
- o) The creation of new lots will only be permitted upon approval by the Chief Building Official, of a private sewage treatment system.*
- p) Location criteria for new lots created by the consent process will be cognizant of surrounding land uses, drainage, topography, distances to adjacent buildings, access, sight lines and environmental features in the area.***
- q) Any conditions, including zoning if required, shall be fulfilled, prior to the final approval of the lot creation.*
- r) Public facilities and uses are permitted in all designation subject to land use compatibility.*

Comment:

The proposal generally conforms to the applicable lot creation policies with the exception of the bolded one above. Without the preparation of an engineered grading and drainage plan or a plan for snow storage and parking, the proposal fails to meet the criteria. As noted earlier this criteria can be addressed via a development agreement which would include the above mentioned items. It is recommended that this be included as a condition of approval.

Zoning By-law:

The property was zoned as R3 residential which permits a semi-detached structure. The proposed severance would meet the lot provisions for a semi-detached structure.

Should the accessory apartments be installed, however, it is not clear that the lot can support the additional two accessory units. Each semi-detached unit is required to have two parking spaces in the bylaw and each accessory apartment is required to have one parking space. Similarly with additional parking snow storage will

become more of an issue. If there is insufficient space for snow it could pose a safety hazard during the winter months. It is also not clear if each individual lot can satisfactorily address the drainage concerns of the area.

In staff's opinion, it has not been sufficiently demonstrated that the site can support additional parking safely along with providing sufficient snow storage so as not to create a safety hazard. To address this concern along with the drainage concerns noted previously, a Development agreement can be entered into which includes an engineered drainage plan, site plan for parking and snow storage as well as a snow removal plan if storage of snow becomes an issue.

Financial Implications:

There are relatively low financial implications for this proposal because the semi-detached structure is already there.

The financial implications to the property is the costs of a lot grading plan, constructing the lot in compliance with the lot grading plan and any other costs annually as set out in a development agreement that would be registered on title at the owner's expense committing to snow removal costs each year if required by the municipality.

Concluding Comments: At the time of writing this report staff have not received comments from the County of Grey. If the County of Grey have concerns, particularly with regard to road entrance access, snow storage and drainage onto Grey Road 9 these should be taken into consideration. The concerns about drainage, parking, surveys and snow storage can all be addressed and with a development agreement to ensure that issues are addressed and enforceable. With the above conditions, the Consent to sever can be approved.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: None.



The Corporation of The Township of Southgate

Consent application form

Instructions:

- Please check all applicable boxes and answer all applicable questions
- Several of the questions are part of the minimum mandatory requirements as prescribed in Schedule 1 to Ontario Regulation 41/95, Planning Act, and must be completed
- 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: B4-2020

Pre-Consult Date: _____

Date received: March 3, 2020

Date accepted: _____

Accepted by: _____

Roll # 42 07 _____

Conservation Authority Fee

Required: _____

Other information: _____

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the Township of Southgate Committee of Adjustment

Required Fees:

Application Fees	<input checked="" type="checkbox"/>	\$1,301.00 due with submitted application
		\$ 255.00 due on completion (if approved)
Public Notice Sign Fee	<input checked="" type="checkbox"/>	\$ 105.00
Parkland Dedication Fee		\$ 521.00 (all new residential lots)
Deed Stamping		\$ 313.00 due before finalization of approved consent
Conservation Authority Fee		SVCA \$ 240.00 (per each net lot created) GRCA - Call directly for details

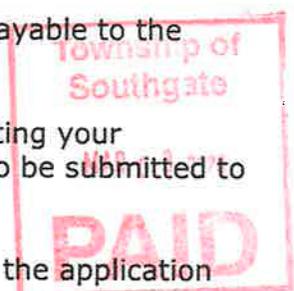
Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law.

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.



Part One

Owner/Agent/Application Information

*To be completed by the applicant

1. Name of registered owner: Paul S Martin /Ina Martin

Mailing address: 7194 Road 124 Newton,Ont. N0K 1R0

Phone# : (H) [REDACTED] (B) [REDACTED]

Email Address: [REDACTED]

2. Name of applicant (if different than above): same as above

Mailing address: _____

Phone#: _____ Email: _____

Applicant's Relationship to Subject Lands:

- Registered Property Owner
- Holder of Option to Purchase Subject Lands
- Signing Officer of Corporation
- Other (Specify) _____

3. Name of agent: Allen S M martin

Mailing address: 260145 Southgate Road 26

Phone#: 519-501-5281 Email: allensm@live.ca

4. Send all correspondence to: (Choose only ONE) Applicant Agent

5. Preferred Method of communication: Phone email Postal Mail

Part Two

The Subject Lands

6. Subject Land: (Legal Description)

NOTE: On this form "SUBJECT LAND" means the parcel to be severed & the parcel to be retained.

Former Municipality Grey Highlands

Road Name Southgate Road 13 Civic Address (911) No. 131156 Southgate Road 13

Lot No. 16 /17 Plan/Concession 2 /2

Part _____ Reference Plan No. _____

7. Description of Subject Land:

a) Existing use of the subject land:

- Agricultural Rural Commercial/Industrial Residential
- Other(explain) _____

b) Existing buildings _____

c) Is the "subject land" presently subject to any of the following:

- Easement Restrictive Covenants Right of Way

Describe: Easement for power lines

NOTE: all existing easements and right of ways must be shown on the sketch.

Part Three The Proposal

8. Proposal To be merged, not severed

Dimensions of land intended
to be SEVERED

Frontage 1000 metres

Depth 402 metres

Area 40 hectares

Dimensions of land intended
to be RETAINED

Frontage none metres

Depth _____ metres

Area _____ hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance we are applying to merge the existing property with the

i) New Lot farm to which it was originally a part of

ii) Lot Addition (Question # 12 to be completed)

iii) Lease/Charge

iv) Easement/Right of Way

<input type="checkbox"/> Bell Canada	<input checked="" type="checkbox"/> Hydro
<input type="checkbox"/> Water Access	<input type="checkbox"/> Gas
<input type="checkbox"/> Other (Specify) _____	

v) Correction of Title

vi) Other Specify _____

(b) Name of person(s), if known, to whom land or interest in land is to be transferred,
leased or charged: the farm and the lot would go to the names of Paul S Martin and Ina Martin

Address: 7194 Road 124 Newton, Ont. N0K 1R0

10. Proposed use of land to be severed

Existing buildings To be merged, not severed

Proposed buildings dairy barn and small scale shop

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

11. Proposed use of land to be retained

Existing buildings farm house

Proposed buildings small scale work shop and dairy barn

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

12. Original lot being added to (lot addition only): Lot 16, Concession 2

Existing buildings/structures: shown on sketch

Use: farm house

Access: Southgate Road 13

Servicing: _____

13. Road Access: Township maintained side road

	Severed Parcel	Retained Parcel
Provincial Highway(Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Road 13
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private well - Communal	<input type="checkbox"/>	<input type="checkbox"/>
If proposed water supply is by private well, are the surrounding water well records attached? <input type="checkbox"/> YES <input type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

c) Other services (check if any of these services are available to the "subject land")

Electricity School Bus Telephone Garbage Collection

15. Agricultural property history

If this property is Agricultural in nature or located within 450m (1476 feet) of a barn or livestock facility, **you must complete Schedule "A"**, found at the end of this application. (Exception for minor lot line adjustment).

Part Four

Statement of Compliance

16. Applicable legislation and policies

a) Is this application consistent with policy statements issued under subsection 3 (1) of Planning Act? Yes No

b) Is the subject land within an area of land designated under any provincial plan or plans? Yes No

i) If the answer to section b) is yes, does this application conform to, or not conflict with, the applicable provincial plan or plans.

Yes No

c) Please indicate the existing Southgate Official Plan designation(s) of the subject land:

<input checked="" type="checkbox"/>	Agriculture	<input type="checkbox"/>	Space Extensive Industrial/Commercial
<input type="checkbox"/>	Rural	<input type="checkbox"/>	Mineral Aggregate Extraction
<input type="checkbox"/>	Village Community	<input type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Major Open Space	<input type="checkbox"/>	Neighbourhood Area
<input type="checkbox"/>	Arterial Commercial	<input type="checkbox"/>	Downtown Commercial
<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Public Space
<input type="checkbox"/>	Special Policy Area		

d) Please indicate whether any of the following Constraint Areas in Southgate Official Plan apply to the subject land:

<input type="checkbox"/>	Primary Aggregate Resource Areas	<input type="checkbox"/>	ANSI
<input type="checkbox"/>	Existing/known abandoned Land Fill Sites	<input type="checkbox"/>	Deer wintering yard

e) Does the application conform to the Southgate Official Plan?

Yes No

f) Has any land been previously severed from the original parcel of land?

Yes No If yes, how many severances? _____

Indicate year, file #'s, if known Not a severance, want to merge the severed

small lot with the adjoining farm from which it was previously severed

g) Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under the Planning Act?

Yes No Unknown

h) Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes No

i) Is the application being submitted in conjunction with a proposed Southgate Official Plan Amendment? Yes No

j) Has an application for a zoning by-law amendment, or a minor variance, been submitted to/or approved by the Township of Southgate?

Yes No

i) If yes, please provide some additional information:

File # _____ Submitted _____ Approved _____

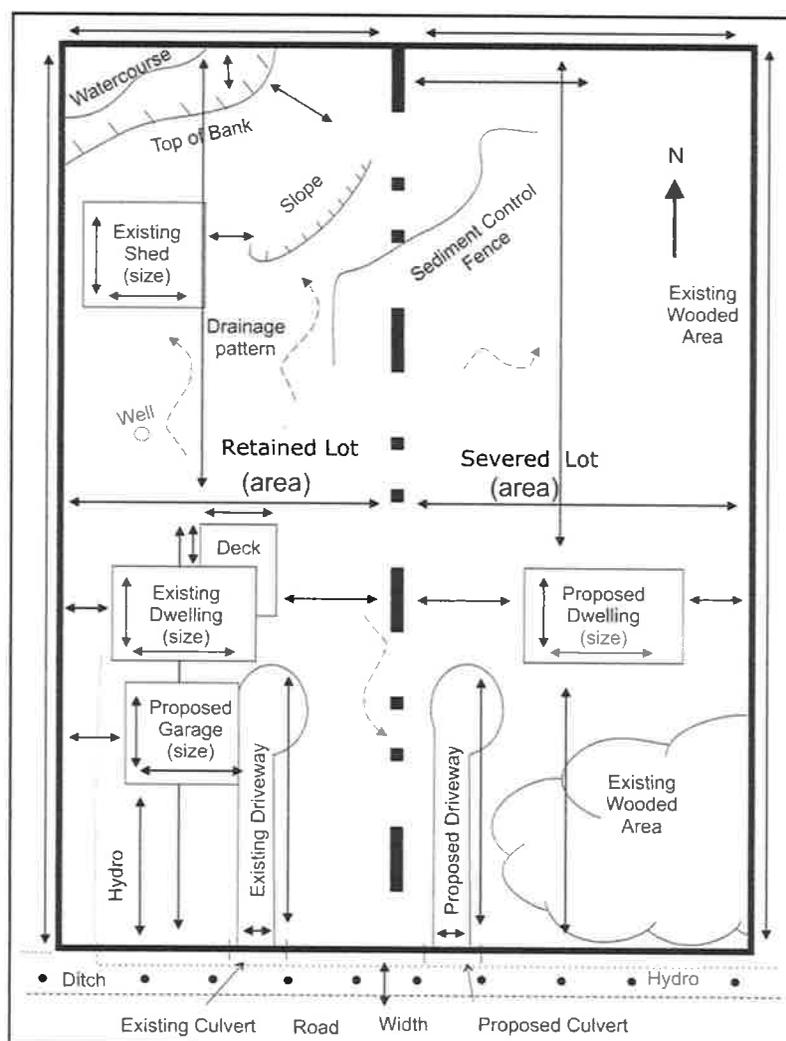
File # _____ Submitted _____ Approved _____

Additional Requirements

17. Sketch ***You must show all of the required information***

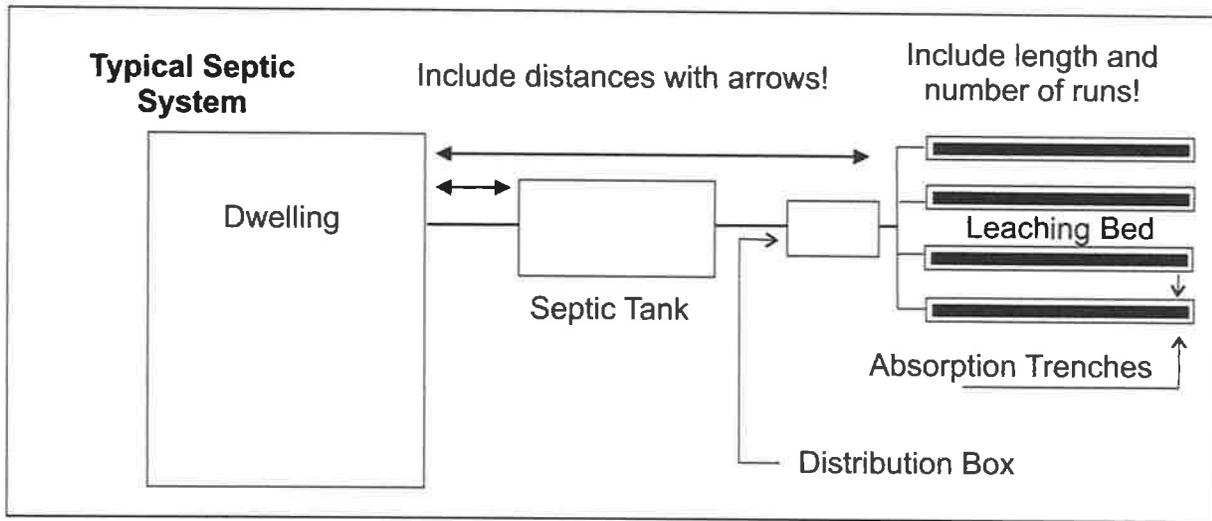
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be neat and easy to read.

- a) Clearly label which is the severed parcel and which is the retained parcel
- b) "NORTH ARROW"
- c) "Subject Land" - all land owned by the applicant - boundaries & dimensions
- d) Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- e) Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
- f) Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
- g) Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- h) Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
- i) Location and nature of any easement affecting the subject land
- j) Location and distances of barns within 450 metres (1476 feet) of severance

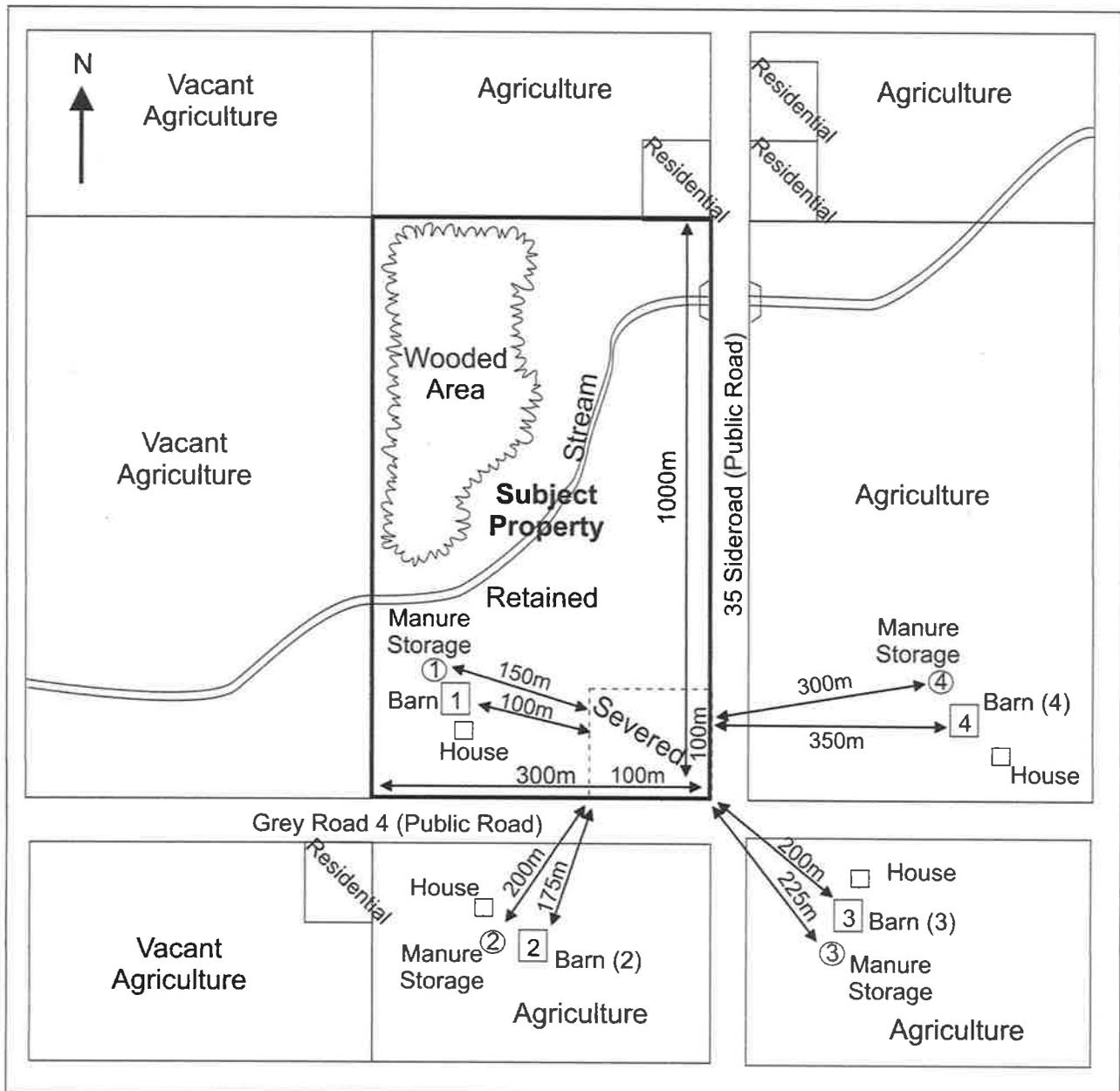


Sample 1 Residential Lot Severance Sketch

Please do not return this page



Sample 2 Septic System Information



Sample 3 Agricultural Severance

Further Note on Sketches:

The above samples are provided for your information. The exact details you will need to provide will depend on your proposal. Agricultural properties **MUST** provide information relating to barns on the subject property *and* the neighbouring properties as shown in Sample 3. Properties inside urban areas do not require agricultural information. Septic information in the urban area of Dundalk is not required if the property is on full municipal services.

Please do not return this page

Part Five
Authorization and affidavit

18. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation

I(we), Paul S Martin and Ina Martin
name of owner(s)

hereby acknowledge the above-noted and provide my/(our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

[Redacted Signature] Feb 10, 20
Signature of Owner *date*
[Redacted Signature] Feb 10, 20
Signature of Owner *date*

19. Owner authorization for agent

I/we Paul S Martin /Ina Martin

authorize Allen S M Martin

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

[Redacted Signature] [Redacted Signature]
Signature of Owner *Signature of Witness*

Dated at the Township of Wellesley

this _____ day of _____, 20 _____.

20. Owners authorization for access

I/we Paul S Martin/Ina MArtin

Hereby do permit Township staff and its representatives to enter upon my/our lands during regular business hours for the purpose of performing inspections of the subject property as it relates to evaluation of this application.

[Redacted Signature] Feb 10, 20
Signature of Owner *date*
[Redacted Signature] Feb 10, 20
Signature of Owner *date*

21. Affidavit or sworn declaration

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

I/ (We) Allen S M Martin
Name of Owner(s) or Authorized Agent

of the Township of Wellesley in the Region of Waterloo
city/township/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/township/municipality county/region

This 3rd day of March, 2020.

Allen S M Martin
Signature of Owner or Authorized Agent

March 3, 2020
Date

Signature of Owner

Date

[Signature]
Signature of Commissioner

March 3, 2020
Date



Return this completed form and payment to:
Attention: Committee of Adjustment
Township of Southgate
185667 Grey Road 9, RR 1
Dundalk Ontario
N0C 1B0

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural property history

1. What type of farming has been or is currently being conducted?

<input type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input checked="" type="checkbox"/> Cash Crop	<input type="checkbox"/> Sheep
<input type="checkbox"/> None		
<input type="checkbox"/> Other (describe) _____ _____		

a) Describe in detail the size and age of animals, and feed type used for the type of farming conducted: _____

2. Is there a barn on the *subject property*? Yes No

If yes, answer the questions below:

a) Indicate the condition of the barn: _____

b) Size of Barn: _____

c) Present Use of Barn: _____

d) Livestock Capacity of Barn: _____

e) MANURE STORAGE:

Please indicate the manure storage facilities on the subject lands

No storage required (manure/material is stored for less than 14 days)

Storage already exists

i) Type of Storage:

Liquid

inside, underneath slatted floor

outside, with permanent, tight fitting cover

(treated manure/material) outside, no cover

outside, with a permanent floating cover

outside, no cover, straight-walled storage

outside, roof but with open sides

outside, no cover, sloped-sided storage

Solid

inside, bedded pack

outside, covered

outside, no cover, $\geq 30\%$ DM

outside, no cover, 18-30% DM, with covered liquid runoff storage

outside, no cover, 18-30% DM, with uncovered liquid runoff storage

3. Are you actively farming the land (or – do you have the land farmed under your supervision)?

Yes – For how long? 2014

No – When did you stop farming? _____

a) If no, for what reason did you stop farming? _____

4. How long have you owned the farm? 2014

5. Area of total farm holdings: 40h

6. Number of tillable hectares: 32 h

7. Do you own any other farm properties? Yes No

If yes, indicate locations: Lot: 17 Concession: 2

Former Township: Southgate

Total Hectares: 40 h

8. Do you rent any other land for farming purposes? Yes No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

9. Adjacent and nearby farms

a) Are there any barns on other properties within 450 m (1500 ft) of the subject lands?
 Yes No

***If yes, these barns and distances to the subject property must be shown on the sketch.

The following questions must be answered for each property within 450m containing a barn regardless of current use. Attach a list if necessary.

b) What type of farming has been conducted on the property/properties?

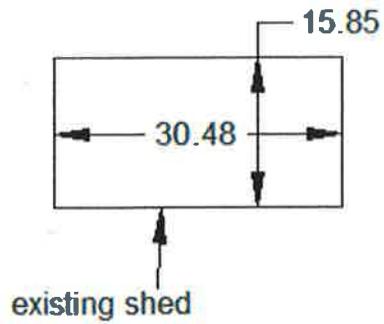
c) Indicate the number of tillable hectares on other property: _____

d) Indicate the size of the barn(s): _____

e) Capacity of barn in terms of livestock: _____

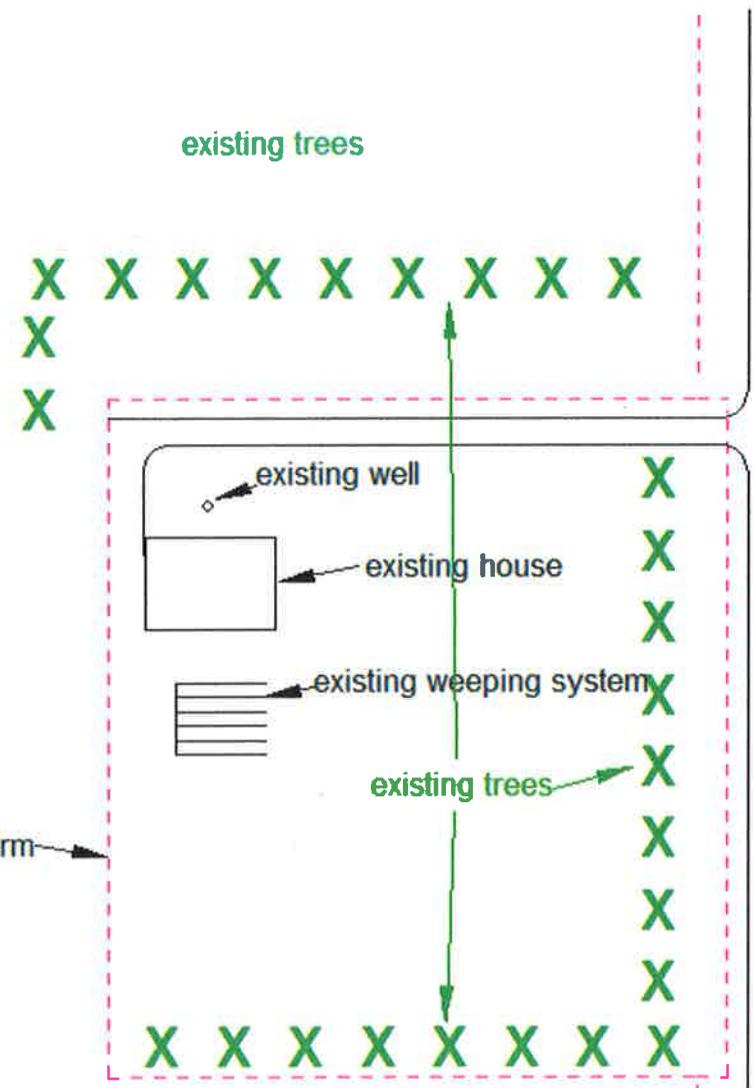
f) Manure Storage facilities on other property (see storage types listed in question above):

Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application



existing shed

lot to be merged with farm



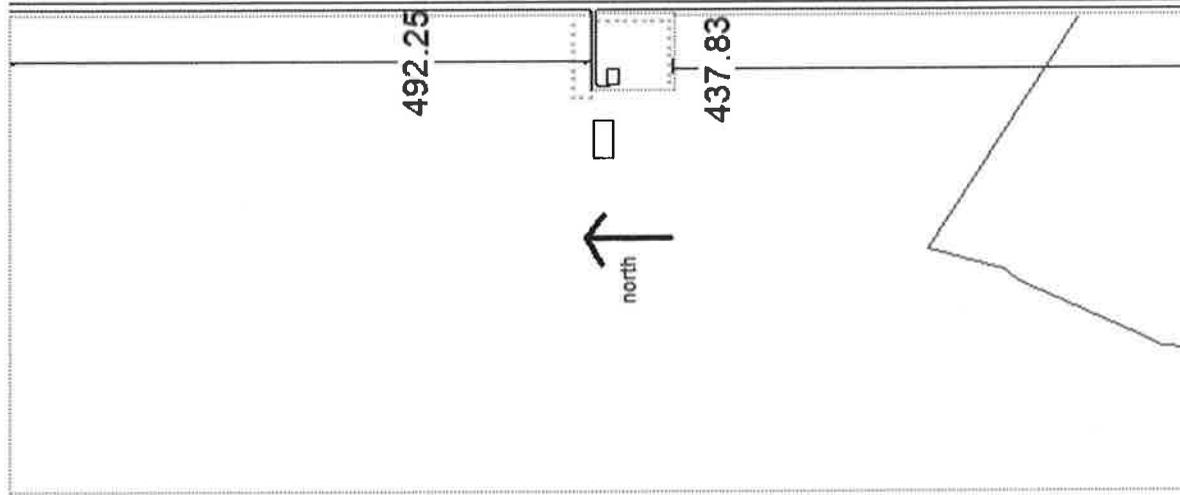
existing trees

X X X X X X X X X
X
X

existing well X
existing house X
existing weeping system X
existing trees X
X
X
X
X
X X X X X X X X

Property is 131156 Southgate
Road 13, roll # 420709000601500
Farm is roll # 420709000601200







TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT AND PUBLIC HEARING
The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed **August 26, 2020 at 9:00 am** for the purpose of a public hearing to be held electronically using the following credentials:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone. Canada: +1 (647) 497-9373 Access Code: 442-563-645 #

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

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR CONSENT - FILE NO. B4/20

OWNERS: Paul and Ina Martin

SUBJECT LAND: Con 2 Pt lot 17 RP16R2879 Pt 1 and Con 2 Pt lot 17 RP 16R10911 parts 7 to 9 and 11, Geographic Township of Proton.

THE PURPOSE of the application is to merge the small 1.16 acre residential lot on sideroad 13 with the larger 98 acre farm lot which has frontage on Southgate road 04 and Southgate Side Road 13. The lot when merged will have approximately 403m of frontage on Southgate Road 04 and 1009m of frontage on Southgate Sideroad 13. The area will be approximately 99.16 acres.

THE EFFECT is to sever a 3m strip off of the small residential lot and deed it to the Township of Southgate to allow the lot to be merged with the farm parcel. A 3m road widening has already been taken off of the larger farm parcel.

SEE SKETCH ATTACHED (reverse side)

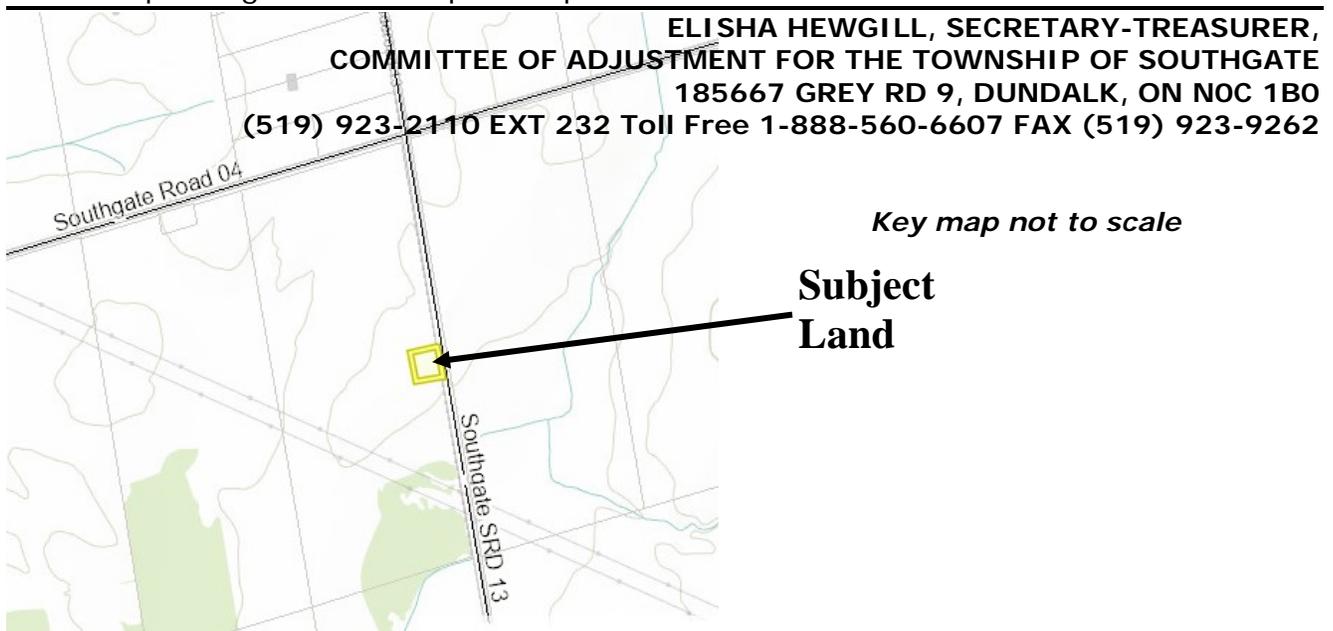
Property owners within 60 metres of the subject land are hereby notified of the above application for consent. The property to be severed will be marked by a sign.

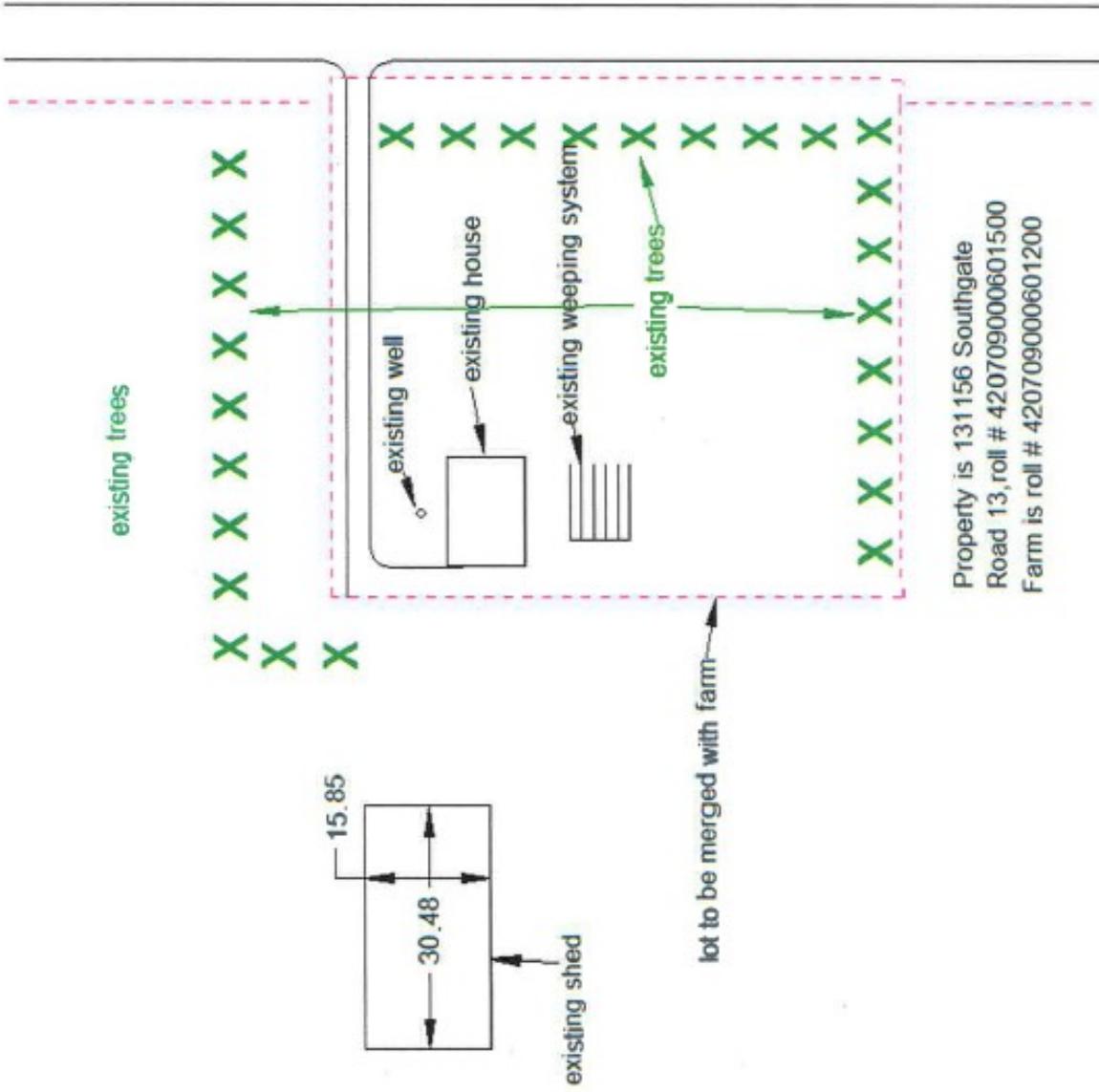
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

Additional information regarding this application is available for public viewing on the Township of Southgate website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B4-20-Paul-Ina-Martin> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235.

When requesting information please quote File No. **B4-20**





Elisha Hewgill

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: August 7, 2020 2:34 PM
To: Elisha Hewgill
Subject: 519-20-353 - Consent Application B-034/20 - 131156 Southgate Road

Good afternoon Elisha,

Bell Canada has no concerns with Application for Consent B-034/20 regarding 131156 Southgate Road.

Thank you,

Charleyne



Right of Way Associate
140 Bayfield Street, Floor 2, Barrie ON L4M 3B1
T: 705-722-2264 Toll Free: 1-888-646-4817

Recognizing traditional territory of Haudenosaunee and Anishnaabeg Peoples; part of the Upper Canada Treaties.

Planning Application Comments

Building Department

Date: August 11, 2020

File No: B4-20

Property Owner: Paul S Martin /Ina Martin

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- No Concerns or objections with the application.
- Development will require applicable permits before construction.
- A Barrier free washroom will be required with Septic system.
- Recommend the septic design is considered before proceeding.
- A detailed septic design is required.
- Road access and Civic number will be required before development proceeds.
- May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- Comments: Propane storage will follow TSA regulations.

If I can be of any further assistance, please do not hesitate to contact me.

Bev Fisher
Chief Building Official | Township of Southgate

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

☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262

✉ bfisher@southgate.ca | www.southgate.ca

Elisha Hewgill

From: Jayme Bastarache <jayme_bastarache@bwdsb.on.ca>
Sent: July 27, 2020 4:47 PM
To: Elisha Hewgill
Cc: Shelley Crummer
Subject: RE: B4-20 Notice of Public Hearing

Good afternoon Elisha,

The BWDSB has reviewed the planning application and have no concerns or comments at this time.

Thank-you,
Jayme

 Jayme Bastarache | Supervisor Project Development
Bluewater District School Board | 351 1st Avenue North, Chesley ON N0G 1L0
519-363-2014 ext. 2125 | c: 519-370-9048

Learning Today, Leading Tomorrow
*Studies show trees live longer when they're not cut down.
Please do not print this email unless you really need to.*

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: Monday, July 27, 2020 3:35 PM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Jayme Bastarache <jayme_bastarache@bwdsb.on.ca>; Al Hastie <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Fire Chief <firechief@southgate.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Jessica Mole <jmole@southgate.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>
Subject: B4-20 Notice of Public Hearing

CAUTION: This email originated from outside the BWDSB organization. Beware of hyper-links, statements and content within the email. Do not click on links or attachments unless you can verify the source.

Good Afternoon,

Please find the below link for the Notice of Public Hearing for Consent Application B4-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B4-20-Paul-Ina-Martin>

The hearing has been scheduled for **August 26, 2020 at 9AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



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Elisha Hewgill

From: ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>
Sent: July 27, 2020 3:50 PM
To: Elisha Hewgill
Subject: RE: B4-20 Notice of Public Hearing

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed severance.

Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

Should you require any further information, please contact the undersigned.

Kelly Buchanan

Analyst Land Services

ENBRIDGE GAS INC. OPERATING AS UNION GAS

TEL: 519-436-4673 | FAX: 519-436-5353

50 Keil Dr N, Chatham ON N7M 5M1

uniongas.com

Safety. Integrity. Respect.

From: Elisha Hewgill <ehewgill@southgate.ca>
Sent: Monday, July 27, 2020 3:35 PM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Fire Chief <firechief@southgate.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmasstlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Kevin Green <kgreen@southgate.ca>; Krista Youngblood <k.youngblood@publichealthgreybruce.on.ca>; Jessica Mole <jmole@southgate.ca>; Martin Leyten - MTO <Martin.Leyten@ontario.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Saugeen Ojibway Nation <execassistant@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; William Gott <wgott@southgate.ca>
Subject: [External] B4-20 Notice of Public Hearing

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

Please find the below link for the Notice of Public Hearing for Consent Application B4-20.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B4-20-Paul-Ina-Martin>

The hearing has been scheduled for **August 26, 2020 at 9AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **August 19, 2020** for inclusion on the public agenda.

Comments can be received by:

Email: ehewgill@southgate.ca
Fax: 519-923-9262 Attn: Elisha Hewgill
Mail: Elisha Hewgill, Secretary-Treasurer
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Hewgill

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

ehewgill@southgate.ca | www.southgate.ca



Elisha Hewgill

From: LandUsePlanning@HydroOne.com
Sent: July 27, 2020 3:45 PM
To: Elisha Hewgill
Subject: Southgate - 8334 Hwy 86 - B4-20

Hello,

We are in receipt of your Application for Consent, B4-20 dated July 27, 2020. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

MENU

HELP

SEARCH

Customers Affected:  >5000  501-5000  51-50



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: April 20, 2020

File No.: B4 - 20

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes No

Entrance Requirements: None

Load Restricted Road: Yes No

Comments:

3 metre road widening was staked and surveyed at time of sign posting

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments:

Signed: _____



Jim Ellis, Public Works Manager / Risk Management Official



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: ehewgill@southgate.ca

August 17, 2020

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

ATTENTION: Elisha Hewgill, Secretary-Treasurer

Dear Ms. Hewgill,

RE: Consent to Sever Land B4-20 (Paul and Ina Martin)
131156 Southgate Sideroad 13; and unassigned civic address
Part Lot 17 Con 2, Part 2 Plan 16R2879; and Pt Lt 16 Con 2 Pts 7 to 9 and 11 Pl 16R10911
Roll Nos.: 420709000601500; and 420709000601200
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the application is to merge the small 1.16-acre residential lot on Sideroad 13 with the larger 98-acre farm lot which has frontage on Southgate Road 04 and Southgate Sideroad 13.

Recommendation

The application for consent to sever land is acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

The natural hazard features affecting the property are floodplain, and potentially unevaluated wetlands. SVCA Hazardous Lands mapping, shows the southern portion of the property to be low in elevation associated with the floodplain of the watercourse and potential wetlands. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the EP Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended generally coincides with the SVCA Hazardous Lands mapping for the property.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. It is the opinion of SVCA staff that development as proposed is consistent with Section 3.1.1 of the PPS, 2020.

Township of Southgate Official Plan and Grey County Official Plan

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. It is the opinion of SVCA staff that development as proposed is consistent with the Southgate OP and the Grey County OP.

Natural Heritage:

It is the opinion of SVCA staff that the natural heritage features affecting the property include significant woodlands, fish habitat and its adjacent lands, and potentially habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant woodlands, fish habitat, habitat of endangered species and threatened species and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown in the wooded area in the southern portion of the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological functions. However, it is the opinion of SVCA staff the preparation of an EIS to address impacts to significant woodlands may be waived in accordance with section 7.11.3 of the Grey County OP. It is the opinion

of SVCA staff that proposed development should not have an impact on the woodlands. Therefore, in the opinion of SVCA staff, significant woodlands policies have been satisfactorily addressed according to the Grey County OP.

Fish Habitat and its Adjacent Lands

Arnott Drainage Works, flows adjacent to the southern and easterly property boundary. The watercourse is considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP states in part that development and site alteration shall not be permitted within fish habitat and the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Furthermore, Section 6.5.6 of the Southgate OP states in part that new development is not permitted within the adjacent lands to cold and warm water streams. Regardless, it is the opinion of SVCA staff that the preparation of an EIS to address potential impacts to the adjacent lands to fish habitat may be waived in accordance with section 7.11.3 of the Grey County OP as impacts to fish habitat are likely to be negligible based on the proposal. Therefore, in the opinion of SVCA staff, fish habitat and its adjacent lands policies have been satisfactorily addressed according to the Grey County OP and the Southgate OP.

Threatened and Endangered Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. The SVCA role is to identify habitat through a screening process in consideration of the PPS and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local policies have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

A large area in the southern portion of the property and an area in the northern part of the property are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area requires the permission from SVCA, prior to carrying out the work.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*

- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, proposed within the SVCA Approximate Screening Area on the property may require review and permission (SVCA Permit) prior to works commencing on the property. However, based on the application and the plans submitted with the application, no development is proposed within the SVCA Approximate Screening Area at this time.

Summary

SVCA staff has reviewed this application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

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

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated, with the exception of Section 2.1.7 habitat of endangered species and threatened species, which the applicant must address.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the with the exception of habitat of endangered species and threatened species, which the applicant must address.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Allen SM Martin, agent (via email)
Barbara Dobreen, Authority Member, SVCA (via email)



Staff Report PL2020-034

Title of Report: PL2020-034-B4-20 Paul and Ina Martin
Department: Clerks
Branch: Planning Services
Committee Date: August 26, 2020

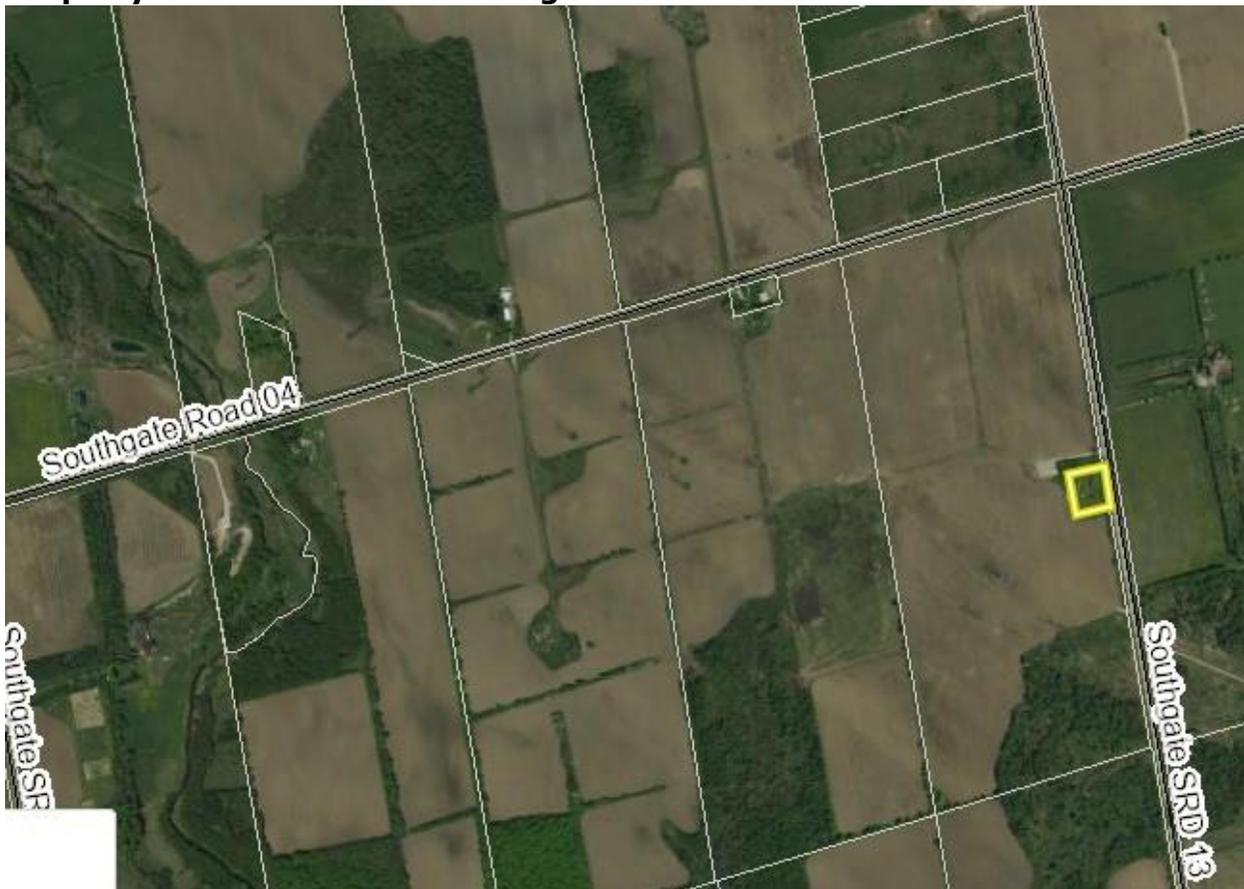
Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-034 for information; and

That the severance be approved with the following conditions:

- 1. That** the retained lot be merged with the abutting farm parcel; and
- 2. That** the 3m road widening have a by-law passed to dedicated it as part of the public road allowance.
- 3. That** a survey be provided; and
- 4. That** all outstanding taxes, fees and charges are paid, if any.

Property Location: 131156 Southgate Sideroad 13



The proposal:

The proposal is to sever a 3m by approximately 68m strip of land and add to the Southgate Sideroad 13 Road allowance. The parcel is proposed to be 3m deep by 68m long. This severance is to facilitate the merging of the retained parcel with the abutting agricultural property. It is important to note that no new building lots will be created and this application will actually reduce the number of lots in the Area.

Background

The existing lot was created after 1979 and the planning act has a stipulation in it that indicates "once a consent always a consent", therefore, simply placing the two parcels in the same name, (the smaller parcel and the farm parcel) will not merge the lots. Based on a legal opinion from the Township's solicitor the only way to properly merge the lots is to remove a portion of the smaller (retained) parcel so that it is no longer the same original parcel. The smaller lot is no longer the same parcel, and therefore, it can now be merged with the adjoining parcel.

Staff Review

The following legislative and policy review was conducted by staff in review of this proposal.

Provincial Policy Statement 2020 (PPS)

The Provincial Policy Statement identifies matters of provincial interest including compatible development in rural areas as well as protection of aggregate resource areas.

The PPS allows for consent for legal or technical reasons. This consent is a technical consent to allow the lots to legally merge on title. No other development is proposed as part of this development.

The consent is consistent with the policies of the Provincial Policy Statement.

Southgate Official Plan

The Township Official Plan designates the subject lands as Agricultural, Hazard lands and a small portion of Rural. Generally, lot creation is very limited in the agricultural designation to surplus farm dwelling where MDS can be met. It is likely that the existing residential lot was a surplus farm severance to begin with.

Consents for lot additions or to correct lot lines and title concerns may be considered in the Agricultural designation. The important consideration to remember is that no new lots will be created and in fact one fewer lots will be the result. The retained parcel is to be added to the adjacent farm parcel and the severed parcel is to be added to the road allowance. The proposed consent is consistent with the Policies of the Official Plan.

There are no MDS issues with this proposed consent as no new development is being proposed.

This consent is strictly a technical consent to allow the lands to be merged with the surrounding agricultural lot. Making agricultural lots larger and more viable is preferable and supported in the Township Official Plan.

Southgate Zoning By-law

The subject lands are currently zoned Agricultural (A1). This consent will have no substantial impact on the zoning for the A1 zone provisions. A zoning by-law amendment will not be required.

The proposal is consistent with the intent of the comprehensive zoning by-law.

Other Comments Received

The following comments were received as of the writing of this report include the following:

1. County of Grey Planning Department have not been received as of the writing of this report.
2. Enbridge Gas Inc. have no concerns with the application. They indicate that they may have service lines in the area and these service lines may need to be relocated at the owners expense.
3. Hydro One has reviewed the application and they have no concerns.
4. Township Public works have indicated that a road widening is required.
5. Bell Canada have no concerns
6. The Township Building department have no concerns with the proposal.
7. BWDSB has no concerns

The online version of this file, B4-20, can be found at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B4-20-Paul-Ina-Martin>

Site visit information

A site visit was not conducted for this application.

Conclusion

Staff are satisfied the proposed lot addition is consistent with Provincial Policy and the Township of Southgate Official Plan. Provided no negative comments are received from the County or the public it is recommended that the application be approved. Subject to the above conditions.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: