



**Township of Southgate
Committee of Adjustment Agenda**

November 24, 2021

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. Appointments	
Be it resolved that the Committee appoint Holly Malynyk as Secretary-Treasurer for the Committee of Adjustment effective January 1, 2022.	
4. Confirmation of Agenda	
Be it resolved that the Committee confirm the agenda as presented.	
5. Declaration of Pecuniary Interest	
6. Adoption of Minutes	6 - 12
Be it resolved that the Committee approve the minutes from the September 22, 2021 Committee of Adjustment meeting as presented.	
7. Hearing	
7.1. B7-21 - NB Machining Inc., Con 11, Lot 33 & 34, Geographic Township of Proton	
7.1.1. Application and Notice of Public Hearing	13 - 26
7.1.2. Comments Received from Agencies and the Public	27 - 44
7.1.3. Applicant or Agent	

7.1.4.	Committee Member Questions	
7.1.5.	Comments and Planning Report	45 - 49
7.1.6.	Members of the Public to Speak	
7.1.7.	Further Questions from the Committee	
7.1.8.	Approval or Refusal	
	<p>Be it resolved that the Committee of Adjustment receive Staff Report PL2021-099 for information; and</p> <p>That the application be deferred until the County of Grey and Conservation Authority Comments have been addressed.</p>	
7.2.	B11-21 - Harper Homes Inc., Con 18 S, Pt Lot 16, Geographic Township of Egremont	
7.2.1.	Application and Notice of Public Hearing	50 - 63
7.2.2.	Comments Received from Agencies and the Public	64 - 73
7.2.3.	Applicant or Agent	
7.2.4.	Committee Member Questions	
7.2.5.	Comments and Planning Report	74 - 78
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 PL2021-100 for information; and **That** the severance be approved with the following conditions:

1. **That** a 3m road widening be provided to the Township.
2. **That** a Zoning by-law amendment be obtained to recognize the reduced lot area.
3. **That** a survey be provided; and
4. **That** a Grading and Drainage plan be provided to address stormwater management to the satisfaction of the Township public works department and the Chief Building Official.
5. **That** all outstanding taxes, fees and charges are paid, if any.

7.3. B12-21- Ian and Perseda Martin, Con 4 SWTSR, Lot 216 to 219, Geographic Township of Proton

7.3.1.	Application and Notice of Public Hearing	79 - 92
7.3.2.	Comments Received from Agencies and the Public	93 - 112
7.3.3.	Applicant or Agent	
7.3.4.	Committee Member Questions	
7.3.5.	Comments and Planning Report	113 - 117
7.3.6.	Members of the Public to Speak	
7.3.7.	Further Questions from the Committee	

7.3.8. Approval or Refusal

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-101 for information; and **That** the severance be approved with the following conditions:

1. **That** a survey is provided
2. **That** a development agreement is entered into to ensure the implementation of the conservation authority, EIS and Flood assessment recommendations are implemented.
3. **That** all outstanding fees, charges, and taxes are paid.

7.4. A8-21 - Gerald and Brenda Martin, Con 7 Pt Lot 13 RP 17R3410 Part 1, Geographic Township of Egremont

7.4.1.	Application and Notice of Public Meeting	118 - 131
7.4.2.	Comments Received from Agencies and the Public	132 - 137
7.4.3.	Applicant or Agent	
7.4.4.	Committee Member Questions	
7.4.5.	Comments and Planning Report	138 - 148
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 PL2021-098 for information; and **That** the Minor Variance be approved with the following conditions:

1. **That** a survey be provided if required by the CBO; and
2. **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

September 22, 2021
9:00 AM
Electronic Participation

Members Present: Member Barbara Dobreen
Member Brian Milne
Member Jason Rice
Member Jim Frew
Member Martin Shipston

Members Absent: Member John Woodbury
Member Michael Sherson

Staff Present: Clinton Stredwick, Planner
Lindsey Green, Clerk
Elisha Milne, Secretary-Treasurer
Holly Malynyk, Customer Service and Support
Jim Ellis, Public Works Manager
Bev Fisher, Chief Building Official

1. Call to Order

Member Dobreen moved the following motion.

Moved By Member Dobreen

Seconded By Member Shipston

Be it resolved that the Committee appoint Brian Milne as Chair for the September 22, 2021 Committee of Adjustment hearing in the absence of Chair John Woodbury.

Carried

Chair Brian Milne called the meeting to order at 9:02AM.

2. Confirmation of Agenda

Moved By Member Shipston

Seconded By Member Dobreen

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

Carried

3. Declaration of Pecuniary Interest

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

4. Adoption of Minutes

Moved By Member Rice

Seconded By Member Frew

Be it resolved that the Committee approve the minutes from the July 21, 2021 Committee of Adjustment meeting as presented.

Carried

5. Reports of Municipal Officers

5.1 Clerk Lindsey Green

**5.1.1 CL2021-024 - Consent File B3-20 – William Penney –
Conditions of Consent Extension**

Moved By Member Shipston

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report CL2021-024 as information; and

That the Committee grant a one-time extension to meet the conditions of consent for application B3-20 – William Penney, with a final date of December 31, 2021, to meet all conditions as approved at the September 23, 2020 Committee of Adjustment Hearing.

6. Hearing

6.1 B8-21, B9-21, B10-21 - Sharon and Timothy Roberts, CON 1 EPT DIV 3 Lot 3, Geographic Township of Egremont

6.1.1 Application and Notice of Public Hearing

The Purpose is to sever three 0.4ha (1 acre) lots from the 9.3ha (23 acre) parcel. The lots will have 44.19m (145ft) of frontage on Wilder Lake Road and have a depth of 91.7m (301ft).

The Effect would be to create three new residential lots and zone them Residential Type 5 (R5) The retained lot would be rezoned to reflect a reduced lot area and frontage of the A2 zone. The Retained lot zone would be Restricted agricultural exception (A2-XXX). EP boundaries may be adjusted based on Conservation Authority comments.

6.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell, the County of Grey, Southgate Public Works, Saugeen Valley Conservation Authority, Enbridge Gas and Hydro One. There were three comments received from members of the public, James Martin, Aly Livingston, and John Woon.

6.1.3 Applicant or Agent

The Applicant was not present.

6.1.4 Committee Member Questions

Members asked questions and staff provided responses.

6.1.5 Comments and Planning Report

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

6.1.6 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application. Aly Livingston did not speak in support or opposition of the file and had comments and concerns regarding grading and drainage.

6.1.7 Further Questions from the Committee

Members asked further questions and staff provided responses.

6.1.8 Approval or Refusal

Moved By Member Shipston

Seconded By Member Rice

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-080 for information; and

That the severance be approved with the following conditions:

1. **That** a 3m road widening be provided to the Township.
2. **That** a survey be provided; and
3. **That** an Engineered Grading and Drainage plan be provided to address stormwater management and ingress and egress concerns that is satisfactory to the Township public works department and the Chief Building Official.
4. **That** all outstanding taxes, fees, and charges are paid, if any.

Carried

6.2 A6-21 - Andrew and Melanie Needham, CON 7 PT Lot 23, Geographic Township of Egremont

6.2.1 Application and Notice of Public Hearing

The Purpose of the Variance is to permit an accessory structure to be located closer to the interior side lot line. The proposal requires relief from Section 5.1(e), of the by-law which requires a accessory structure larger than 14m² to be 7m from the interior side lot line.

The Effect of the approval of this application would

provide relief from the by-law to permit the construction of an accessory shed larger than 14m² to be located 3m from the interior side lot line. The required side yard setback is 7m.

6.2.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from the County of Grey, Southgate Public Works, and the Saugeen Valley Conservation Authority.

6.2.3 Applicant or Agent

The Applicant was not present.

6.2.4 Committee Member Questions

There were no questions from Members.

6.2.5 Comments and Planning Report

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

6.2.6 Members of the Public to Speak

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

6.2.7 Further Questions from the Committee

Members asked questions and staff provided responses.

6.2.8 Approval or Refusal

Moved By Member Frew

Seconded By Member Shipston

Be it resolved that the Committee approve Minor Variance Application A6-21 provided that no negative comments are received from the public.

Carried

6.3 A7-21 - Pamela and Jeremy Luxton, CON 3 SWTSR Pt Lot 210, Geographic Township of Proton

6.3.1 Application and Notice of Public Hearing

The Purpose of the Variance is to permit an garage to be located in the front yard. The proposal requires relief from Section 5.1(b)&(d), of the by-law which requires a garage structure to be located in a rear or side yard.

The Effect of approval of this application would provide relief from the by-law to permit the construction of a garage, with the building being in the front yard, 15m from the front property line and 9m from the exterior lot line. The required side yard setback is 10m.

6.3.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from the County of Grey, Southgate Public Works, and the Saugeen Valley Conservation Authority.

6.3.3 Applicant or Agent

The Applicant was not present.

6.3.4 Committee Member Questions

There were no questions from Members.

6.3.5 Comments and Planning Report

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

6.3.6 Member of the Public to Speak

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

6.3.7 Further Questions from the Committee

There were no further questions from Members.

6.3.8 Approval or Refusal

Moved By Member Dobreen

Seconded By Member Rice

Be it resolved that the Committee approve Minor Variance Application A7-21 provided that the garage is

built no closer than 15m from the front lot line and;
That no negative comments are received from the public.

Carried

7. Adjournment

Moved By Member Dobreen

Seconded By Member Shipston

Be it resolved that the Committee adjourn the meeting at 10:23AM.

Carried

Chair Brian Milne

Secretary-Treasurer Elisha Milne



**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: B7-21
Pre-Consult Date: _____
Date received: June 25, 2021
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	\$1,328.00 due with submitted application
	\$ 261.00 due on completion (if approved)
Public Notice Sign Fee	\$ 108.00
Parkland Dedication Fee	\$ 532.00 (all new residential lots)
Deed Stamping	\$ 320.00 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: NB Wood Machining Inc. Norman Bowman
 Mailing address: [REDACTED]
 Phone# : (H) [REDACTED] (B) [REDACTED]
 Email Address: norm@nbwood.ca
2. Name of applicant (if different than above): Solomon Martin
 Mailing address: [REDACTED]
 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) applicant
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 township of Proton

Road Name Southgate Rd 14 Civic Address (911) No. none assigned

Lot No. 33 & 34 Plan/Concession CON 11

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 none

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>540.5</u> metres	Frontage <u>269.78</u> metres
Depth <u>1020</u> metres	Depth <u>1020</u> metres
Area <u>40.61</u> hectares	Area <u>40.61</u> hectares

*These dimensions must be accurate

9. Reason for severance

(a) Reason for severance the reason for this severance is the owner wants to make 2 homesteads for his sons

- 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: unknown at this time ,either to a son or owners personal name
Address: _____

10. Proposed use of land to be severed

Existing buildings none
Proposed buildings see sketch of proposed site plans for both severed and retained properties

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input checked="" 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 none
Proposed buildings see sketch of proposed site plans for both severed and retained properties

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input checked="" 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): _____

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)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input checked="" 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 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 checked="" 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 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? _____

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:

File # _____ Submitted _____ Approved _____

File # _____ Submitted _____ Approved _____

Part Five

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), NB Wood Machining Inc. and Norman Bowman
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 June 25/2021

Signature of Owner _____ date _____

19. Owner authorization for agent

I/we NB Wood Machining Inc. Norman Bowman
 authorize Solomon Martin

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

Signature of Owner _____ Signature of Witness _____

Dated at the 25th township of Welkley
this 25th day of June, 20 21.

20. Owners authorization for access

I/we NB Wood Machining Inc. Norman Bowman

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 June 25/2021

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) Solomon 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 25 day of June, 2021


Signature of Owner or Authorized Agent

June 25 2021
Date

Signature of Owner

Date


Signature of Commissioner

Date June 25, 2021

Return this completed form and payment to:

Attention: Committee of Adjustment

Township of Southgate

185667 Grey Road 9, RR 1

Dundalk Ontario

NOC 1B0

Elisha Winne, a Commissioner, etc.,
Legislative Assistant for The Corporation of
the Township of Southgate, County of Grey.

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, >= 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? 2012

5. Area of total farm holdings: 81.22 ha

6. Number of tillable hectares: 33 ha

7. Do you own any other farm properties? ☐ Yes ☐ No
part 1 and part 4
If yes, indicate locations: Lot: 35&34RP16R6989 Concession: con 10
Former Township: proton
Total Hectares: aprox 81 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?
cash crop

c) Indicate the number of tillable hectares on other property: aprox 80 ha total on 3 parcels

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

PARCEL TO BE SEVERED (40.61HA)

ROLL #
420709000405800
CON 11 LOT 33

48M2 PROPOSED FUTURE POWER ROOM

36M2 PROPOSED FUTURE OFFICE

558 M2 PROPOSED FUTURE SHOP

108 M2 PROPOSED FUTURE EXPANSION IF NEEDED

PROPOSED FUTURE TREES

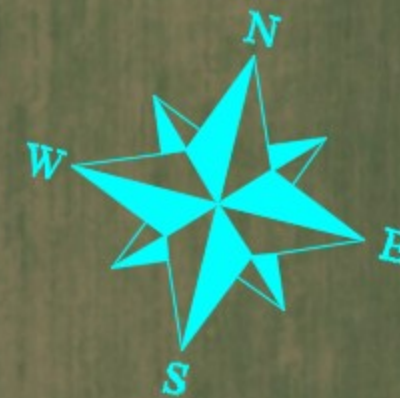
PROPOSED FUTURE NEW ENTRANCE

6162M2 REZONE AREA
90.51
82.36
proposed barn
proposed weepingbed for house
proposed well
proposed house
226.87
74.82
30.49
YARD
LOADING
GARDEN
189.41
proposed lane
158.14
153.73
FUTURE SET OF BUILDINGS AND REZONE AREA ONCE SEVERANCE IS COMPLETE
7197M2 REZONE AREA
86.48
83.23
30.49
49.56
101.81
116.52
260.47
272.51
107.03

PARCEL TO BE RETAINED (40.61 HA)
ROLL# 420709000405900
CON 11 LOT 34

Norman Bowman
NB Wood Machining Inc.
phone# 519-699-6200
roll # 420709000405900 &
420709000405800
CON 11 LOT 33 & 34
NO CIVIC ADDRESS ASSIGNED
YET

HOME ADDRESS 2910
HUTCHISON RD
RR#1 LINWOOD ON N0B2A0



Southgate SRD 21



PARCEL TO BE SEVERED (40.61HA)

ROLL # 420709000405800
CON 11 LOT 33

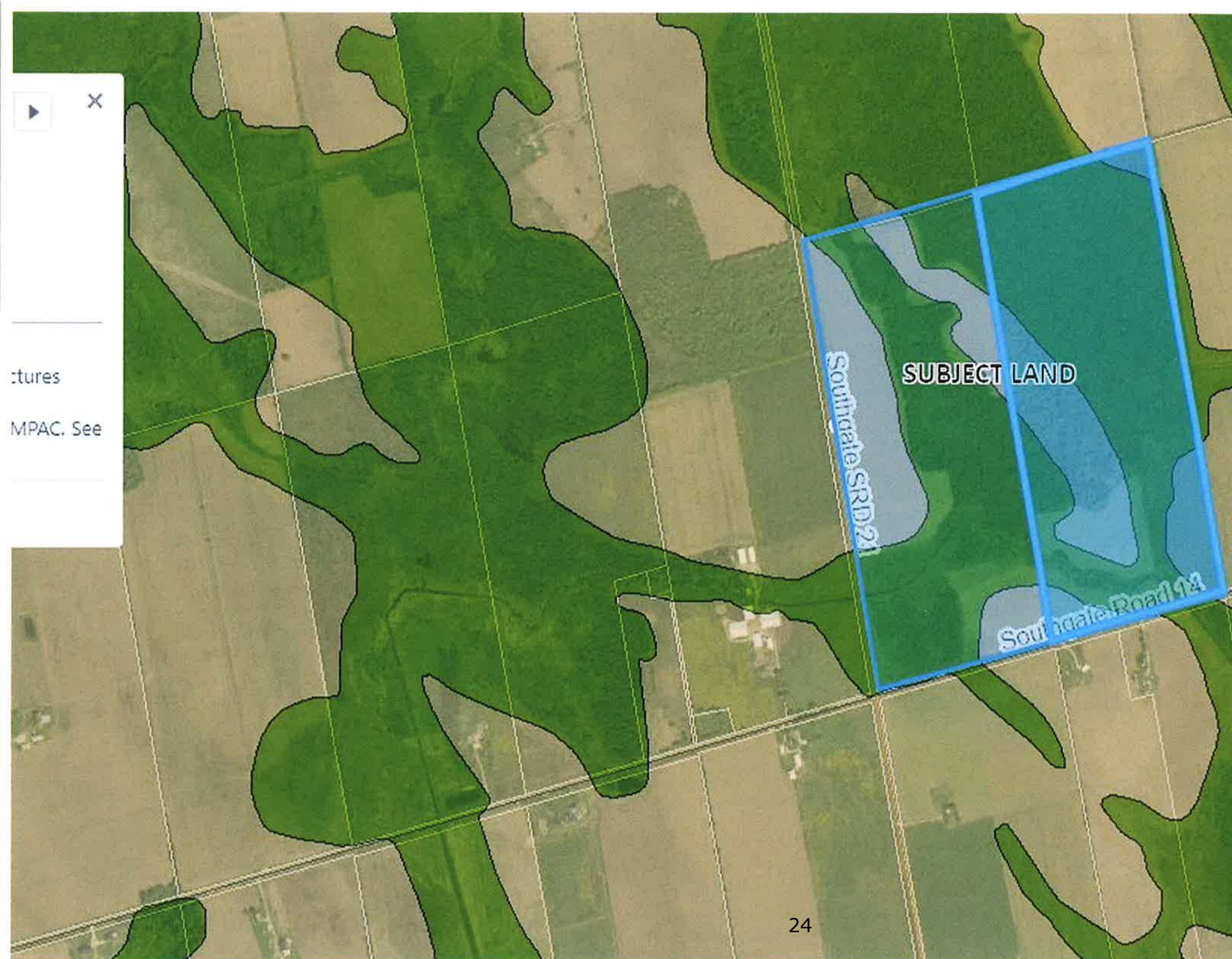
PARCEL TO BE RETAINED (40.61 HA)

ROLL# 420709000405900
CON 11 LOT 34

Norman Bowman
NB Wood Machining Inc.
phone# 519-699-6200
roll # 420709000405900 &
420709000405800
CON 11 LOT 33 & 34
NO CIVIC ADDRESS ASSIGNED
YET

HOME ADDRESS 2910
HUTCHISON RD
RR#1 LINWOOD ON N0B2A0

Southgate Road 14





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 **November 24, 2021 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 Milne 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. B7/21

OWNERS: NB Wood Machining Inc.

SUBJECT LAND: Con 11, Lot 33 & 34 Geographic Township of Proton.

The Purpose is to sever the two original Township lots being lot 33 and lot 34 which have inadvertently merged, back into to their original lot dimensions. Lot 33 will be 40.61ha and have 540.50m of Frontage on Southgate Road 14. Lot 34 will have approximately 40.61ha with 269.78m of frontage on Southgate Road 14.

The Effect would be to create two farm parcels of approximately 40 ha in size each with frontage on Southgate Road 14.

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 Ontario Land Tribunal (OLT) may dismiss the appeal.

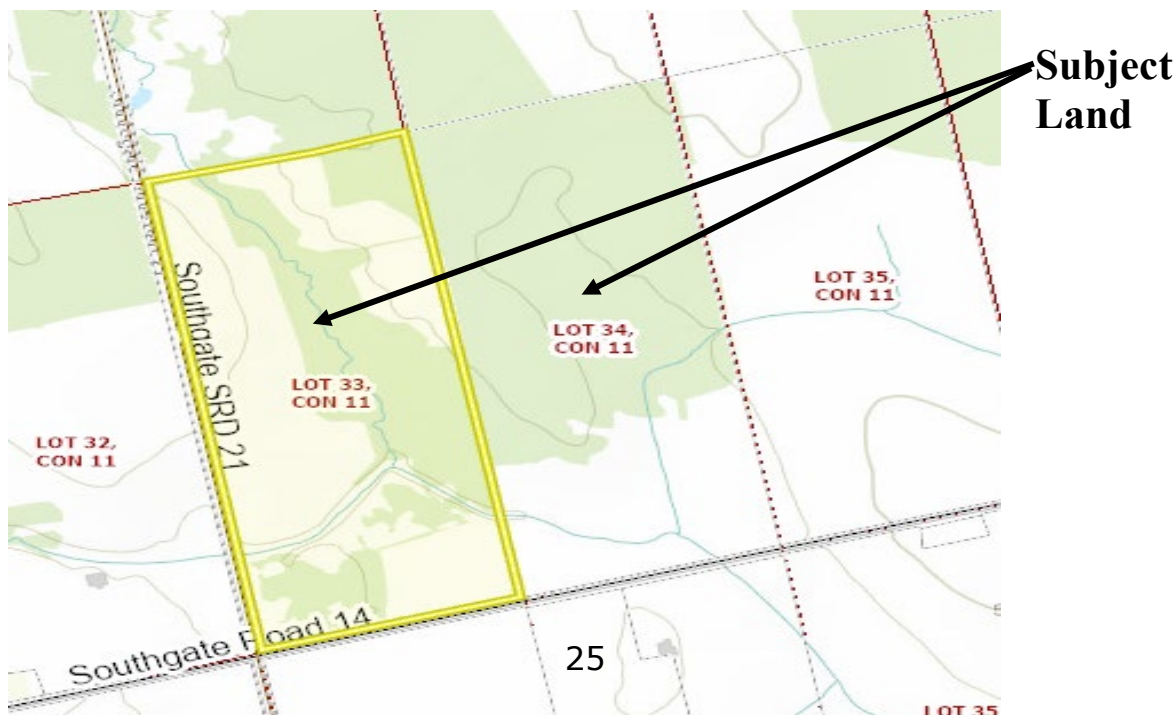
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

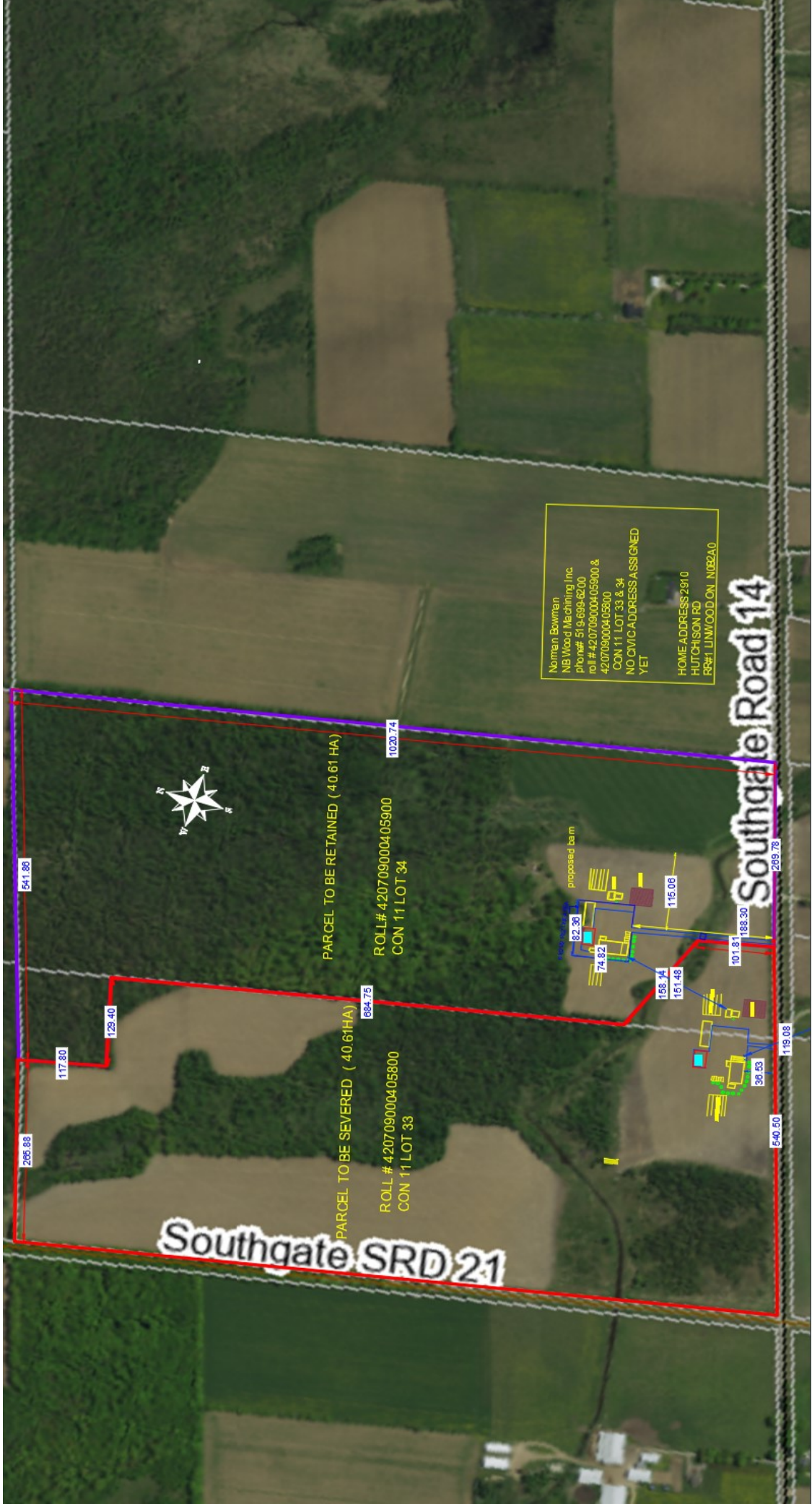
Additional information regarding this application is available at

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B7-21-NB-Wood-Machining-Inc-> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235 or email at planning@southgate.ca.

When requesting information please quote File No. **B7-21**

ELISHA MILNE, 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





From: [Hall, Charleyne](#)
To: [Elisha Milne](#)
Subject: Bell Canada Circulation Responses
Date: November 9, 2021 1:39:32 PM

Good afternoon Elisha,

Bell Canada has no concerns with the following Applications for Consent:

519-21-650	
B7/21	Southgate Sideroad 21, Southgate Road 14
519-21-651	
B11/21	224231 Southgate Road 22
519-21-652	
B12/21	712457 Southgate Sideroad 71

Thank you,

Charleyne
(she/her)



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.

From: [Ontario Lands](#)
To: [Elisha Milne](#)
Subject: RE: B7-21 Notice of Public Hearing
Date: October 26, 2021 11:22:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, (formerly Union Gas Ltd.), 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 Attachment Centre at 1-866-772-1045.

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

Kelly Buchanan

Land Analyst

—

ENBRIDGE GAS INC.

TEL: 519-436-4673 | FAX: 519-358-4271

50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com

Safety. Integrity. Respect.

From: Elisha Milne <emilne@southgate.ca>

Sent: Tuesday, October 26, 2021 10:52 AM

To: Six Nations of the Grand River <lonnybomberry@sixnations.ca>; 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>; Derek Malynyk <firechief@southgate.ca>; Ontario Lands <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenojibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation

<Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@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: Holly Malynyk <hmalynyk@southgate.ca>

Subject: [External] B7-21 Notice of Public Hearing

CAUTION: EXTERNAL EMAIL

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone. Do not interact with the email unless you are 100% certain it is legitimate. Report any suspicious emails.

Good morning,

Please find the below link for the Notice of Public Hearing for Consent Application B7-21.

https://secure-web.cisco.com/13smXZsB5gVuK3n_bH3ejJ2PdbneXy5lMG0xqoPXE81Jlafm2Dql2YVxf5sDOQ-yEXv6Rfns5MZ1Y14-lVuTikXMKwNtGYzoozlgcRfqLk5Jsico4TCAPIKBwne4JO_bMRy-JYyfkUacv0hHFrHamnd7_SQ2ovmswLUoNP9Hg9-Tno49Q3n0vljOU9NrRTITdBsMsZ8F6-FzlyadOYAY9UVmc-nv1lz7N_IAZhoS50f7ji-1_CHMRFaVm1C-S9j8g1nZYjPduMawGlX1vUOBplWqhTf13RnOCpEVW57CPmVH60zvwiFmaJo5Cz0ZYyZj/https%3A%2F%2Fwww.southgate.ca%2Fen%2Fmunicipal-services%2Fplanning-applications-public-notices.aspx%23B7-21-NB-Wood-Machining-Inc-

The hearing has been scheduled for **November 24, 2021 @ 9:00 AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **November 17, 2021** for inclusion on the public agenda.

Comments can be received by:

Email: emilne@southgate.ca

Fax: 519-923-9262 Attn: Elisha Milne

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

Thank you for your attention to this matter.

Elisha Milne

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 | http://secure-web.cisco.com/1Fx7XttEyFDIhADPcXrYCdGZ-0zNOaybL41y9hS5NmG1in7CIGQ88Kukj7cQ8ZRRxMeCmMQ_vBiPtIVw7AcQnQS_xadTw9y9WnrZYAR1RH-

dPLld5w5_56YWoj9vcrwAwZDhnq3Ne_eX9AFnjMd2ioKXe7ud8rnXISHbQqa9QUzdnXqYRDBxmKpuZsX-OEABgGh44pnbkz5hmhttp1XIrG7jJmaUFqLymjoj9qdN1lcJ_9OMVuhRGWvC3D9ydESuqRmAC-cWHj54wg_oOjB9LnBOpiusWNKXNkK_oSznboqXZC3oNruXsF8ExcJAPdv2a/http%3A%2F%2Fwww.southgate.ca



From: [SHETTY Dolly](#) on behalf of [LANDUSEPLANNING](#)
To: [Elisha Milne](#)
Subject: Southgate - Roll 420709000405900 and 420709000405800 - B7-21
Date: November 4, 2021 1:55:17 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

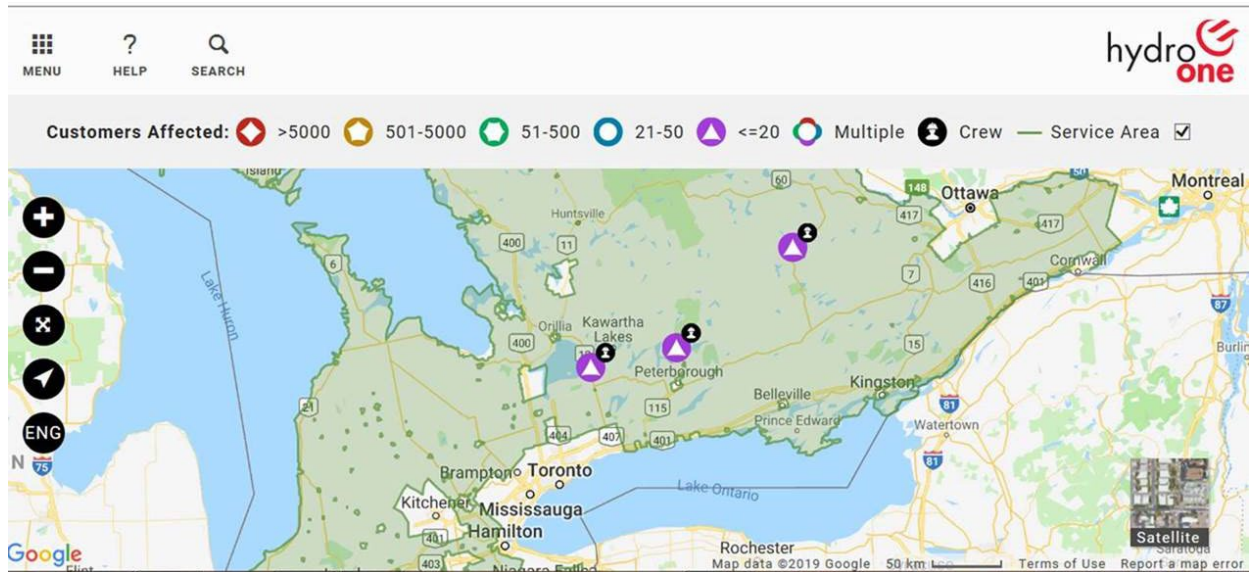
Hello,

We are in receipt of Application B7-21 dated October 26, 2021. We have reviewed the documents concerning the noted Plan 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



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

Thank you,

Best Wishes,

Dolly Shetty
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road (R32)
Markham, ON | L6G 1B7
Email: Dolly.Shetty@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.

From: Elisha Milne <emilne@southgate.ca>
Sent: Tuesday, October 26, 2021 10:52 AM
To: Six Nations of the Grand River <lonnybomber@sixnations.ca>; Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayne_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Derek Malynyk <firechief@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmrcc@bmts.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenogibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@saugeenogibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontuglandisnq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Holly Malynyk <hmalynyk@southgate.ca>
Subject: B7-21 Notice of Public Hearing

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good morning,

Please find the below link for the Notice of Public Hearing for Consent Application B7-21.

<https://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.southgate.ca%2fen%2fmunicipal%2dservices%2fplanning%2dapplications%2dpublic%2dnotices.aspx%2f3B7%2d21%2dNB%2dWood%2dMachining%2dlnc%2d%2dumid=D50E8B7C>

[CF42-A005-88D2-6251FA435989&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-d379f45eb12e1e011946f0df8cc26169fef9d130](https://www.southgate.ca/ehewgill/southgate.ca?https://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.southgate.ca&umid=D50E8B7C-CF42-A005-88D2-6251FA435989&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-d379f45eb12e1e011946f0df8cc26169fef9d130)

The hearing has been scheduled for **November 24, 2021 @ 9:00 AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **November 17, 2021** for inclusion on the public agenda.

Comments can be received by:

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

Thank you for your attention to this matter.

Elisha Milne
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://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.southgate.ca&umid=D50E8B7C-CF42-A005-88D2-6251FA435989&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-30d0c2d21e2a92a208bf45ee4cbd2f864e029a>



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: November 8, 2021

File No.: B7-21

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: Currently a field entrance

Load Restricted Road: Yes ☒ No ☐

Comments:

Corner lot is also on Southgate Sideroad 21, which is a No Winter Maintenance road

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



Planning and Development

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

November 17, 2021

Elisha Milne
Secretary Treasurer, Committee of Adjustment
Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

RE: Application for Consent / B7-21 NB Wood Machining Inc
Legal Description: CON 11 LOT 33; and CON 11 LOT 34
Township of Southgate
Roll: 420709000405800; and 420709000405900
Agent: Solomon Martin

Dear Ms. Milne,

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 subject application is to sever the two original Township lots being lot 33 and lot 34 which have inadvertently merged, back into to their original lot dimensions. Lot 33 will be 40.61 ha and have 540.50 m of Frontage on Southgate Road 14. Lot 34 will have approximately 40.61 ha with 269.78 m of frontage on Southgate Road 14. The Effect would be to create two farm parcels of approximately 40 ha in size each with frontage on Southgate Road 14.

Schedule A of the County OP designates the subject lands as "Agricultural," with large sections of "Hazard Lands." A significant portion of the subject lands fall within the Saugeen Valley Conservation Authority Screening area.

Section 7.2 of the County's OP notes that new development shall generally be directed away from 'Hazard Lands,' due to constraints such as floodplains, steep slopes, erosion, etc. that pose a significant risk to new development. In this case, both the proposed severed and retained lands are vacant but contain some existing cleared areas outside of the Hazard Lands that may be appropriate for building purposes. In the case of the retained lot, the submitted site plan shows a tentative development envelope. It is noted that in order to access the proposed development area, driveway access would be required across a water course, which falls within the Hazard Lands. It is recommended that comments be received from SVCA to determine if access to the proposed building envelope is viable, and/or whether further study could be warranted.

Regarding the Agricultural land use designation, Section 5.4.3 of the County's OP states:

In the *Agricultural land use type*, newly created farm lots should generally be 40 hectares (100 acres) in size, in order to reduce the breakup of farmland. New lot creation shall be in accordance with section 5.2.3 of the Plan.

Both the proposed severed and retained lots are at least 40 ha in size. Provided there is a building envelope available on each lot, with opportunity for the installation of sufficient private servicing and driveway access, the County has no concerns in this regard.

Appendix B of the County OP identifies 'significant woodlands', and various water courses across both the severed and retained lands. Section 7.4(1) states,

No development or site alteration may occur within significant woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Section 7.9 (2) states:

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

It is recommended that further comments be received from the Conservation Authority regarding the mapped Streams and Significant Woodlands, and that any proposed development be directed 120 m from the edge of the significant woodlands and 30 m from the edge of a stream.

Section 5.2.2 (1) (5) states that within the Agricultural land use designation:

New land uses, including the creation of lots, and new or expanding *livestock facilities* shall comply with the Provincial *MDS formulae*. Municipal comprehensive zoning by-laws shall incorporate Provincial *MDS formulae*.

County staff would recommend that any identified building envelope be able to meet MDS requirements on both the severed and retained lots.

Finally, staff note that the circulated site sketch proposes to eventually create an on-farm diversified use on both the retained and severed parcels. Per the County's OP policies, staff note that the proposed extent of that use (given the 40-ha size of each proposed lot) could be up to 8000 m², including space for outdoor storage, servicing, parking, and all buildings. Up to 20% of that total area (ie: 1600 m²) could be used for building area for the proposed OFDU. Further comments for any proposed OFDU would be provided at a Zoning and/or Site Plan stage, and these comments should not be considered final or complete.

Prior to a decision on this application, the County would recommend that the Conservation Authority provide comments on the subject application to determine the precise boundaries of the Hazard Lands; to comment on whether access over the existing stream would be feasible on the proposed retained lot; as well as any potential impact to the mapped significant woodlands. Staff would also recommend that

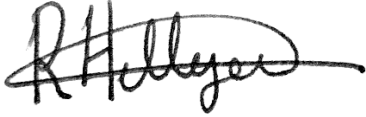
Page 3
November 16, 2021

MDS be achieved for both the retained and severed lots, and that D-6 Guidelines be considered in relation to any forthcoming OFDU proposal.

The County requests notice of any decision rendered with respect to these files.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hillyer', with a long horizontal flourish extending to the right.

Becky Hillyer
Planner
(519) 372-0219 ext. 1233
becky.hillyer@grey.ca

From: [Michael Oberle](#)
To: [Elisha Milne](#)
Cc: [Clinton Stredwick](#)
Subject: RE: B7-21 Notice of Public Hearing
Date: November 18, 2021 12:03:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Elisha,

Further to the email of below and our telephone call from a few minutes ago, I should have comments to you by end of day.

Please note SVCA will be recommending deferral at this time. Similar to B12-21, for B7-21, SVCA was also contacted in November 2020 by the same agent (Solomon Martin), I verbally said need EIS and flood report to support the proposal. I spoke to Brad Baker at Birks just a few minutes ago, and the EIS and flood report for B7-21 are in the works, but not completed yet.

Kind regards,

Mike

Michael Oberle

Environmental Planning Technician

Saugeen Conservation

Cell: 519-373-4175

From: Elisha Milne <emilne@southgate.ca>
Sent: November 18, 2021 10:27 AM
To: Michael Oberle <m.oberle@SVCA.ON.CA>
Cc: Clinton Stredwick <cstredwick@southgate.ca>
Subject: FW: B7-21 Notice of Public Hearing

****[CAUTION]:** This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mike,

Just following up for comments on the below file.

Thank you!

Elisha Milne

Administrative & Legislative Assistant

Township of Southgate

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

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

emilne@southgate.ca | www.southgate.ca



From: Elisha Milne

Sent: October 26, 2021 10:52 AM

To: Six Nations of the Grand River <lonnybomberry@sixnations.ca>; 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>; Derek Malynyk <firechief@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenogibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@saugeenogibwaynation.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: Holly Malynyk <hmalynyk@southgate.ca>

Subject: B7-21 Notice of Public Hearing

Good morning,

Please find the below link for the Notice of Public Hearing for Consent Application B7-21.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B7-21-NB-Wood-Machining-Inc->

The hearing has been scheduled for **November 24, 2021 @ 9:00 AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **November 17, 2021** for inclusion on the public agenda.

Comments can be received by:

Email: emilne@southgate.ca

Fax: 519-923-9262 Attn: Elisha Milne

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

Thank you for your attention to this matter.

Elisha Milne

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





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: emilne@southgate.ca

November 18, 2021

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

ATTENTION: Elisha Milne, Administrative & Legislative Coordinator

Dear Ms. Milne,

RE: Consent B7-21 (NB Wood Machining Inc)
unassigned civic address, with frontage on Southgate Road 14, and Southgate Sideroad 21
Lots 33 and 34, Concession 11
Roll Nos.: 420709000405900 and 420709000405800
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 Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the application is to sever the two original Township lots being lot 33 and lot 34 which have inadvertently merged, back into to their original lot dimensions. Lot 33 will be 40.61 hectares (ha) and have 540.50 metres (m) of Frontage on Southgate Road 14. Lot 34 will have approximately 40.61ha with 269.78m of frontage on Southgate Road 14.

Background

As part of the pre-submission consultation process, the agent for the landowner contacted the SVCA in December 2020 regarding a proposed severance for the property. SVCA did not provide formal comments at that time, as the SVCA was not requested to do so, however SVCA staff (Michael Oberle) verbally explained that SVCA policies would not support the severance proposal with laneway through the hazard lands without:



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

1. Floodplain assessment to ensure safe access across the watercourse to the build location, and
2. A favorable Environmental Impact Study (EIS) that would support installing a laneway over the watercourse and that would support a development envelope within the adjacent lands to the woodlands and wetlands on the property.

Recommendation

The proposed consent application is NOT acceptable to SVCA staff at this time, as natural hazard and natural heritage policy has not been addressed. It is the understanding of SVCA staff that both an EIS and a flood assessment are being prepared to support the proposal, however SVCA staff have not received any said report at this time. Should the above referenced reports be prepared and be acceptable to the SVCA, then the SVCA may revise our comments accordingly. We elaborate in the following comments.

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 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:

SVCA Hazardous Lands mapping shows large areas of the property to be low in elevation associated with wetlands and/or floodplain of a watercourse. 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 Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincide with the Hazardous Lands as plotted by SVCA staff 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. Furthermore, Section 3.1.2 c) of the PPS, 2020 states, in general, that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. Proposed development for both the parcel to be severed and the parcel to be retained will directly affect and be located within (for the proposed crossing over the watercourse) or within the lands adjacent to the hazardous lands found on the property. Therefore, it is the opinion of SVCA staff that Sections 3.1.1 and 3.1.2 of the PPS, 2020 have not been addressed at this time.

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. Some of the proposed development (crossing over the watercourse) will directly affect and be located within the hazardous lands found on the

property. Therefore, it is the opinion of SVCA staff that the natural hazard policies of the Southgate OP and the Grey County OP have not been addressed at this time.

Natural Heritage:

SVCA staff's desktop review of the proposal indicated the following natural heritage features affecting the property including significant woodlands, wetlands, fish habitat and its adjacent lands, and significant wildlife habitat.

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, significant wetlands, fish habitat and its adjacent lands, significant wildlife habitat, 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 to include the woodlands on 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. Based on the plans submitted with the application, development will not be proposed within the woodlands, but would be within their adjacent lands, therefore the preparation of an EIS to address the woodlands is recommended for this proposal at this time.

Fish Habitat

Part of Bouwmeister Drainage Works Municipal Drian, an open channel watercourse, flows through the property. The watercourse is considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2020) 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, the watercourse is proposed to be crossed, and that proposed development for new building or construction is proposed within the adjacent lands to the watercourse. Therefore, in the opinion of SVCA staff the preparation of an EIS to address potential impacts to fish habitat or its adjacent lands is recommended for this proposal at this time.

Other Identified Wetlands

Other Identified Wetlands are shown on the Appendix B Constraint Mapping, of the Grey County OP. SVCA data indicates that part of Ventry Swamp Locally Significant Wetland is located on much of the wooded area. However, the wetland is not included in Appendix B of the Grey County OP, and perhaps should be at the next update to the schedules of the Grey County OP. Section 2.8.6 (6) and (7) of the Grey OP states in part that no development or site alteration may occur within other identified wetlands or their adjacent lands unless it has been demonstrated through an EIS, that there will be no negative impacts on the natural features or their ecological functions. Based on the plans submitted as part of the application, the building envelope appears to be proposed within the adjacent lands to the wetlands. Therefore, in the opinion of SVCA staff the preparation of an EIS to address potential impacts to wetlands is recommended for this proposal at this time.

Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on and/or on lands adjacent to the property. The Grey County OP states in part that development and site alteration shall not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. Based on the plan submitted with the application, it is the opinion of SVCA staff that the preparation of an EIS to address impacts to significant wildlife habitat is recommended for this proposal at this time.

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.

The majority of the property associated with the low areas, floodplain, and wetlands, 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 (permit) 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, and interference with a watercourse and/or wetlands, proposed within the SVCA Approximate Screening Area on the property will require permission (SVCA Permit) prior to those works commencing. Development on the property, including installation of a laneway will require a permit from the

SVCA. Once the EIS and flood assessment have been prepared, the applicant/owner should contact SVCA staff (Michael Oberle: m.oberle@svca.on.ca) at their convenience to continue with the permit review process.

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 SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has not been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has not been demonstrated.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has not been demonstrated.

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: NB Wood Machining Inc (Norman Bowman), owner (via email: norm@nbwood.ca)
Solomon Martin, agent (via email)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

Staff Report PL2021-099

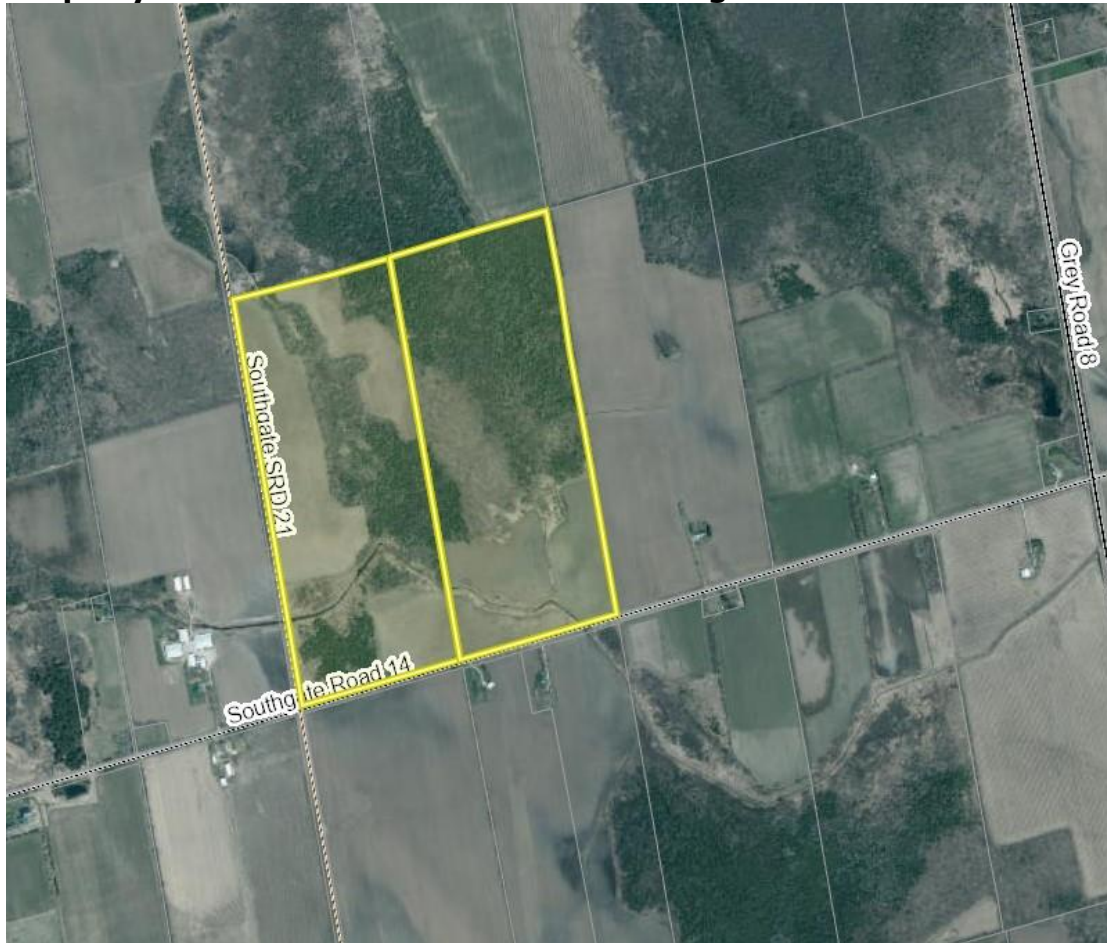
Title of Report: PL2021-099-B7-21- NB Wood Machining Inc
Department: Clerks
Branch: Planning Services
Committee Date: November 24, 2021

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-099 for information; and

That the application be deferred until the County of Grey and Conservation Authority Comments have been addressed.

Property Location: Lot 33 and lot 34 Southgate Road 14



The Proposal:

The proposal is to sever the two original Township lots being lot 33 and lot 34 which have merged. The lots will not be entirely along their original lot lines to account for

a stream and forested area. Lot 33 will be 40.6ha and have 540.5m of Frontage on Southgate Road 14. Lot 34 will have approximately 40.6ha with 269.78m of frontage on Southgate Road 14.

The Effect would be to create two farm parcels of approximately 40 ha in size each with frontage on Southgate Road 14 and account for the watercourse on the property.

Background:

The consent file B7-21 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B7-21-NB-Wood-Machining-Inc->

The comments received to date on the consent application B7-21 are as follows:

Bell Canada has no concerns

Enbridge has 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 relocate the line according to the new property boundaries at the owner's expense.

Public Works Department indicates that a 3m road widening is required and entrance permits for development will be required. They also note that Sideroad 21 is a no winter maintenance road.

SVCA recommends deferral at this time. SVCA was contacted in November 2020 by the agent (Solomon Martin), He was verbally advised that an EIS and flood reports are required to support the proposal. EIS and flood report for B7-21 have not been submitted for review yet.

Hydro one has no concerns

County of Grey- Prior to a decision on this application, the County would recommend that the Conservation Authority provide comments on the subject application to determine the precise boundaries of the Hazard Lands; to comment on whether access over the existing stream would be feasible on the proposed retained lot; as well as any potential impact to the mapped significant woodlands. Staff would also recommend MDS be achieved for both the retained and severed lots, and that D-6 Guidelines be considered in relation to any forthcoming OFDU proposal.

No comments have been received from members of the public.

Staff Comments:

With respect to the County Comments the township will only be addressing those comments associated with the consent application at this time. The OFDU comments will be dealt with during the rezoning process.

Staff are of the opinion based on the MDS information that was provided that a suitable building envelope can be found on both the severed and retained parcels that is outside of the MDS arc of the neighbouring barns to the West.

The EIS and Flood Plain report remain outstanding issues at this time

Policy Review:

All applications must be reviewed against Provincial, County and Township policy and all applications must be consistent with those policies. The lands are considered prime agricultural land within the PPS and the Official Plan. There is a portion of the lands that is designated Hazard lands.

Note that while all policies in the PPS and Official Plans were reviewed only the most relevant, being the consent policy, is discussed below.

The Provincial Policy Statement allows for consents on prime agricultural lands for very specific reasons. Creating farm sized parcels of 100 acres in size, where both the severed and retained lots are adequately sized is permitted within the Provincial Policy Statements.

The lands are designated as Agricultural, but also hazard lands in the Township and County of Grey Official Plans. County comments indicate that further information is needed to address concerns.

The Township of Southgate Official Plan permits the creation of farm sized parcels provided the severed and retained parcels are 100 acres in size.

Lot 33 will be 40.6 ha in size while lot 34 will also be 40.6 ha in size.

The MDS information has been reviewed and it is not a concern in this situation as there is a building envelope that is greater than 1ha outside of any MDS ARC from neighbouring properties.

At the present time the proposed consent has not addressed the concerns raised by the County of Grey and Conservation Authority and therefore it can not be determined if the proposal conforms to the relevant policies of the official plans at this time.

Zoning

The subject lands are currently zoned Agricultural (A1) and Environmental Protection (EP). The lands to be added to are zoned as Agricultural (A1), Environmental Protection (EP).

With the severance of both lots back into the original lot fabric, the lots will meet the zone standards for the A1 zone and will not require a zoning amendment to address any deficiencies.

Financial Implications:

There are no financial implications to this proposal.

Concluding Comments:

Based on the above, comments received it is recommended that the consent be deferred until the county and Conservation Authority comments have been addressed.

Respectfully Submitted,

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



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

Attachments:

1. Consent Sketch showing proposed lots.

Southgate SRD 21

PARCEL TO BE SEVERED (40.61HA)

ROLL # 420709000405800
CON 11 LOT 33

PARCEL TO BE RETAINED (40.61 HA)

ROLL# 420709000405900
CON 11 LOT 34



Norman Bowman
NB Wood Machining Inc.
phone# 519-699-6200
roll # 420709000405900 &
420709000405800
CON 11 LOT 33 & 34
NO CIVIC ADDRESS ASSIGNED
YET

HOME ADDRESS 2910
HUTCHISON RD
RR#1 LINWOOD ON N0B2A0

Southgate Road 14



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: B11-21

Pre-Consult Date: _____

Date received: July 29/21

Date accepted: _____

Accepted by: _____

Roll # 42 07 060 002 04000

Conservation Authority Fee

Required: _____

Other information: _____

*Application received on July 29, 2021 and payment received on September 2, 2021

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	\$1,328.00 due with submitted application	<u>\$1355</u>
	\$ 261.00 due on completion (if approved)	<u>\$267</u>
Public Notice Sign Fee	\$ 108.00	<u>\$111</u>
Parkland Dedication Fee	\$ 532.00 (all new residential lots)	<u>\$543</u>
Deed Stamping	\$ 320.00 due before finalization of approved consent	<u>\$327</u>
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.

PAID Sept 2/21

Part One

Owner/Agent/Application Information

*To be completed by the applicant

Harper Homes Inc.

1. Name of registered owner: _____

Mailing address: 122 Milton Seiler Crescent, PO Box 62, Palmerston, Ontario N0G 2P0

Phone# : (H) _____ (B) _____

Email Address: _____

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

Mailing address: 122 Milton Seiler Crescent, PO Box 62, Palmerston, Ontario N0G 2P0

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.

Southgate

Former Municipality _____

Road Name Southgate Road 22 Civic Address (911) No. 224231

Lot No. Con 18 S PT Lot 16 Plan/Concession _____

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 2 outbuildings

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 40.23	Dimensions of land intended to be RETAINED
Frontage _____ metres	Frontage 40.23 metres
Depth 40.23 metres	Depth 40.23 metres
Area .161845 hectares	Area .161845 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 _____ There are curently no buildings

Proposed buildings _____ 1 storey single family dwelling

<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) _____	

11. Proposed use of land to be retained

Existing buildings _____

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)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input checked="" 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 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 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

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:

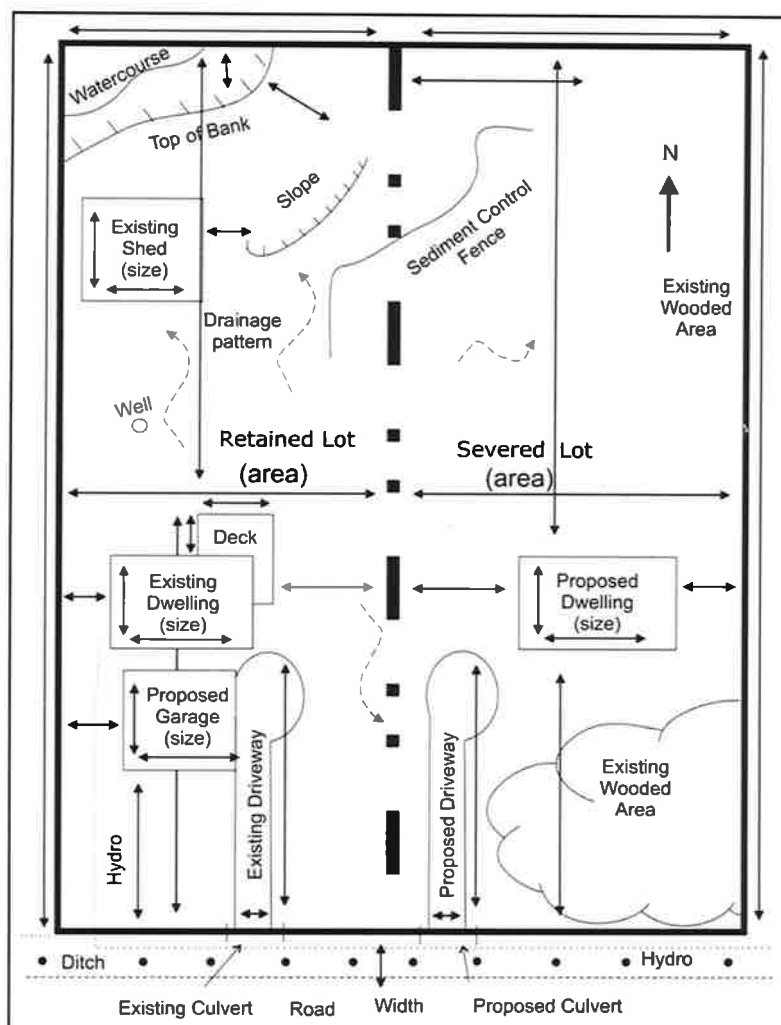
File # _____ Submitted _____ Approved _____
File # _____ Submitted _____ Approved _____

Additional Requirements

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

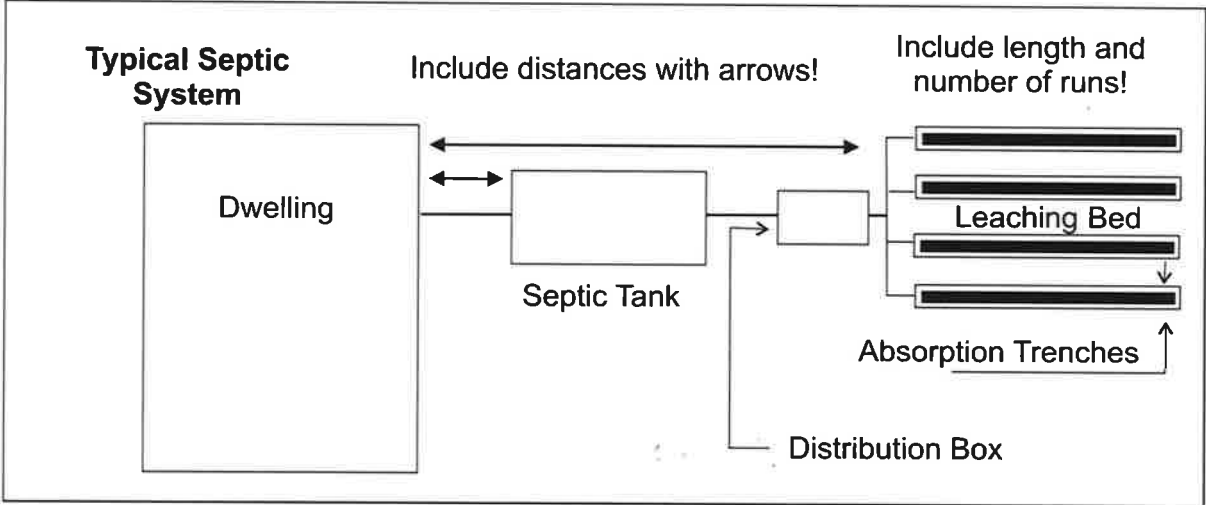
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be need and easy to read.

- Clearly label which is the severed parcel and which is the retained parcel
- "NORTH ARROW"
- "Subject Land" - all land owned by the applicant - boundaries & dimensions
- Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- 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
- 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
- Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- 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
- Location and nature of any easement affecting the subject land
- Location and distances of barns within 450 metres (1476 feet) of severance

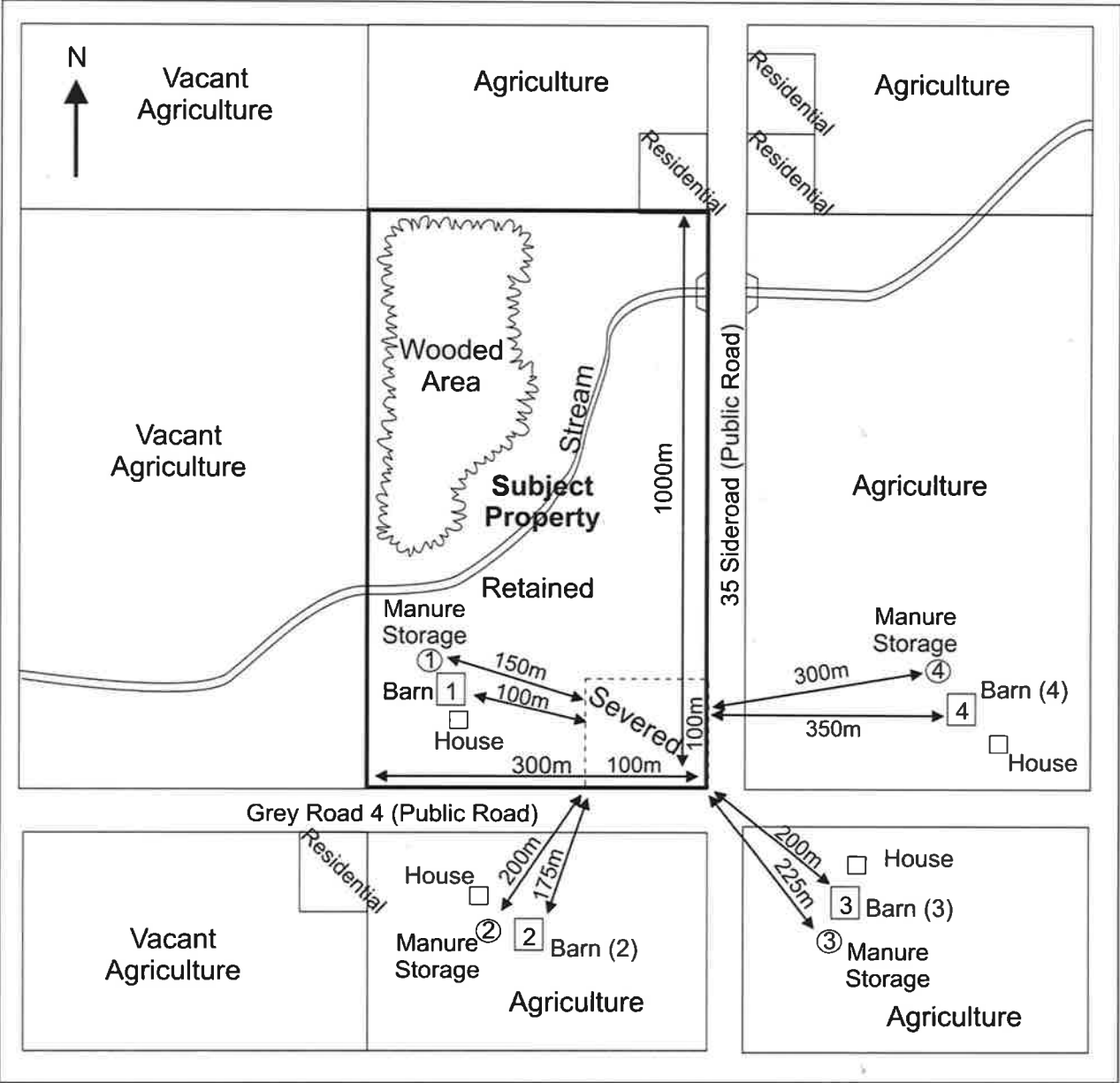


Sample 1 Residential Lot Severance Sketch

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), Nathan Harper and Harper Homes Inc
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 July 29, 2021

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 Nathan Harper and Harper Homes 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.

Signature of Owner _____ date July 7/2021 July 29, 2021

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) Nathan Harper
Name of Owner(s) or Authorized Agent
 of the Township of Minto in the Wellington of Wellington
city/township/municipality County 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 29 day of July, 2021

Signature of Owner or Authorized Agent

Date

Signature of Owner

Date

Signature of Commissioner

Date

Return this completed form and payment to:

Attention: Committee of Adjustment
 Township of Southgate
 185667 Grey Road 9, RR 1
 Dundalk Ontario
 NOC 1B0

Elisha Milne, a Commissioner, etc.,
 Legislative Assistant for The Corporation of
 the Township of Southgate, County of Grey.

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 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, >= 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? _____

5. Area of total farm holdings: _____

6. Number of tillable 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?

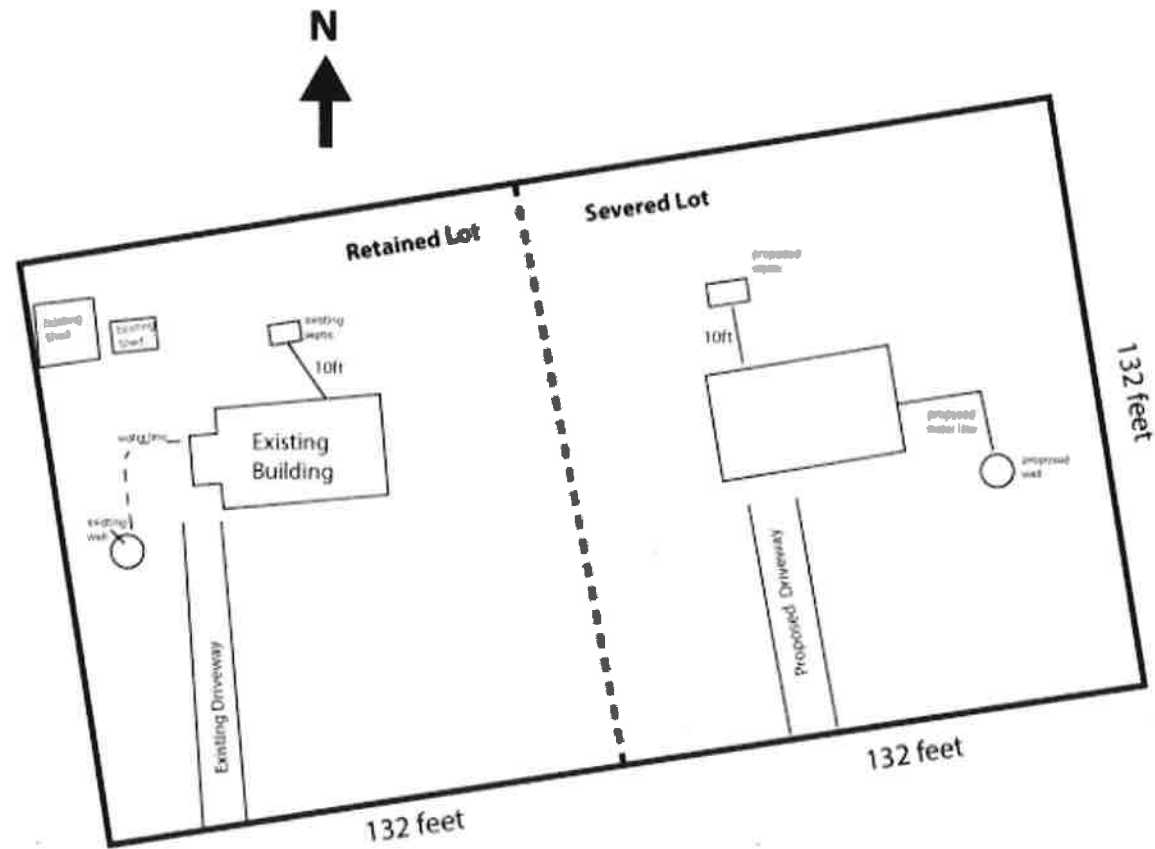
c) Indicate the number of tillable hectares on other property: _____

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





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 **November 24, 2021 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 Milne 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. B11-21

OWNERS: Harper Homes Inc.

SUBJECT LAND: Con 18 S, Pt Lot 16, Geographic Township of Egremont. The lands are further described as 224231 Southgate Road 22.

The Purpose is to sever a portion of the subject lands to create a new residential lot. The retained lot which already has a house will remain as is. The proposed severed and retained lots will have 40m of frontage and an area of 1618m². The lots will have frontage on Southgate Road 22.

The Effect would be to create one new residential lot with 40m of frontage and an area of 1618m² on Southgate Road 22 in the village of Dromore.

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.

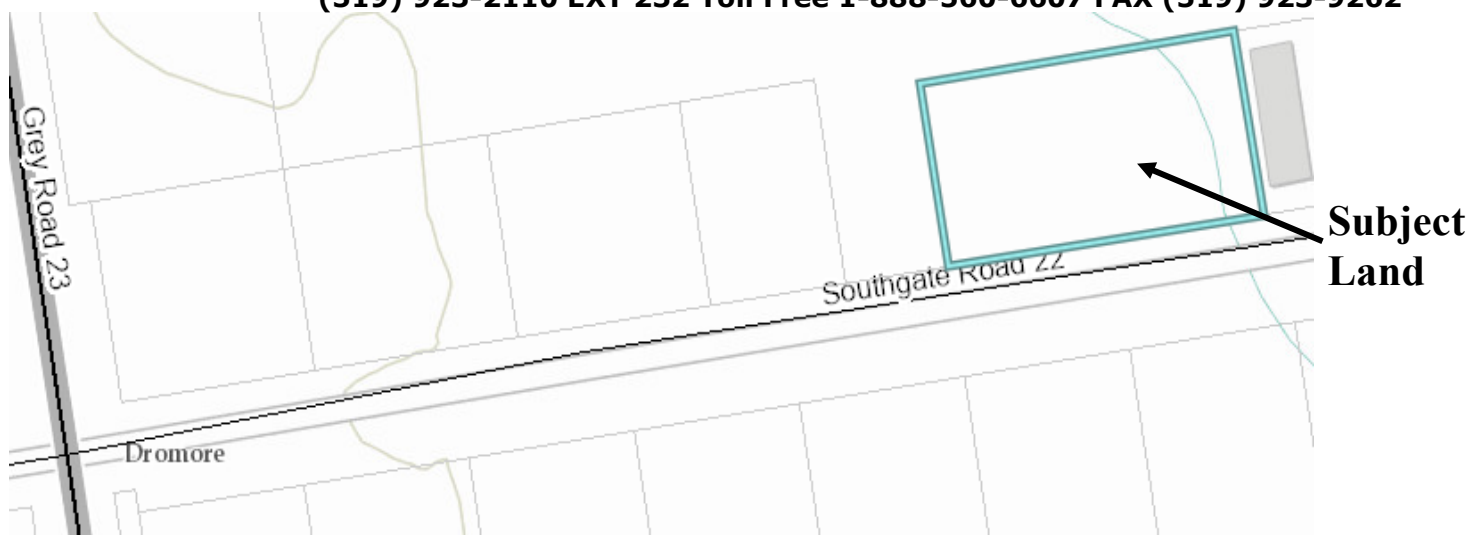
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Ontario Land Tribunal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

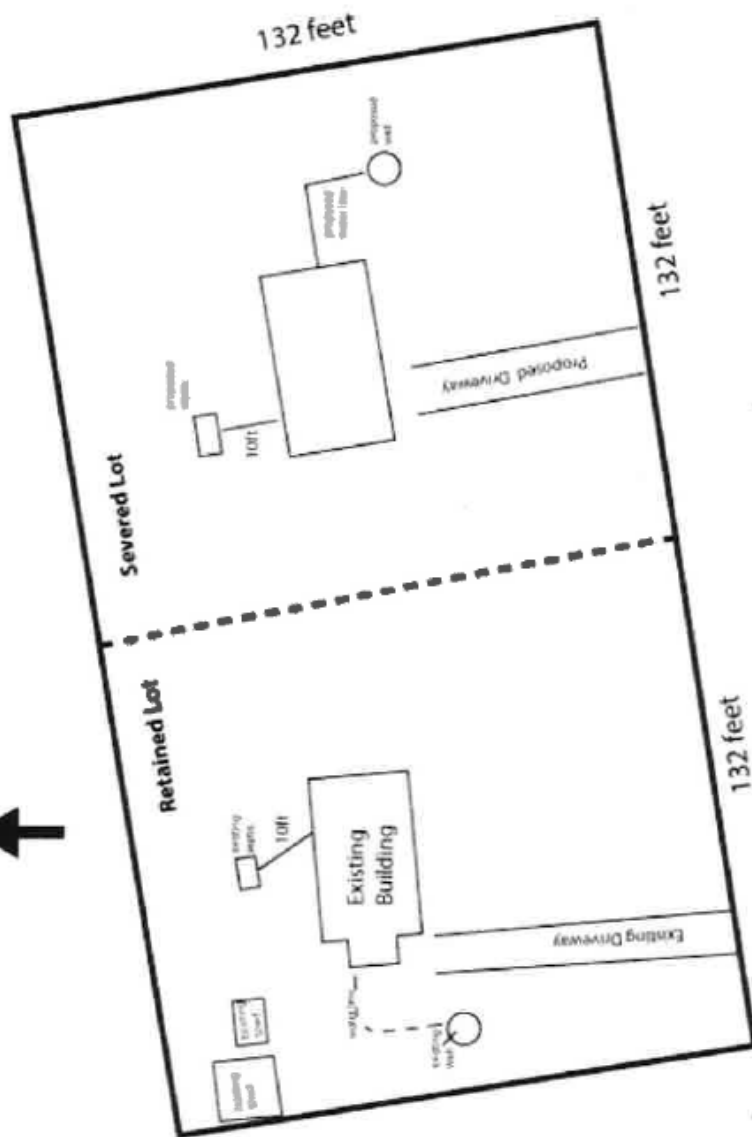
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

Additional information regarding this application is available at
<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B11-21-Harper-Homes-Inc-> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235 or email at planning@southgate.ca.

When requesting information please quote File No. **B11-21**

**ELISHA MILNE, 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**





From: [Hall, Charleyne](#)
To: [Elisha Milne](#)
Subject: Bell Canada Circulation Responses
Date: November 9, 2021 1:39:32 PM

Good afternoon Elisha,

Bell Canada has no concerns with the following Applications for Consent:

519-21-650	
B7/21	Southgate Sideroad 21, Southgate Road 14
519-21-651	
B11/21	224231 Southgate Road 22
519-21-652	
B12/21	712457 Southgate Sideroad 71

Thank you,

Charleyne
(she/her)



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.](#)

From: planning@grey.ca
To: [Planning Southgate](#); [Elisha Milne](#); [Lindsey Green](#)
Subject: County comments for B11-21 Harper Homes Inc
Date: November 16, 2021 2:29:10 PM

County comments for B11-21 Harper Homes Inc

Hello Stredwick,

County staff have had the opportunity to review application B11-21 Harper Homes Inc - Harper Homes Inc.

The subject lands are within the 'secondary settlement area' of Dromore. It shall be demonstrated that the lands can be adequately and safely serviced by private services (well and septic), in accordance with building code requirements.

Appendix B of the County OP identifies a stream on the subject property (east side). Comments from should be received from the local conservation authority with respect to this stream prior to any site alteration.

Staff have no further comments or concerns.

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

Let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

Planning & Development, Grey County, Owen Sound ON

From: [Ontario Lands](#)
To: [Elisha Milne](#)
Subject: RE: B11-21 Notice of Public Hearing
Date: October 26, 2021 11:22:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, (formerly Union Gas Ltd.), 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 Attachment Centre at 1-866-772-1045.

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

Kelly Buchanan

Land Analyst

—

ENBRIDGE GAS INC.

TEL: 519-436-4673 | FAX: 519-358-4271

50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com

Safety. Integrity. Respect.

From: Elisha Milne <emilne@southgate.ca>
Sent: Tuesday, October 26, 2021 10:55 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>; Derek Malynyk <firechief@southgate.ca>; Ontario Lands <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmIrc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenonjibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>;

Saugeen Ojibway Nation <emily.martin@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: Holly Malynyk <hmalynyk@southgate.ca>

Subject: [External] B11-21 Notice of Public Hearing

CAUTION: EXTERNAL EMAIL

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone. Do not interact with the email unless you are 100% certain it is legitimate. Report any suspicious emails.

Good morning,

Please find the below link for the Notice of Public Hearing for Consent Application B11-21.

https://secure-web.cisco.com/19GXrfj4CdNlp4vrNRuopYJ__xwPOLU2r-Nb0vbLGwl48sAGdvLTcltEmmFtVVM5bSMJEBWPapj45upXLYPuLPqG0ldqpCwPLM73-FHcDgCUC8OKM4m2Z4OYwMnOdnw2MzX0Y51HCWuGeqf8YfC1KCsgL21eYAOqH6G59PoyGdpxLvK4z5JsLrJgWYSZMWheG-OpAjAnCfJ8qXpY8EARzxt_PICpLS_w_YD34QGIFi7uNsSZUM2iOnZY0-xzc279SExz6K8SVRW0iMjp8btVgv7Uzf3ONjrAP-IHhJxzZgtNRKxbvfUFgGuf3IFqqj_KN/https%3A%2F%2Fwww.southgate.ca%2Fen%2Fmunicipal-services%2Fplanning-applications-public-notice.aspx%23B11-21-Harper-Homes-Inc-

The hearing has been scheduled for **November 24, 2021 @ 9:00 AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **November 17, 2021** for inclusion on the public agenda.

Comments can be received by:

Email: emilne@southgate.ca

Fax: 519-923-9262 Attn: Elisha Milne

Mail: Elisha Milne, Secretary-Treasurer

185667 Grey County Road 9

Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Milne

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 | http://secure-web.cisco.com/18key0O48woqHIev0o8gY7UchToZrIjUvVg8IahEYdhT9EiCJiKrBVdW6wXUFT1iy777m-hf067nwsal81WDr3kBXV1igmGiGP-nv6TgXxReUrWUgLfHf58EN8SG_Vw5bqtV8rXXNB1IpHY5veGchM7hdgs6FMbX-wi6weg3MzrMsmJgg5oL6JSS5pJ5VBS8GCZZjlsn-LnUHLJDlHs033nFSpE3uZD890JQ-AuO2KmMqa_-94mv0_nreYWmOrGWeiN6VDwi-BmlYmPHHSNHLNvj3IGS-

http://secure-web.cisco.com/18key0O48woqHIev0o8gY7UchToZrIjUvVg8IahEYdhT9EiCJiKrBVdW6wXUFT1iy777m-hf067nwsal81WDr3kBXV1igmGiGP-nv6TgXxReUrWUgLfHf58EN8SG_Vw5bqtV8rXXNB1IpHY5veGchM7hdgs6FMbX-wi6weg3MzrMsmJgg5oL6JSS5pJ5VBS8GCZZjlsn-LnUHLJDlHs033nFSpE3uZD890JQ-AuO2KmMqa_-94mv0_nreYWmOrGWeiN6VDwi-BmlYmPHHSNHLNvj3IGS-

yFGYo3FSho0q8LtD9nATF6eGblfvu_8375l_E/http%3A%2F%2Fwww.southgate.ca



From: [SHETTY Dolly](#) on behalf of [LANDUSEPLANNING](#)
To: [Elisha Milne](#)
Subject: Southgate - Roll 420706000204000 - B11-21
Date: November 4, 2021 1:59:19 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

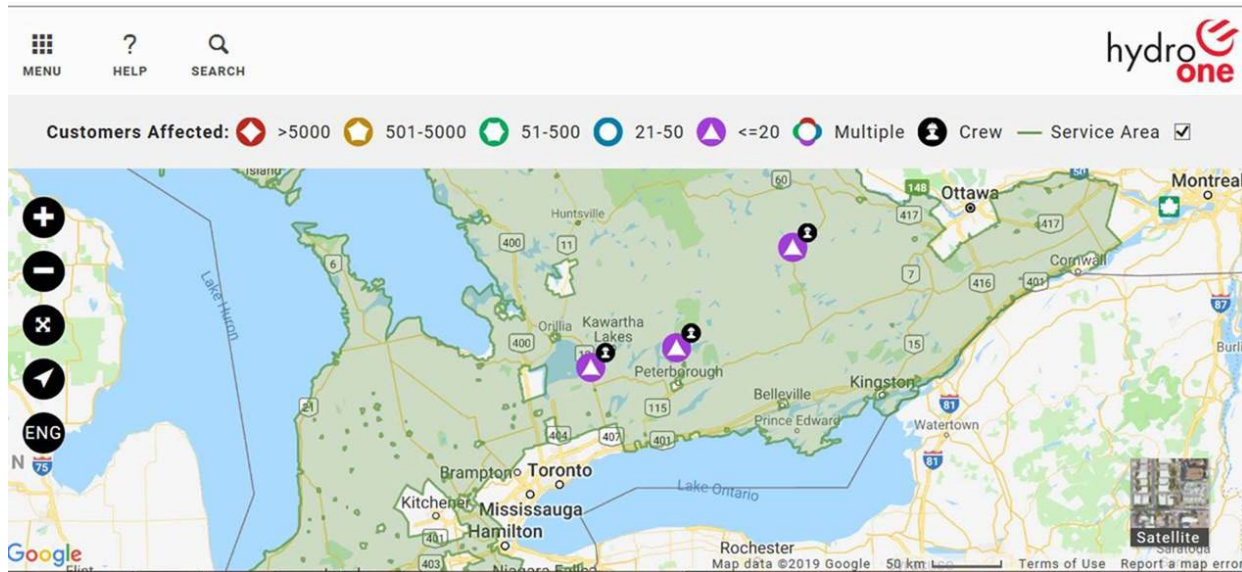
Hello,

We are in receipt of Application B11-21 dated October 26, 2021. We have reviewed the documents concerning the noted Plan 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



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

Thank you,

Best Wishes,

Dolly Shetty
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road (R32)
Markham, ON | L6G 1B7
Email: Dolly.Shetty@HydroOne.com



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From: Elisha Milne <emilne@southgate.ca>
Sent: Tuesday, October 26, 2021 10:55 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>; Derek Malynyk <firechief@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmircc@bmts.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Jim Ellis <jjellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenogibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@saugeenogibwaynation.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: Holly Malynyk <hmalynyk@southgate.ca>
Subject: B11-21 Notice of Public Hearing

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good morning,

Please find the below link for the Notice of Public Hearing for Consent Application B11-21.

<https://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwww.southgate.ca%2fen%2fmunicipal%2dservices%2fplanning%2dapplcations%2dpublic%2dnotices.aspx%23B11%2d21%2dHarper%2dHomes%2dlncc%2d&umid=DE5B2174-CF42-AA05-8FC4-C5EF655C60E1&auth=7c4ba316753dc19277b4cd0bdece6f0c8e9311b-1b4f97022dc4026f233f420e48e534a74a5edd4a>

The hearing has been scheduled for **November 24, 2021 @ 9:00 AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **November 17, 2021** for inclusion on the public agenda.

Comments can be received by:

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

Thank you for your attention to this matter.

Elisha Milne

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://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.southgate.ca&umid=DE5B2174-CF42-AA05-8FC4-C5EF655C60F1&auth=7c4ba316753dc19277b4cd0bdedce6f0c8e9311b-af1d691527bc8f58e14bb9ca49cc25f4bc4176bc>



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: November 8, 2021

File No.: B11-21

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: 1 existing entrance

Load Restricted Road: Yes ☒ No ☐

Comments: _____

Property is located in the Dromore Municipal Drainage Works

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: emilne@southgate.ca

November 14, 2021

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

ATTENTION: Elisha Milne, Administrative & Legislative Coordinator

Dear Ms. Milne,

RE: Consent to Sever Land B11-21 (Harper Homes)
224231 Southgate Road 22
South Part Lot 16 Concession 18
Roll No.: 420706000204000
Geographic Township of Egremont
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 Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the application is to sever a portion of the subject lands to create a new residential lot. The retained lot which already has a house will remain as is. The proposed severed and retained lots will have 40m of frontage and an area of 1618m². The lots will have frontage on Southgate Road 22.

Recommendation

SVCA staff find the application acceptable. The subject property does not contain any natural hazard features or other environmental features of interest to SVCA or as per our MOA with the Township of Southgate. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the Township of Southgate Official Plan.



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
B11-21 (Harper Homes)
November 14, 2021
Page 2 of 2

Additionally, the property is not within the SVCA Approximate Regulated Area/ SVCA Approximate Screening Area, and is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority with regards to the 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: Harper Homes, owner/applicant (via email)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



Staff Report PL2021-100

Title of Report: PL2021-100- B11-21- Harper Homes
Department: Clerks
Branch: Planning Services
Committee Date: November 24, 2021

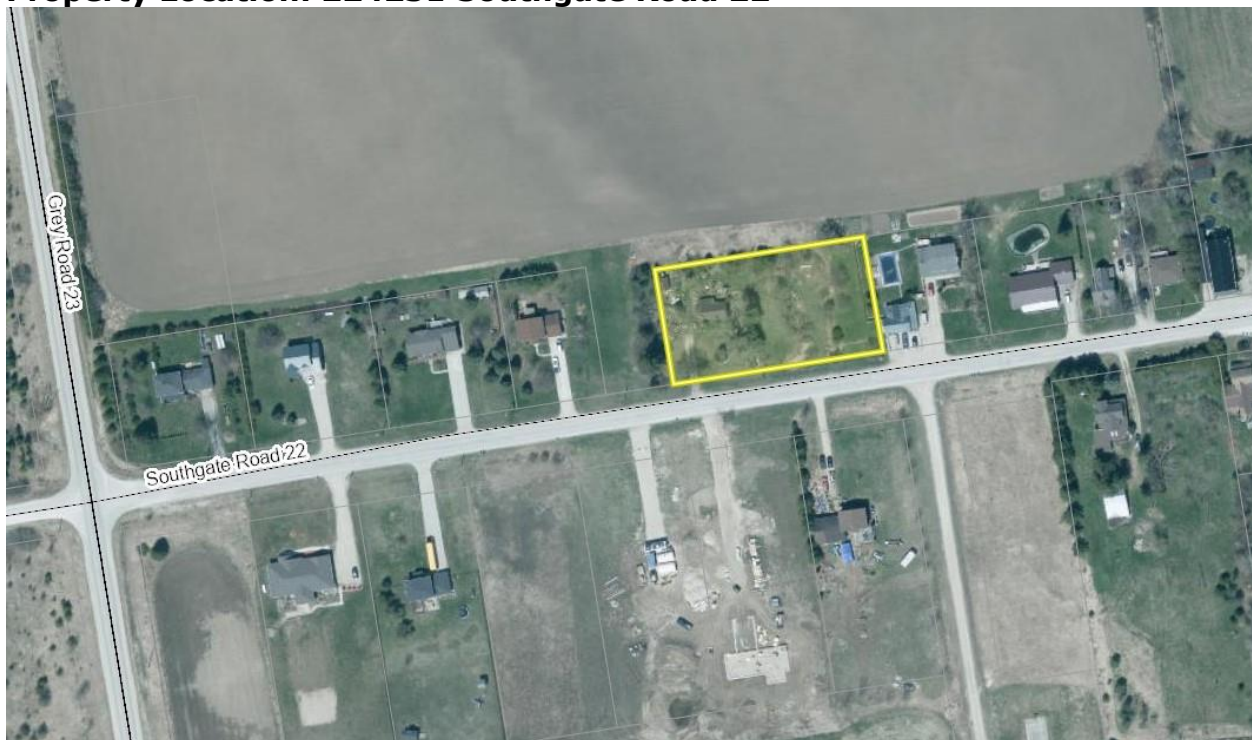
Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-100 for information; and

That the severance be approved with the following conditions:

- 1. That** a 3m road widening be provided to the Township.
- 2. That** a Zoning by-law amendment be obtained to recognize the reduced lot area.
- 3. That** a survey be provided; and
- 4. That** a Grading and Drainage plan be provided to address stormwater management to the satisfaction of the Township public works department and the Chief Building Official.
- 5. That** all outstanding taxes, fees and charges are paid, if any.

Property Location: 224231 Southgate Road 22



The property is legally described as Con 18S, Pt lot 16, Geographic Township of Egremont. The lands are further described as 224231 Southgate Road 22. It is approximately 3236m² with approximately 80m of Frontage on Southgate Road 22.

The Proposal:

The proposal is to sever the lot into two 1618m² parcels with 40m of frontage on Southgate Road 22. The lots will have a depth of 40.23m.

Background:

The consent file B11-21 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B11-21-Harper-Homes-Inc->

The Comments received to date on the consent applications are as follows:

Bell Canada has no concerns

Enbridge has 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 relocate the line according to the new property boundaries at the owner's expense.

Public Works Department indicates that the lots are on a rural asphalt road. A lot entrance permit will be required for the severed lot. A 3m road widening is required. The property is located in the Dromore Municipal Drainage Works area.

SVCA has not provided comments as of the date of the writing of this report.

Hydro one has no concerns

The County of Grey indicates that the subject lands are within the 'secondary settlement area' of Dromore. It shall be demonstrated that the lands can be adequately and safely serviced by private services (well and septic), in accordance with building code requirements.

Appendix B of the County OP identifies a stream on the subject property (east side). Comments from should be received from the local conservation authority with respect to this stream prior to any site alteration.

No comments have been received from members of the public.

Staff comments.

Staff note that the stream referred to in the County Comments is part of the Dromore municipal Drainage works and any drainage plan will have to take that into account.

Policy Review:

All applications must be reviewed against Provincial, County and Township policy and all applications must be consistent with those policies. The lands are considered to be within a rural settlement area within the PPS and the Official Plan.

Note that while all policies in the PPS and Official Plans were reviewed only the most relevant, being the consent policy, is discussed below.

Section 1.1.3 addresses policies toward settlement area, both urban and rural. The first policy indicates that *Settlement areas* shall be the focus of growth and development. This policy clearly directs growth of this nature away from the rural areas toward settlement areas such as Dromore.

The PPS also encourages growth that is appropriate for the servicing level and that is adjacent to existing development. The proposal would meet this test as it is adjacent to and directly across from existing strip development that is within the settlement area. The lot sizes proposed are also similar to other lot sizes within the settlement area that are able to be serviced by a private well and septic system.

The proposed consents conforms to the Provincial Policy Statements.

The County of Grey has already commented on conformity with the County official Plan and provide the lots can be adequately serviced and positive comments are received from the SVCA regarding the mapped stream, they have no further comments.

The Township Official Plan designates the subject lands as Village Community within the Township Official Plan. The Township anticipates limited growth in these areas during the life of the Official Plan.

The proposed residential lot are a permitted use. Section 5.3.2 requires that the maximum density within the settlement area shall be 1 units per acre.

The entire settlement area of Dromore is 51 acres. Currently there are 27 lots within the settlement area. This allows room for up to 24 more units throughout the settlement area. Based on this, the addition of one additional unit will meet the maximum density provision of 1 unit per acre within the settlement area.

The proposal is consistent with the Township Official Plan

Zoning

The subject lands are currently zoned Residential type 5 (R5). The both the lands to be severed and the lands to be retained will need to be rezoned with an exception zone to account for the reduced lot area proposed. The current minimum lot size is 2000m² however the proposed lot sizes will be 1618m². All other provisions of the bylaw would continue to apply. A zoning by-law amendment will be required as a condition of approval to meet the new minimum lot sizes .

The Township has no issues with the requested zoning amendment to implement the consent. The lots sizes meet the intent of the zoning by-law in that they are similar to other lots in the area and can be adequately serviced on private services.

Financial Implications:

There are no financial implications to this proposal.

Concluding Comments:

Based on the above, comments received it is recommended that the consents be approved with conditions provided no negative comments are received at the hearing.

Respectfully Submitted,

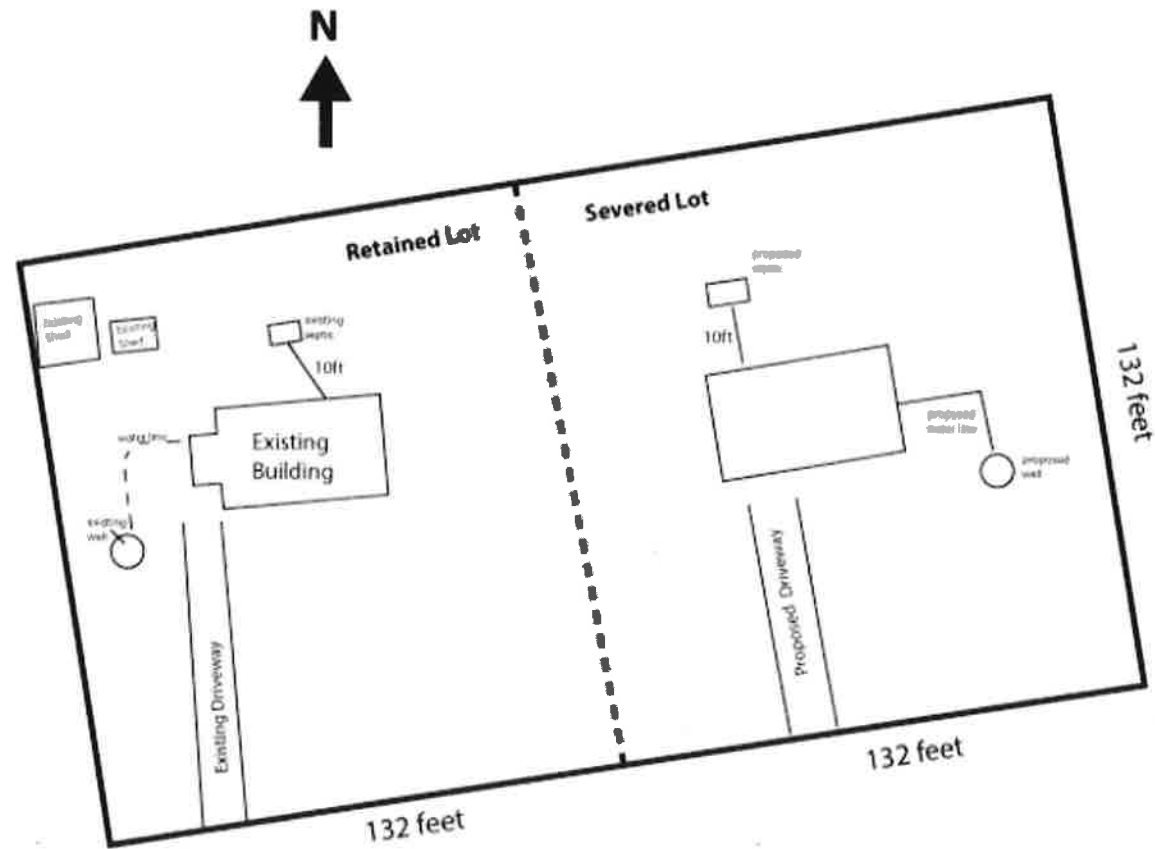
Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



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

Attachments:

1. Consent Sketch showing proposed lot.





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: B12-21
Pre-Consult Date: _____
Date received: Sept 16 2021
Date accepted: _____
Accepted by: _____
Roll # 42 07 090 005 08700
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	\$1,328.00 due with submitted application <u>\$1355</u>
	\$ 261.00 due on completion (if approved) <u>\$267</u>
Public Notice Sign Fee	\$ 108.00 <u>\$111</u>
Parkland Dedication Fee	\$ 532.00 (all new residential lots) <u>\$543</u>
Deed Stamping	\$ 320.00 due before finalization of approved consent <u>\$327</u>
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. \$1706

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: Ian S Martin

Mailing address: 226240 Southgate Road 22 , Dundalk , Ont N0C 1B0

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

Email Address: [REDACTED]

2. Name of applicant (if different than above): [REDACTED]

Mailing address: [REDACTED]

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) [REDACTED]

3. Name of agent: Israel Bowman

Mailing address: 2893 Moser Young Road RR # 1 St Clements, Ont N0B 2M0

Phone#: [REDACTED] Email: [REDACTED]

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 Proton

Road Name Southgate SRD 71 Civic Address (911) No. 712457

Lot No. 216,217,218,219 Plan/Concession Range 4 WTSR

Part [REDACTED] Reference Plan No. [REDACTED]

7. Description of Subject Land:

a) Existing use of the subject land:

☒ Agricultural ☐ Rural ☐ Commercial/Industrial ☒ Residential

☐ Other(explain) [REDACTED]

b) Existing buildings House, Barn, Shed

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

☐ Easement ☐ Restrictive Covenants ☐ Right of Way

Describe: [REDACTED]

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>400</u> metres	Frontage <u>400</u> metres
Depth <u>1000</u> metres	Depth <u>1000</u> metres
Area <u>40</u> hectares	Area <u>40</u> hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance Split the 80 hectare farm into 2 parcels (approx 40 hectares each)

- 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: Family member

Address: Same as above

10. Proposed use of land to be severed

Existing buildings None

Proposed buildings No buildings are planned yet , but farm buildings proposed in the future.

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input checked="" 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 House, Barn, Shed

Proposed buildings _____

<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:

	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"/> (71)	<input checked="" type="checkbox"/> (71)
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 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 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 type="checkbox"/>	Agriculture	<input type="checkbox"/>	Space Extensive Industrial/Commercial
<input checked="" 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? 1

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 # _____ Submitted _____ Approved _____

File # _____ Submitted _____ Approved _____

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), Ian S Martin 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.

<u>[Redacted Signature]</u>	<u>Sept 16/2021</u>
<i>Signature of Owner</i>	<i>date</i>
<u> </u>	<u> </u>
<i>Signature of Owner</i>	<i>date</i>

19. Owner authorization for agent

I/we Ian S Martin
 authorize Israel Bowman

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

<u>[Redacted Signature]</u>	<u>[Redacted Signature]</u>
<i>Signature of Owner</i>	<i>Signature of Witness</i>

Dated at the Township of Southgate,
 this 16 day of SEPT, 20 21.

20. Owners authorization for access

I/we Ian S 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.

<u>[Redacted Signature]</u>	<u>Sept 16/21</u>
<i>Signature of Owner</i>	<i>date</i>
<u> </u>	<u> </u>
<i>Signature of Owner</i>	<i>date</i>

21. Affidavit or sworn declaration

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

I/ (We) Israel Bowman

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 16 day of September, 2021

[Redacted Signature]

Signature of Owner or Authorized Agent

Sept 16 2021

Date

Signature of Owner

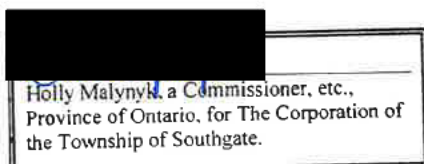
Date

[Redacted Signature]

Signature of Commissioner

Sept 16 2021

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 checked="" type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input 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: 224 head sow- farrow to wean operation

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

If yes, answer the questions below:

a) Indicate the condition of the barn: New in 2019

b) Size of Barn: (65' x 144') or 869.5 sq/m

c) Present Use of Barn: Sow Barn

d) Livestock Capacity of Barn: 224 head sow -farrow to wean

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? 2013

☐ No – When did you stop farming? _____

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

4. How long have you owned the farm? 2013

5. Area of total farm holdings: 80 hectares

6. Number of tillable hectares: 48

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

If yes, indicate locations: Lot: 35 Concession: 14

Former Township: Proton

Total Hectares: 40

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

If yes, indicate locations: Lot: 34 Concession: 15

Former Township: Proton

Total Hectares: (Rent approx 7 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?

Horses

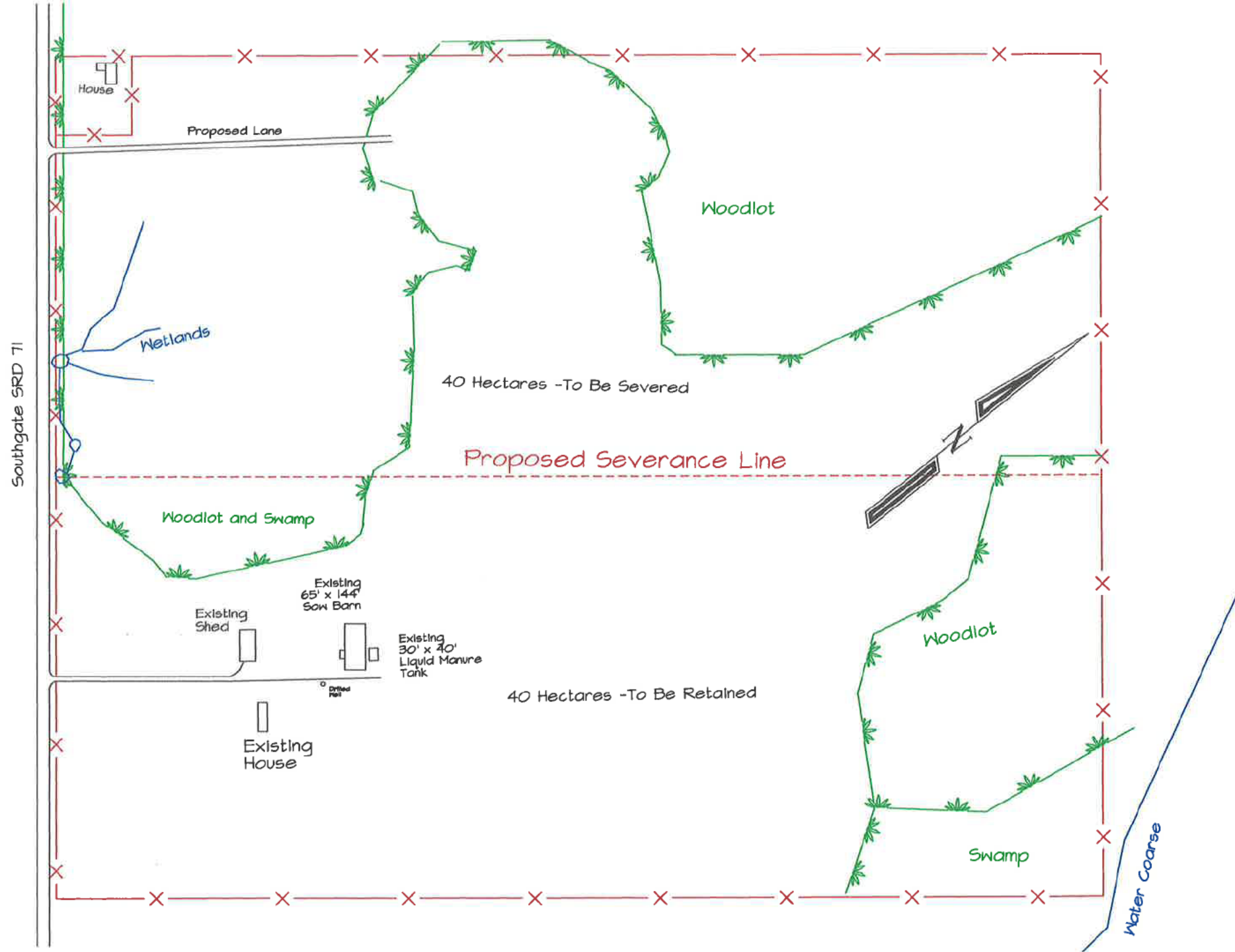
c) Indicate the number of tillable hectares on other property: 36

d) Indicate the size of the barn(s): 426 sq/m

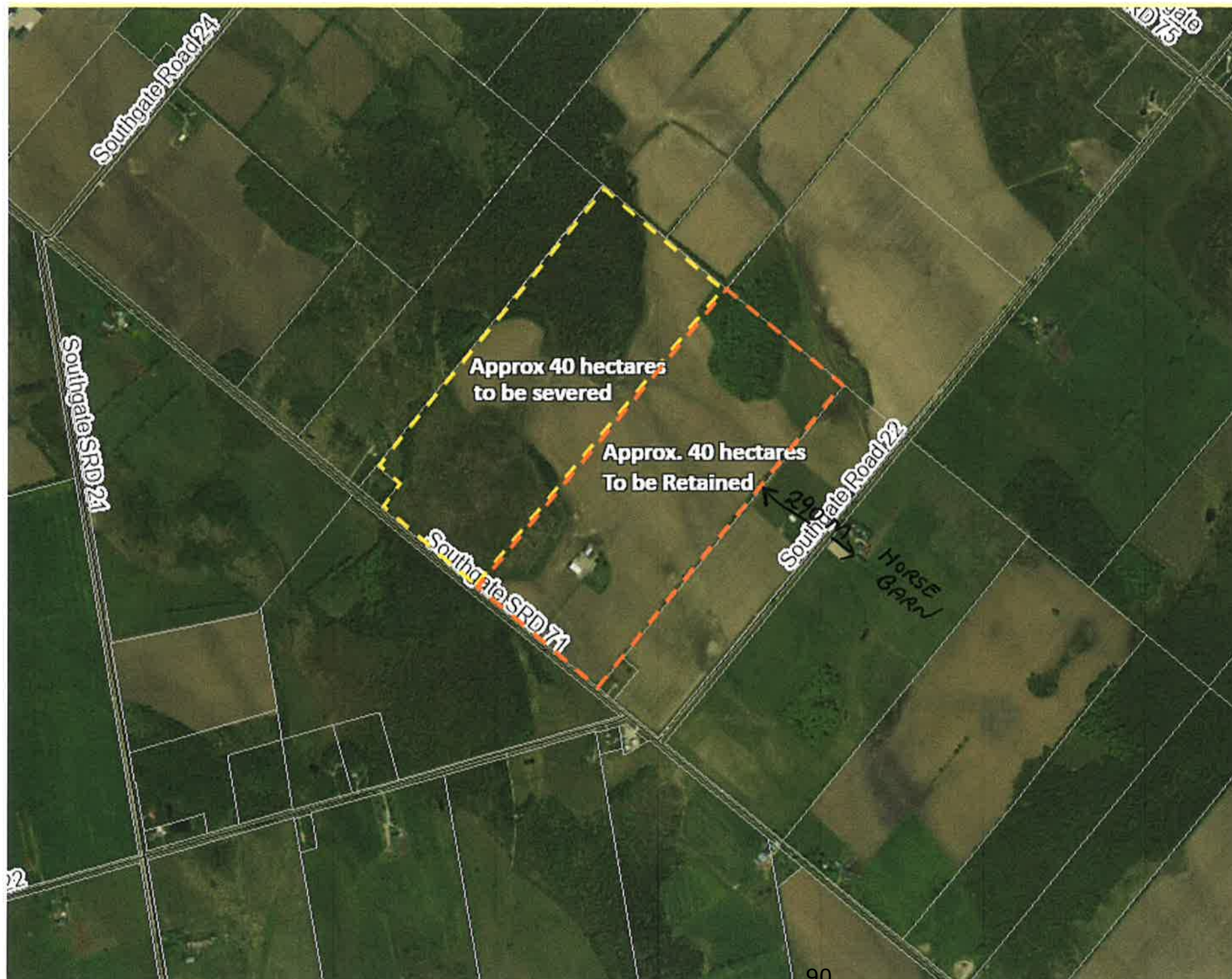
e) Capacity of barn in terms of livestock: OMAFRA max. housing capacity would be 18 horses

f) Manure Storage facilities on other property (see storage types listed in question above):
none

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









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 **November 24, 2021 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 Milne 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. B12-21

OWNERS: Ian and Perseda Martin.

SUBJECT LAND: Con 4, SWTSR Lot 216 to 216, Geographic Township of Proton. The lands are further described as 712457 Southgate Sideroad 71.

The Purpose is to sever the large 80 ha farm parcel into two 40ha farms. The severed and retained lots will have 400m of frontage on Southgate Sideroad 71 and an area of approximately 40ha.

The Effect would be to create two farm parcels of approximately 40 ha in size each with 400m of frontage on Southgate Sideroad 71.

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.

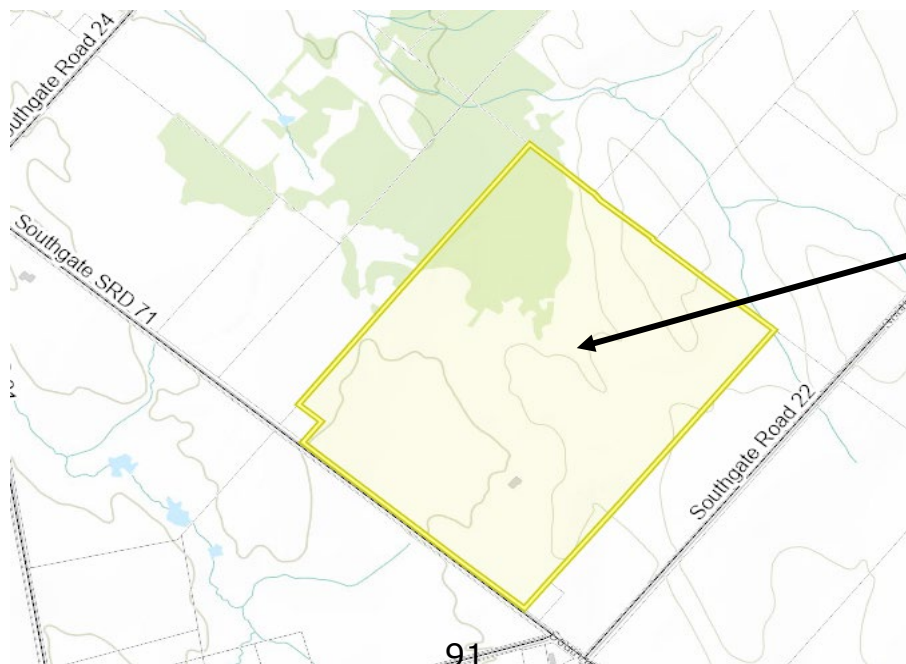
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Ontario Land Tribunal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

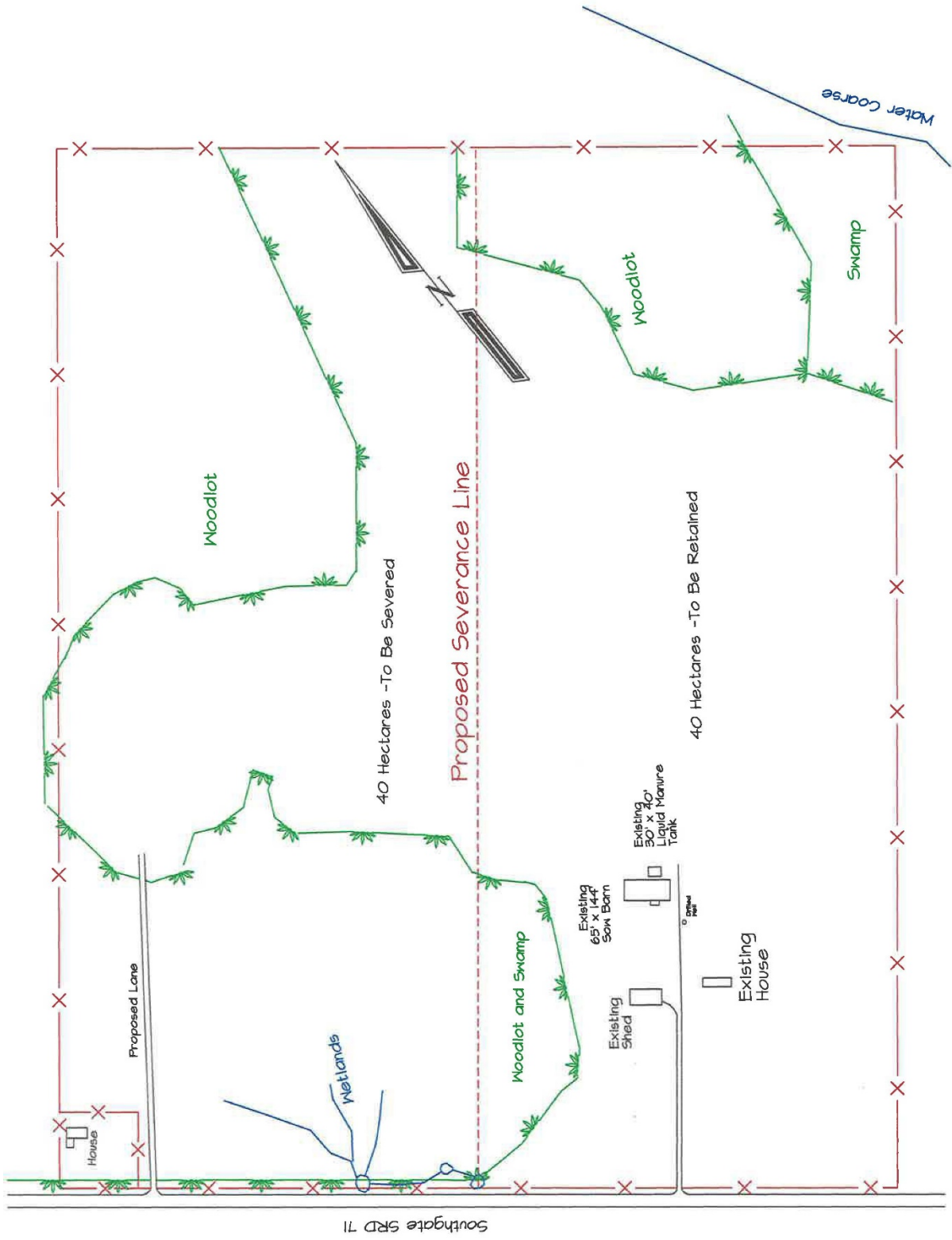
Additional information regarding this application is available at
<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B12-21-Ian-and-Perseda-Martin> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235 or email at planning@southgate.ca.

When requesting information please quote File No. **B12-21**

ELISHA MILNE, 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



**Subject
Land**



From: [Hall, Charleyne](#)
To: [Elisha Milne](#)
Subject: Bell Canada Circulation Responses
Date: November 9, 2021 1:39:32 PM

Good afternoon Elisha,

Bell Canada has no concerns with the following Applications for Consent:

519-21-650	
B7/21	Southgate Sideroad 21, Southgate Road 14
519-21-651	
B11/21	224231 Southgate Road 22
519-21-652	
B12/21	712457 Southgate Sideroad 71

Thank you,

Charleyne
(she/her)



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

November 16, 2021

Lindsey Green, Clerk
Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

RE: Application for Consent / B12.2021 – Ian and Perseda Martin
Legal Description: Con 4, SWTSR Lot 216 to 216,
Geographic Township of Proton
Address: 712457 Southgate Sideroad 71
Roll: 420709000508700

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 is to sever the large 80 ha farm parcel into two 40 ha farms. The severed and retained lots will have 400 m of frontage on Southgate Sideroad 71 and an area of approximately 40 ha. The Effect would be to create two farm parcels of approximately 40 ha in size each with 400 m of frontage on Southgate Sideroad 71.

Schedule A of the County OP designates the subject lands as “Rural,” with large sections of “Hazard Lands.” A significant portion of the subject lands fall within the Saugeen Valley Conservation Authority Screening area.

Section 7.2 of the County’s OP notes that new development shall generally be directed away from ‘Hazard Lands,’ due to constraints such as floodplains, steep slopes, erosion, etc. that pose a significant risk to new development. In this case, the proposed retained lot has an existing residential dwelling and barn, while the proposed severed parcel is vacant. It is noted that approximately 80% of the proposed severed portion falls within the Hazard Lands, including a large area of land adjacent to Southgate SRD 71, where a new driveway access would be required. County Staff are concerned that a viable building envelope may not be available on the proposed severed portion of the lands and/or that safe access to the site may not be feasible.

Section 7.2 (9) of the County’s OP states:

In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:

- a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated;
- b) No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;
- c) Vehicles and people have a way of safely entering and exiting at all times;
- d) The development does not include;
 - i) Institutional uses including hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; or
 - ii) Emergency services such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion; or
 - iii) Involve hazardous substances, and their disposal, manufacture, treatment or storage of.
- e) The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.
- f) There is no feasible location for the development outside of the Hazard Lands land use type.

It should be noted that County GIS mapping does not indicate the existence of wetlands, streams or significant woodlands overlapping with the mapped Hazard Lands on the south-western portion of the property. An EIS has been undertaken on the subject lands as a result of a preliminary conversation with SVCA staff. The circulated EIS concludes by stating:

"Assuming the mitigation measures recommended in this report are implemented, there is no expectation that natural heritage features or functions associated with the study area defined herein would be negatively impacted.

The County would recommend that SVCA provide comments on the prepared EIS to determine if sufficient study has been undertaken to warrant consideration of a long driveway through a Hazard Lands area. It is further recommended that a Floodplain Analysis be undertaken, to determine any technical features that would need to be considered in creating a driveway through this area.

In regards to the Rural land use designation, Section 5.4.3 of the County's OP states:

All consents for new lot development shall be no smaller than 0.8 hectares in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below.

The subject lands are currently 81.7 ha in size. A review of historic lot fabric shows that the current parcel is composed of four 20-hectare original lots. One additional lot has already been severed on the original "Lot 216" portion of the property. Per Table 9, one additional lot would be permitted on Lot 216, and the County therefore has no concerns from a lot density perspective.

Appendix B of the County OP identifies 'significant woodlands', towards the north-west corner of the subject property. Section 7.4(1) states,

No development or site alteration may occur within significant woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

It is recommended that further comments be received from the Conservation Authority regarding the mapped Significant Woodlands.

Section 5.2.3 (1) (7) states that within the Rural land use designation:

Both the severed and retained lots shall comply with Provincial *MDS Formulae*.

County staff recommend that any identified building envelope be able to meet MDS requirements on the severed lot.

Finally, County staff note that comments were received by abutting neighbours of the subject lands. The submitted comments expressed concerns regarding the proposed severance application, particularly in relation to any new development within the wetlands area due to general concern for species habitat, contamination of well water supplies, and any impact to current water flows during storm events. The species habitat component has been explored through the circulated EIS, and it is recommended that comments be received from the Conservation Authority. It is recommended that concerns around potential contamination of well water supplies and/or water flow variation during storm events be explored through a Flood Plain Analysis and be addressed through development mitigation consent conditions.

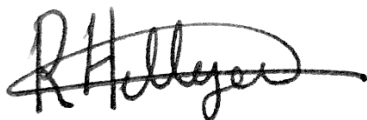
The County would recommend that:

- a decision be deferred until such time that the Conservation Authority is able to provide comments with respect to the Hazard Lands feature on the subject lands and the prepared EIS. The County seeks confirmation on whether access to the property could be achieved without detrimental implications for the surrounding natural heritage features, including a viable building envelope and access route; and
- a Floodplain Analysis be undertaken to ensure that any proposed development throughout the Hazard Lands feature would be resilient to potential flooding
- When identifying a building envelope, it should be further ensured that sufficient opportunity is available for the provision of services for any new use on the lands; and
- MDS be achieved for any identified building envelope.

The County requests notice of any decision rendered with respect to these files.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hillyer' or 'Becky Hillyer', with a stylized flourish at the end.

Becky Hillyer
Planner

Page 4
November 16, 2021

(519) 372-0219 ext. 1233
becky.hillyer@grey.ca

From: [SHETTY Dolly](#) on behalf of [LANDUSEPLANNING](#)
To: [Elisha Milne](#)
Subject: Southgate - Roll 420709000508700 - B12-21
Date: November 4, 2021 2:12:49 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

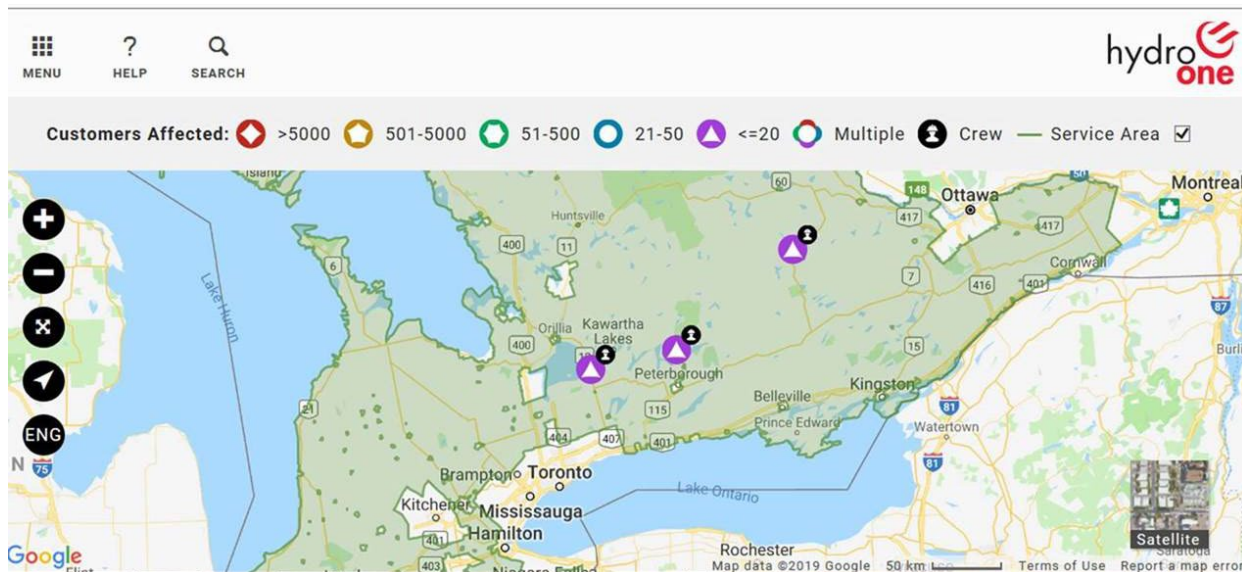
Hello,

We are in receipt of Application B12-21 dated October 26, 2021. We have reviewed the documents concerning the noted Plan 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



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

Thank you,

Best Wishes,

Dolly Shetty
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road (R32)
Markham, ON | L6G 1B7
Email: Dolly.Shetty@HydroOne.com



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From: Elisha Milne <emilne@southgate.ca>
Sent: Tuesday, October 26, 2021 10:58 AM
To: Six Nations of the Grand River <lonnybomber@sixnations.ca>; Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayne_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Derek Malynyk <firechief@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmrcc@bmts.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Jim Ellis <ejellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenogibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@saugeenogibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontuglandisnq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Holly Malynyk <hmalynyk@southgate.ca>
Subject: B12-21 Notice of Public Hearing

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good morning,

Please find the below link for the Notice of Public Hearing for Consent Application B12-21.

<https://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fwwww.southgate.ca%2fen%2fmunicipal%2dservices%2dplanning%2dapplications%2dpublic%2dnotices.aspx%2f3B12%2d21%2dian%2dand%2dPerseda%2dMartin&umid=E3E91F9D-CF42->

[B505-88D2-6251FA435989&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-1d672ee1f29fb3a3954ec66663329e1c2cf1a817](https://www.southgate.ca/ehewgill/southgate.ca?auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-1d672ee1f29fb3a3954ec66663329e1c2cf1a817)

The hearing has been scheduled for **November 24, 2021 @ 9:00 AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **November 17, 2021** for inclusion on the public agenda.

Comments can be received by:

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

Thank you for your attention to this matter.

Elisha Milne
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://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.southgate.ca&umid=E3E91F9D-CF42-B505-88D2-6251FA435989&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-451f755ee1486b516e35933387157fa79c13e195>



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: November 8, 2021

File No.: B12-21

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: 1 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

From: [REDACTED]
To: [Elisha Milne](#)
Cc: [Planning Southgate](#)
Subject: Fw: Proposed Farm Lot Severance
Date: November 1, 2021 1:58:55 PM
Attachments: [B12-21-Notice-of-Hearing.pdf](#)
[B12-21-Application_Redacted.pdf](#)

Hello,

Please see the attached Email that my wife sent to the Saugeen Valley Conservation Authority. It expresses concerns we have about the installation of a laneway, and subsequent removal of trees, possibly contaminating our well.

The SVCA suggested we also contact your office to voice our opinions on this matter.

Thank-you for your consideration.

John & Diane Bilenki.

From: Diane Bilenki [REDACTED]
Sent: October 30, 2021 9:32 AM
To: publicinfo@svca.on.ca <publicinfo@svca.on.ca>
Subject: Proposed Farm Lot Severance

Good morning,

My name is Diane Bilenki and my husband and I reside at 712513 Southgate Sdrd 71 in Dundalk. I am not sure who to direct these questions to and would appreciate it if you could make sure that it forwarded to the appropriate person. Attached is the information related to a severance proposal made for the adjacent farm to us. We just want to be sure that all parties have been made aware and have had the opportunity to weigh in on it. My husband and I have a few concerns related to the proposal from a conservation stand point.

- 1- the proposed lane and its proximity to the wetland area and if this area is protected against any development as it is home to a variety of species
- 2- the potential impact to our well water supply with run off from the field as it is at the back of our property next to the area they will be farming, also the impact to the wetland water with the run off
- 3-the clearing of the trees on the lot for farming and the proximity to the wetland and concern for the resident species
- 4-the impact to the current flow of the water run off during heavy rain and thaw with any adjustments to the terrain

Thank you in advance for your time and I look forward to a reply. I would also appreciate if our personal information is kept confidential.

Diane Bilenki

From: [Ontario Lands](#)
To: [Elisha Milne](#)
Subject: RE: B12-21 Notice of Public Hearing
Date: October 26, 2021 11:22:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Thank you for your correspondence with regard to the proposed Severance. Enbridge Gas Inc, (formerly Union Gas Ltd.), 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 Attachment Centre at 1-866-772-1045.

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

Kelly Buchanan

Land Analyst

—

ENBRIDGE GAS INC.

TEL: 519-436-4673 | FAX: 519-358-4271

50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com

Safety. Integrity. Respect.

From: Elisha Milne <emilne@southgate.ca>

Sent: Tuesday, October 26, 2021 10:58 AM

To: Six Nations of the Grand River <lonnybomberry@sixnations.ca>; 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>; Derek Malynyk <firechief@southgate.ca>; Ontario Lands <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; Historic Saugeen Metis <hsmlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenojibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation

<Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@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: Holly Malynyk <hmalynyk@southgate.ca>

Subject: [External] B12-21 Notice of Public Hearing

CAUTION: EXTERNAL EMAIL

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone. Do not interact with the email unless you are 100% certain it is legitimate. Report any suspicious emails.

Good morning,

Please find the below link for the Notice of Public Hearing for Consent Application B12-21.

https://secure-web.cisco.com/1sDE_gQGcJ6uG62JFmxySAKPJFenTX11MIEJgaKqNbL2Xf7sYFvNxyDUsvOXNdZgEuGJOliMYjK9SITJXUvQHqak-RNERLodvpbUBsgIQ_T4FCssidmO6HIEJ3JM7PmMBHCZjPqxr8jVsMHvPpljNJPY_lbv50irq9IkeUF5jNYpPJ5ChnQ4D-yVaynEly36uUj7rnTC3mAvbSS26dLxArS7cZuRHLvyJ3lv55iNtc8gGFs3tH6HzkitCgLFJDrMe3qmeOZdvb42QFFT5mfkm09KRSzmyzphS8-JaTGA8hh3mop8pGEvk8zU4TBoj8Hhi/https%3A%2F%2Fwww.southgate.ca%2Fen%2Fmunicipal-services%2Fplanning-applications-public-notices.aspx%23B12-21-lan-and-Perseda-Martin

The hearing has been scheduled for **November 24, 2021 @ 9:00 AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **November 17, 2021** for inclusion on the public agenda.

Comments can be received by:

Email: emilne@southgate.ca

Fax: 519-923-9262 Attn: Elisha Milne

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

Thank you for your attention to this matter.

Elisha Milne

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://secure-web.cisco.com/1f5Oh6zTt9g0XhY8BnLwCbLacJBc8eiTOPgKYRNkF4797yNzNdLMmtth4SOMot9HOOpZZ>

[hsYU73Fw6zU0SCaVF0_C-tH-r0s4YueRkK895_apWFATbekNyyICCwl7q_DggkocezeqiuzSh5gG_BNglEtNr6o940IFQGZotMpBIQrPU2whWCDHTiA4CGAI5FtzJO-_yJ43Xj9biNMvSpcNBhmtHLNrxsFqDYxsoQ3FSUmbiRWTvvj2OZa2vYqLC3RU0ID7qOrwUr6Wbl187lc9Mk3s9AR1he4TJfECN0feUnBpxMaE34K4LGgKBdrjPfjCz/http%3A%2F%2Fwww.southgate.ca](https://www.southgate.ca/hsYU73Fw6zU0SCaVF0_C-tH-r0s4YueRkK895_apWFATbekNyyICCwl7q_DggkocezeqiuzSh5gG_BNglEtNr6o940IFQGZotMpBIQrPU2whWCDHTiA4CGAI5FtzJO-_yJ43Xj9biNMvSpcNBhmtHLNrxsFqDYxsoQ3FSUmbiRWTvvj2OZa2vYqLC3RU0ID7qOrwUr6Wbl187lc9Mk3s9AR1he4TJfECN0feUnBpxMaE34K4LGgKBdrjPfjCz/http%3A%2F%2Fwww.southgate.ca)



From: [Michael Oberle](#)
To: [Elisha Milne](#); [Becky Hillyer](#); [Clinton Stredwick](#)
Cc: [Brad Baker](#)
Subject: RE: B12-21 I Martin - SVCA comments?
Date: November 16, 2021 3:22:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[1. EIS_05-003-2021 Southgate SR 71 EIS Final Nov 15 21.pdf](#)

All,

The agent for the landowner contacted SVCA in December 2020 about the severance. SVCA did not provide formal comments, as we were not asked to, but I verbally explained that SVCA would not support the severance proposal with laneway through the hazard lands without:

1. Floodplain data to ensure safe access to the build location, and
2. A favourable EIS that would support installing a laneway through the wetlands.

When Southgate forwarded the notice of application for severance to SVCA, I checked the Southgate website and noticed that there was no EIS or floodplain document. I called the ecologist and the agent for the landowner asking if it was to come, as I didn't want it showing up to me last minute before the SVCA comments were to go to Southgate.

I received the EIS yesterday afternoon, but still have yet to receive the floodplain data, but am told it is to come. I have attached the EIS for your reference. I need to review the documents and then will provide the SVCA comment to Southgate.

The ecologist is copied for his reference.

It is my understanding that the EIS should have been coming from the ecologist/applicant/agent/landowner and be submitted to Southgate.

Hope that helps for now.

Kind regards,

Mike

Michael Oberle

Environmental Planning Technician

Saugeen Conservation

Cell: 519-373-4175

From: Elisha Milne <emilne@southgate.ca>

Sent: November 16, 2021 11:27 AM

To: Becky Hillyer <Becky.Hillyer@grey.ca>; Clinton Stredwick <cstredwick@southgate.ca>

Cc: Michael Oberle <m.oberle@SVCA.ON.CA>

Subject: RE: B12-21 I Martin - SVCA comments?

****[CAUTION]:** This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning Becky,

We have not yet received comments from SVCA on the above noted file. I have included Michael Oberle on this email. We did not receive any SVCA pre-consult documentation with the application we received so I am not sure if one was completed or not.

Elisha Milne

Administrative & Legislative Assistant

Township of Southgate

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

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

emilne@southgate.ca | www.southgate.ca



From: Becky Hillyer <Becky.Hillyer@grey.ca>

Sent: November 16, 2021 11:24 AM

To: Clinton Stredwick <cstredwick@southgate.ca>

Cc: Elisha Milne <emilne@southgate.ca>

Subject: B12-21 I Martin - SVCA comments?

Hi Clint and Elisha,

Hope you are both well.

I'd be curious to know whether SVCA has submitted any comments yet for the B12-21 I Martin Consent application. I'm largely concerned about whether access to the lands could be achieved over the mapped Hazard Lands and wonder if any sort of pre-consultation was done in this regard.

Thanks a lot for any input here!

Cheers,

Becky Hillyer

Planner

Grey County

595 9th Avenue East

Owen Sound, ON N4K 3E3

Phone: +1 519-372-0219 ext. 1233

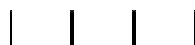
Fax: +1 519-376-7970

Becky.Hillyer@grey.ca

<https://www.grey.ca>

<https://www.visitgrey.ca>

<https://greyroots.com>







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: emilne@southgate.ca

November 18, 2021

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

ATTENTION: Elisha Milne, Administrative & Legislative Coordinator

Dear Ms. Milne,

RE: Consent B12-21 (Ian and Perseda Martin)
712457 Southgate Sideroad 71
Lot 216, Concession 4 SWTSR
Roll No.: 420709000508700
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 Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the application is to sever the large 80 hectare (ha) farm parcel into two 40ha farms. The severed and retained lots will have 400 metres (m) of frontage on Southgate Sideroad 71 and an area of approximately 40ha.

Background

As part of the pre-submission consultation process, the agent for the landowner contacted the SVCA in December 2020 regarding a proposed severance for the property. SVCA did not provide formal comments at that time, as the SVCA was not requested to do so, however SVCA staff (Michael Oberle) verbally explained that SVCA policies would not support the severance proposal with laneway through the hazard lands without:

1. Floodplain data to ensure safe access to the build location, and



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 Shore, Township of Southgate, Municipality of West Grey

2. A favorable Environmental Impact Study (EIS) that would support installing a laneway through the wetlands on the property.

On November 15, 2021, SVCA staff received an Environmental Impact Study (dated November 15, 2021) prepared by Birks Natural Heritage Consultants; and on November 16, 2021, SVCA staff received a Flood Assessment (dated November 8, 2021) prepared by Jones Consulting Group Ltd. Planners and Engineers.

Recommendation

The proposed consent application is generally acceptable to SVCA staff, provided: the recommendations and mitigation measures found in the Environmental Impact Study (dated November 15, 2021) prepared by Birks Natural Heritage Consultants; and the Flood Assessment (dated November 8, 2021) prepared by Jones Consulting Group Limited, Planners and Engineers, are followed.

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 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:

SVCA Hazardous Lands mapping shows large areas of the property to be low in elevation associated with wetlands and/or floodplain of a watercourse. 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 Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincide with the Hazardous Lands as plotted by SVCA staff 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. Furthermore, Section 3.1.2 c) of the PPS, 2020 states, in general, that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. Proposed development for the parcel to be severed will directly affect and be located within the hazardous lands found on the property. However, it is the opinion of SVCA staff that Environmental Impact Study (dated November 15, 2021) prepared by Birks Natural Heritage Consultants; and the Flood Assessment (dated November 8, 2021) prepared by Jones Consulting Group Limited, addresses Section 3.1.1 and 3.1.2 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. Proposed development for the parcel to be severed will directly affect and be located within the hazardous lands found on the property. However, it

is the opinion of SVCA staff that Environmental Impact Study (dated November 15, 2021) prepared by Birks Natural Heritage Consultants; and the Flood Assessment (dated November 8, 2021) prepared by Jones Consulting Group Limited, addresses the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

SVCA staff's desktop review of the proposal indicated the following natural heritage features affecting the property including significant woodlands, wetlands, fish habitat and its adjacent lands, and 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, significant wetlands, 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

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.

Wetlands

Section 2.8.6 (6) and (7) of the Grey OP states in part that no development or site alteration may occur within other identified wetlands or their adjacent lands unless it has been demonstrated through an EIS, that there will be no negative impacts on the natural features or their ecological functions.

Fish Habitat and its Adjacent Lands

Section 7.9 of the Grey County OP state 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 the feature 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.

Endangered Species and Threatened Species

The SVCA's role is to identify habitat through a screening process in consideration of the PPS, 2020 and local policies, however, it is the responsibility of the applicant/owner to ensure the endangered species and threatened species policy referred to in the PPS and the local OPS have been appropriately addressed.

Environmental Impact Study

As mentioned above, a natural heritage Environmental Impact Study (EIS), dated November 15, 2021, was prepared by Birks Natural Heritage Consultants to address natural heritage policy. SVCA staff find the EIS to be generally acceptable. Furthermore, provided the recommendations and mitigation measures found in the Environmental Impact Study, dated November 15, 2021, prepared by Birks Natural Heritage Consultants are followed, it is the opinion of SVCA staff that Section 2.1 of the PPS, 2020 and the natural heritage policies of the Grey County OP, and Southgate OP have generally been addressed.

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.

Large portions of the property associated with the low areas and wetlands, 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 (permit) 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, and interference with a watercourse and/or wetlands, proposed within the SVCA Approximate Screening Area on the property will require permission (SVCA Permit) prior to those works commencing.

Installation of a laneway will require a permit from the SVCA. The applicant/owner should contact SVCA staff (Michael Oberle: m.oberle@svca.on.ca) at their convenience to continue with the permit review process. A SVCA permit can be issued for the proposed work, but will be subject to permit conditions, specifically that the recommendations and mitigation measures found in the Environmental Impact Study (dated November 15, 2021) prepared by Birks Natural Heritage Consultants; and the Flood Assessment (dated November 8, 2021) prepared by Jones Consulting Group Limited, Planners and Engineers are followed, including but not limited to, work (tree clearing/site alteration/filling) being completed within certain timing windows, installation of culverts

along the length of the proposed driveway to ensure water balance of the wetland, a 30 metre setback from the wetland/woodland feature for any proposed future development/site alteration

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 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.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated.

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: Ian and Perseda Martin, owners (via email: imartin6533@gmail.com)
Israel Bowman, agent (via email)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



Staff Report PL2021-101

Title of Report: PL2021-101-B12-21-Ian Martin
Department: Clerks
Branch: Planning Services
Committee Date: November 24, 2021

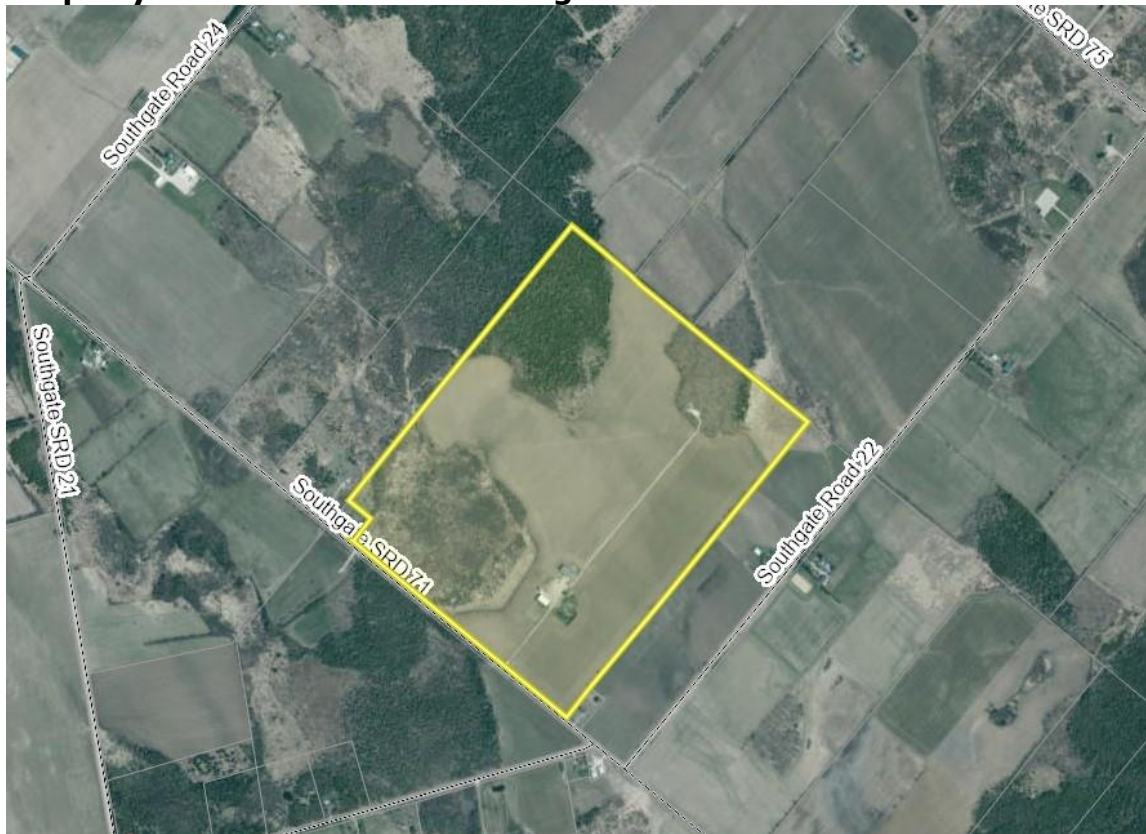
Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-101 for information; and

That the severance be approved with the following conditions:

- 1. That** a survey is provided
- 2. That** a development agreement is entered into to ensure the implementation of the conservation authority, EIS and Flood assessment recommendations are implemented.
- 3. That** all outstanding fees, charges, and taxes are paid.

Property Location: 712457 Southgate Side Road 71



SUBJECT LAND: Con 4, SWTSR Lot 216 to 216, Geographic Township of Proton. The lands are further described as 712457 Southgate Sideroad 71.

The Proposal:

The proposal is to sever the large 80 ha farm parcel into two 40ha farms. The severed and retained lots will have 400m of frontage on Southgate Sideroad 71 and an area of approximately 40ha.

The Effect would be to create two farm parcels of approximately 40 ha in size each with 400m of frontage on Southgate Sideroad 71.

Background:

The consent file B12-21 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B12-21-Ian-and-Perseda-Martin>

The comments received to date on the consent application B7-21 are as follows:

Bell Canada has no concerns

Enbridge has 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 relocate the line according to the new property boundaries at the owner's expense.

Public Works Department indicates that a 3m road widening is required and entrance permits for development will be required.

SVCA indicate that the proposed consent application is generally acceptable to SVCA staff, provided: the recommendations and mitigation measures found in the Environmental Impact Study (dated November 15, 2021) prepared by Birks Natural Heritage Consultants; and the Flood Assessment (dated November 8, 2021) prepared by Jones Consulting Group Limited, Planners and Engineers, are followed.

Hydro one has no concerns

The County would recommend that:

- a decision be deferred until such time that the Conservation Authority is able to provide comments with respect to the Hazard Lands feature on the subject lands and the prepared EIS. The County seeks confirmation on whether access to the property could be achieved without detrimental implications for the surrounding natural heritage features, including a viable building envelope and access route; and
- a Floodplain Analysis be undertaken to ensure that any proposed development throughout the Hazard Lands feature would be resilient to potential flooding
- When identifying a building envelope, it should be further ensured that sufficient opportunity is available for the provision of services for any new use on the lands; and
- MDS be achieved for any identified building envelope.

Comments have been received from members of the public.

John and Diane Bilenki- have a few concerns related to the proposal from a conservation stand point.

1- the proposed lane and its proximity to the wetland area and if this area is protected against any development as it is home to a variety of species.

2- the potential impact to our well water supply with run off from the field as it is at the back of our property next to the area they will be farming, also the impact to the wetland water with the run off.

3-the clearing of the trees on the lot for farming and the proximity to the wetland and concern for the resident species.

4-the impact to the current flow of the water run off during heavy rain and thaw with any adjustments to the terrain.

Staff Comments:

Staff agree that these concerns need to be addressed. An EIS and Flood Assessment have been prepared and submitted to the Township and SVCA for review. Comments received from the SVCA indicate that they are generally supportive of the proposal provided the recommendations of the reports are implemented. In order to ensure that these recommendations are implemented it is recommended that as a condition of consent a development agreement be entered into. With respect to the impacts on the neighbouring well the addition of a lane way is not expected to have any impact on the well. The clearing of the farm land has already occurred as farming is a permitted use on the subject lands. The active farm land is approximately 250m from the boundary of the Bilenki lot line.

Policy Review:

All applications must be reviewed against Provincial, County and Township policy and all applications must be consistent with those policies. The lands are considered Rural land within the PPS and the Official Plan. There is a portion of the lands that is designated Hazard lands.

Note that while all policies in the PPS and Official Plans were reviewed only the most relevant, being the consent policy, is discussed below.

The Provincial Policy Statement allows for consents on rural lands for a variety of reasons including agricultural uses. Creating farm sized parcels of 100 acres in size, where both the severed and retained lots are adequately sized is permitted within the Provincial Policy Statements.

The lands are designated as Rural, but also hazard lands in the Township and County of Grey Official Plans. County comments indicate that the proposed consent is in conformity with the County of Grey Official Plan provided a suitable building envelope can be found outside of the MDS arc and that a suitable entrance can be found. The issues of significant woodland and flood plain assessment have been

addressed by the applicant and SVCA. All of the recommendations should be implemented via a development agreement as a condition of severance.

The Township of Southgate Official Plan permits the creation of farm sized parcels provided the severed and retained parcels are 50 acres in size.

Both the severed and retained lot will generally be 40ha in size which complies with the policy.

The MDS information has been reviewed and it is not a concern in this situation as there is a building envelope that is greater than 1ha outside of any MDS ARC from neighbouring properties.

The proposed consent conforms to the County and Township Official Plans

Zoning

The subject lands are currently zoned Agricultural (A1) and Environmental Protection (EP). The lands to be added to are zoned as Agricultural (A1), Environmental Protection (EP).

With the severance of both lots back into the original lot fabric, the lots will meet the zone standards for the A1 zone and will not require a zoning amendment to address any deficiencies.

Financial Implications:

There are no financial implications to this proposal.

Concluding Comments:

Based on the above, comments received it is recommended that the consent be approved with conditions.

Respectfully Submitted,

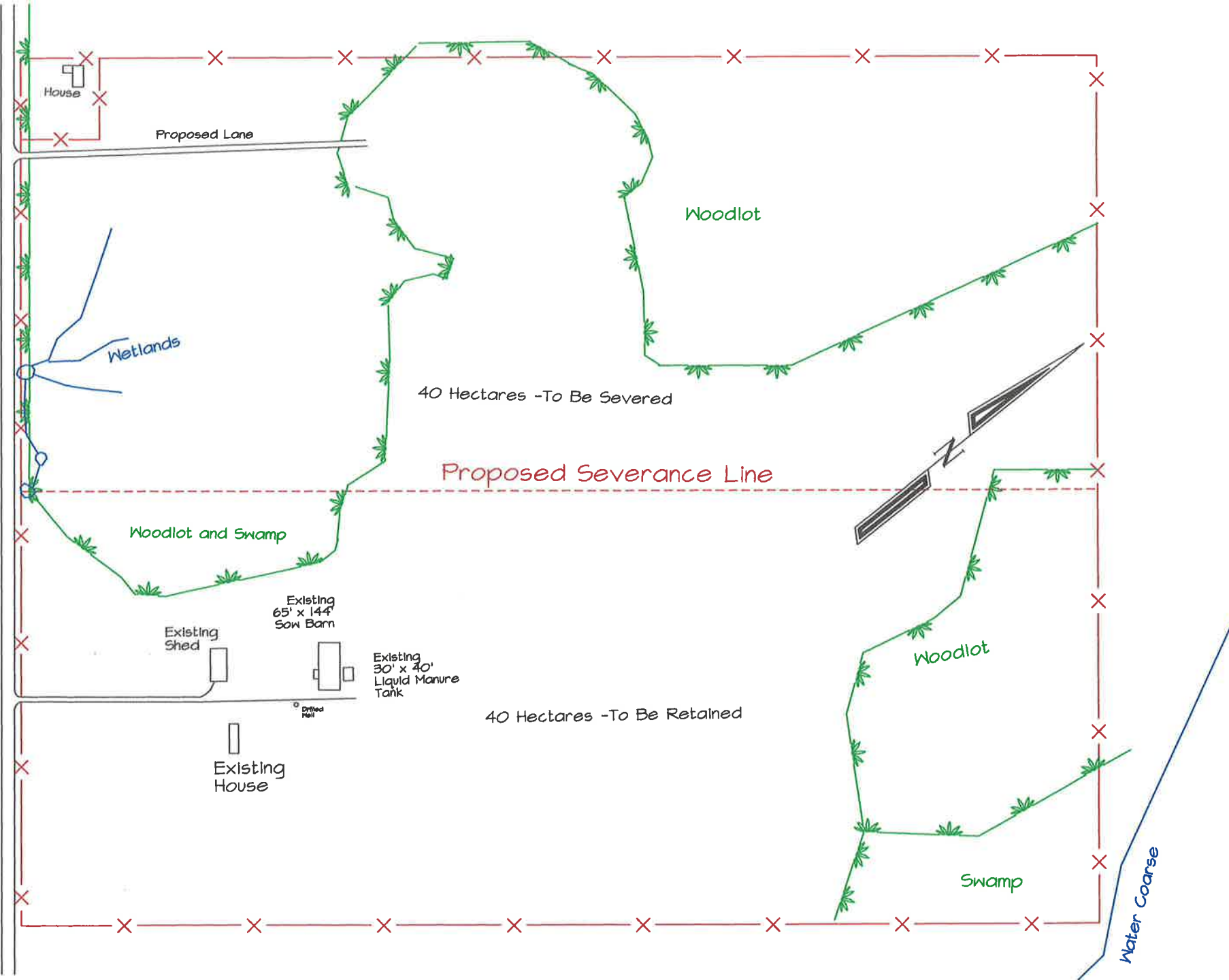
Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



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

Attachments:

1. Consent Sketch showing proposed lots.





**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 \$1064 (\$956 application plus \$108 sign fee and if required, \$180 SVCA fee) in cash or by cheque made payable to the Corporation of the Township of Southgate.

For office use only:

File No. A- 8-21
Pre-Consult _____ Date: _____
Date received: October 4, 2021
Accepted by: _____
Roll #42 07 060 006 07410
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	\$ 956.00 due with submitted application
Public Notice Sign Fee	\$ 108.00
Conservation Authority Fees	
Saugeen Valley CA	\$180.00
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.

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. Make this payment out to the Saugeen Valley Conservation Authority.

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

**PAID
October 4, 2021**

1. Name of Owner Applicant (circle one) * GERALD & BRENDA MARTIN
Address 284104 SOUTHCATE RD 08
Postal Code N06 2L0 Telephone Number [REDACTED]

* See Note 1

2. Name of Agent* BRIAN PADFIELD
Address P.O. Box 790 MOUNT FOREST ON
Postal Code N06 2L0 Telephone Number [REDACTED]

** See Note 2

3. Nature and extent of relief applied for: REDUCTION OF SIDEYARD
SETBACK FROM 15m TO 9m

4. Why is it not possible to comply with the provisions of the by-law? INADEQUATE SPACE
IN SIDEYARD TO ACCOMMODATE PROPOSED HOUSE
ADDITION

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

PT. LOT 13 CON 7 EGBEMONT, PT 1 ITR 3410
SOUTHCATE - OPTION SOUTHCATE RD 08

6. Dimensions of land affected in metric units:

Frontage: 210.3 Area: 2.25 HA
Depth: 106.8 Width of Street: 9.75m

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: Residence + attached garage – 1 storey 112 sq. m. ground area, 224 sq. m. gross plus 1 car garage.

Proposed: Existing garage area to be converted for residential expansion at rear, stairs to basement at front. 2-car garage to be attached to W/S of house with rear section for rec room. Lower level to be built under current garage and new garage for 134 sq. m. living space.

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

Existing: 27.4m from travelled road, 22.3m from front lot line, 15.3m from west lot line, 75m from rear lot line, 174.6m from east lot line.

Proposed: No change to distance from east lot line, 21m from front lot line, 73.5m from rear lot line, 9.14m from west lot line.

9. Date of acquisition of subject land: NOV 28 2003

10. Date of construction of all buildings and structures on subject land:
1979

11. Existing uses of the subject property:

RESIDENTIAL

12. Existing uses of the abutting properties:

North: RES East: RES + AG

South: RES + AG West: RES + AG

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

41 YEARS

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 SEPTIC SYSTEM

☐ 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: AG + HAZARD

18. Present Zoning By-law provisions applying to the land: A1 + E.P.

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

Yes ☐ No ☐ UNKNOWN

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

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

Yes ☐ No ☒

Sketch Instructions:

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

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, 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 GERALD + BRENDA MARTIN
(print name or names)

authorize BRIAN PADFIELD
(print name of agent)

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

[Signature] Sept 17 2021
(Signature of Owner) (date)

[Signature] Sept 17 2021
(Signature of Owner) (date)

✓ 22. Owners authorization for access:

I/we GERALD + BRENDA MARTIN
(print name or names)

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

[Signature] Sept 17 2021
(Signature of Owner) (date)

[Signature] Sept 17 2021
(Signature of Owner) (date)

23. Affidavit or sworn declaration :

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

I/ (We) GERARD + BRENDA MARTIN
Name of Owner(s) or Authorized Agent or Applicant

of the TOWNSHIP of SOUTHEAST in the COUNTY of GREY
city/town/municipality county/region

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

Declared before me at the:

TOWNSHIP of WELLINGTON
NORTH in the COUNTY of WELLINGTON
city/town/municipality county/region

This 17TH day of SEPTEMBER, 2021

[Redacted Signature]
Signatures of Owner

Sept 17 2021
Date

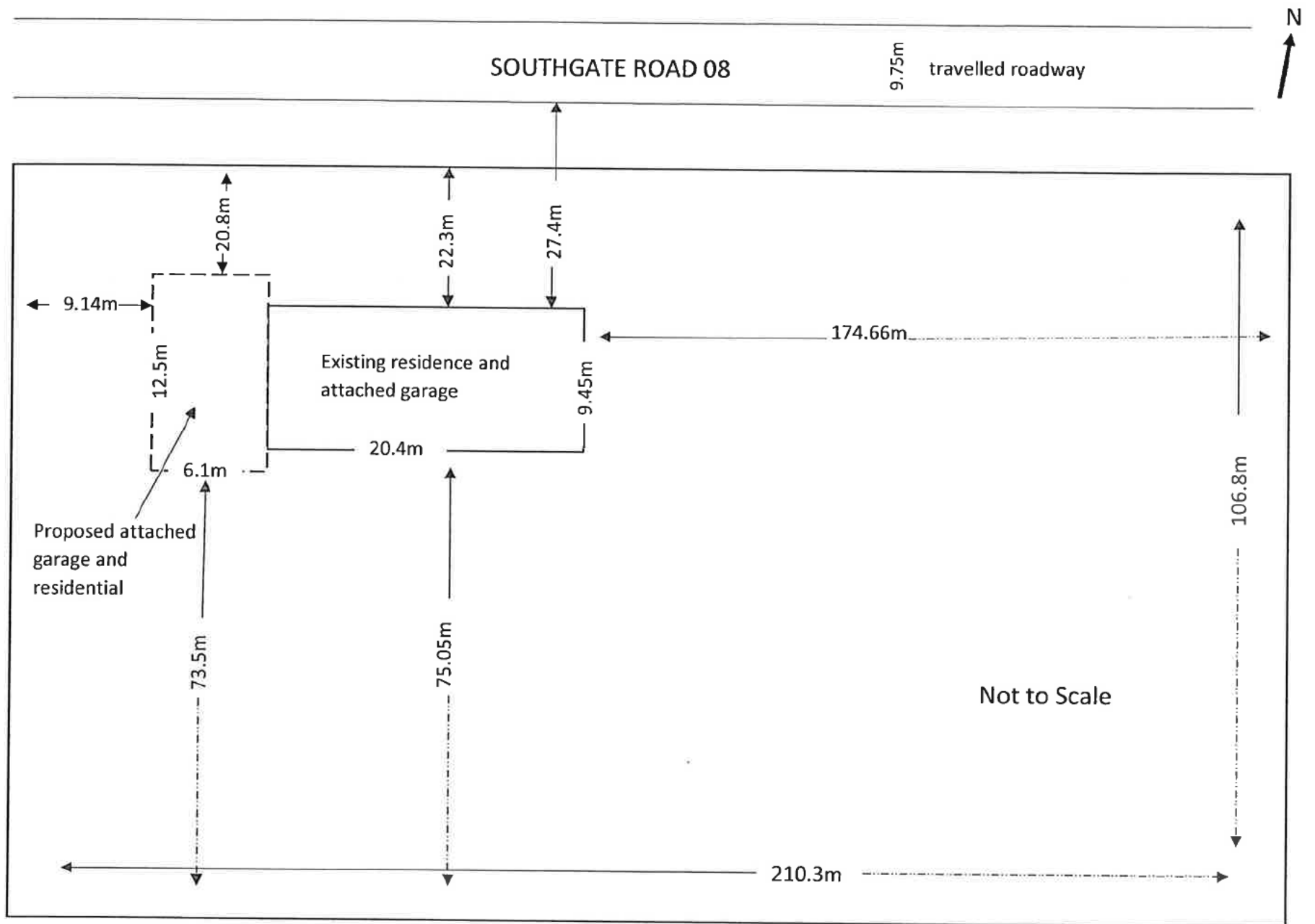
[Redacted Signature]
Signatures of Owner

Sept 17 2021
Date

[Redacted Signature]
Signature of Commissioner

Sept. 17/2021
Date

JUSTICE OF THE PEACE
PROVINCE OF ONTARIO





GERALD & BRENDA MARTIN

HOUSE & GARAGE ADDITION



DRAWING SCHEDULE	
INDEX OF DRAWINGS	PAGE #
COVER PG. & SITE	
COVER PAGE	A1.1
PLAN PAGES	
FOUNDATION PLAN	A2.1
MAIN FLOOR PLAN	A2.2
ELEVATIONS	
N&W ELEVATIONS	A3.1
S&E ELEVATIONS	A3.2
SECTION & DETAIL	
SECTIONS	A4.1

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44611 Conch Road, #12 Office, Ontario
M9C 1Y9 Phone: 1-877-346-4630

DESIGNER INFORMATION:
I reserve and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.
Peter Eyck BCIN 103600

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. BEFORE ANY CONSTRUCTION BEGINS, THE CONTRACTOR MUST NOTIFY THE CLIENT IN WRITING.

REVISION SCHEDULE	
NO.	DESCRIPTION
DATE	REVISION FOR CLIENT REVIEW

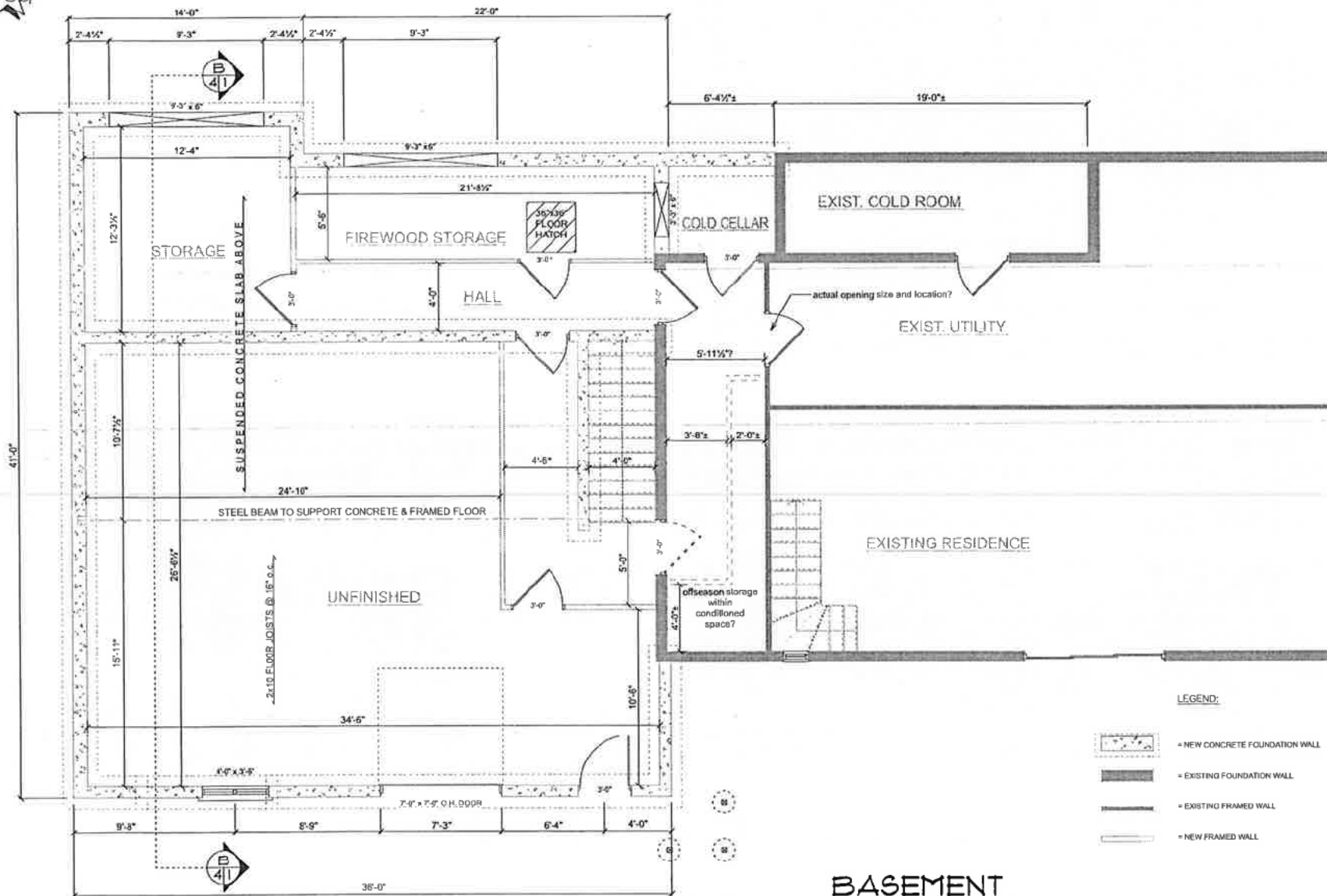
ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

COVER PAGE	
DATE	As Noted
DATE	July 9, 2020
DESIGNED BY	M. FREY
CHECKED BY	
DATE	2020

A1.1



BASEMENT

SCALE: 3/16" = 1'-0"

LEGEND:

- = NEW CONCRETE FOUNDATION WALL
- = EXISTING FOUNDATION WALL
- = EXISTING FRAMED WALL
- = NEW FRAMED WALL

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4442 Dufferin Road, RR 2 Guelph, Ontario
N0C 1X0 Phone: 1-877-366-4639

DESIGNER INFORMATION:

I review and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.

Project Name: BGM 10000



REVISION SCHEDULE

DATE	REVISION
2020	ISSUED FOR CLIENT REVIEW

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION

GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION

084104 CONC. 8
MOUNT FOREST, ON

FOUNDATION PLAN

DATE	3/16" = 1'-0"
DATE	July 8, 2020
PROJECT	B. REEV
PROJECT	2020

A2.1



CROSS SECTION B

SCALE: 1/4" = 1'-0"

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44411 Cough Road, RR 2, Guelph, Ontario
N0G 1X0 Phone: 1-877-346-4630

DESIGNER INFORMATION
I endorse and take responsibility for the design shown on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate division.

Project Dwg# BCIN 101800

THESE DRAWINGS SHALL BE USED IN CONFORMANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION.

REVISION SCHEDULE	
DATE	REVISION
AUG 8, 2020	ISSUED FOR PERMIT REVIEW

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA MARTIN

1438 SQ. FT.

HOUSE ADDITION

084104 CONC. 8
MOUNT FOREST, ON

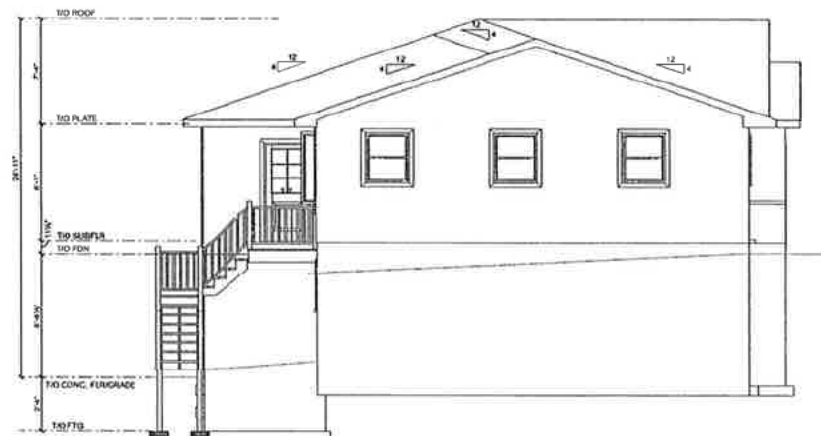
SECTIONS

Scale	1/4" = 1'-0"
Date	July 8, 2020
Drawn by	ML PREY
Project #	2252

A4.1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

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4443 Creech Road, #9-2, Clarks, Ontario
M6G 1Y5 Phone: 1-877-336-4433

DESIGNER INFORMATION:
I review and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.
Project Dwyer BCIN 102860

REVISION SCHEDULE	
NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	
4	
5	
6	
7	
8	
9	
10	

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA MARTIN

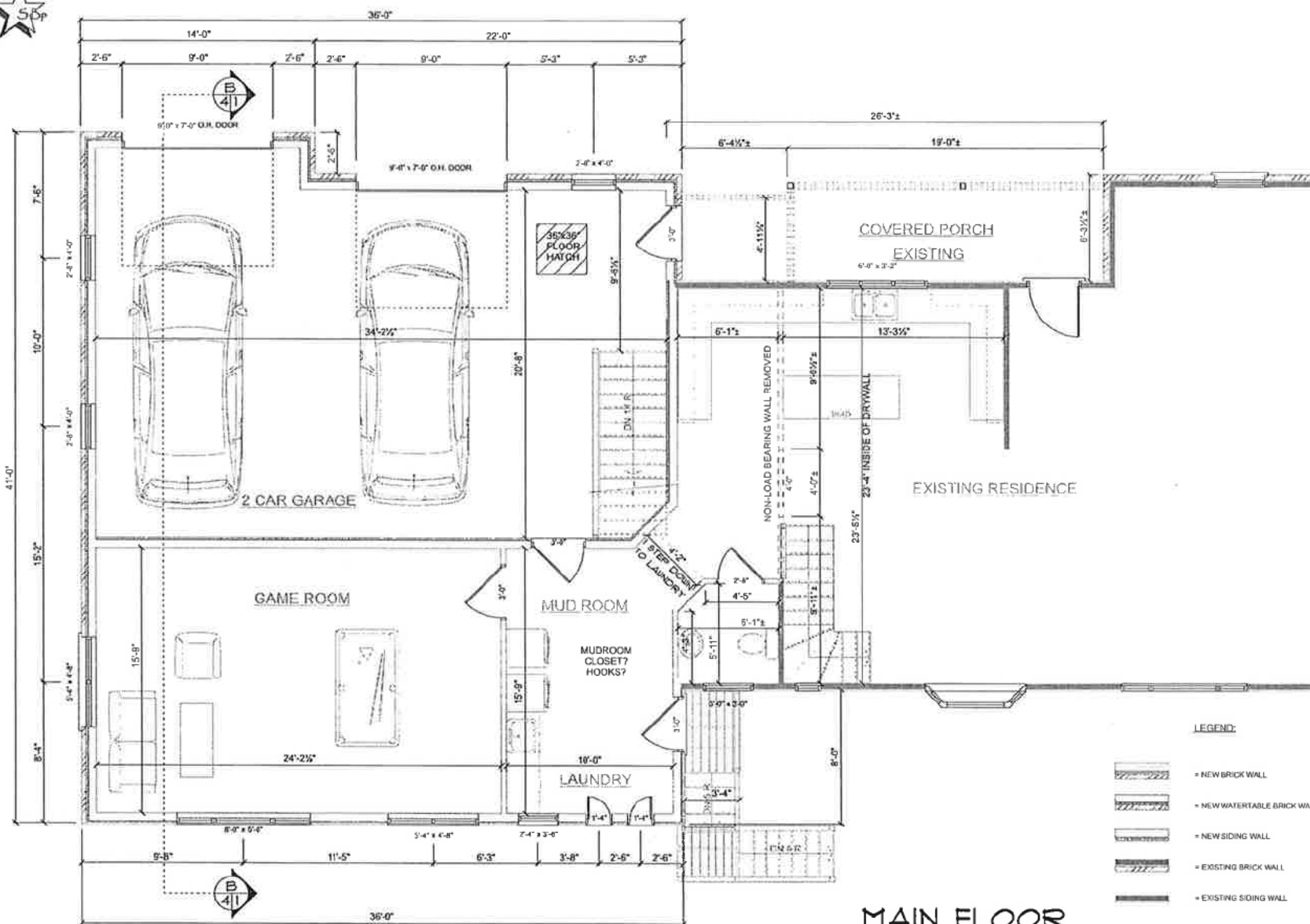
1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

S&E ELEVATIONS

DATE	1/8" = 1'-0"	SCALE
DATE	July 9, 2020	
PROJECT	M. FFEV	
PROJECT	2237	

A3.2

50



MAIN FLOOR

SCALE: 3/16" = 1'-0"

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4403 Gough Road, #8 2 Guelph, Ontario
N6G 1X0 Phone: 1-877-355-4030

DESIGNER INFORMATION:
I review and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.
Print Date: 8/24/2020

REVISION SCHEDULE			
NO.	DATE	REVISION	ISSUED FOR CLIENT REVIEW

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

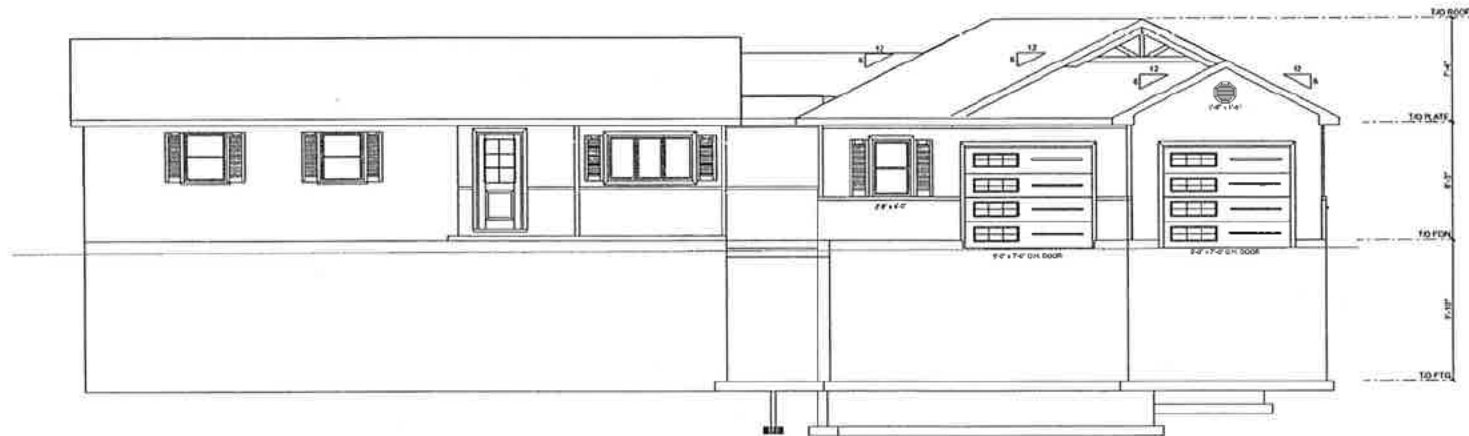
GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

MAIN FLOOR PLAN

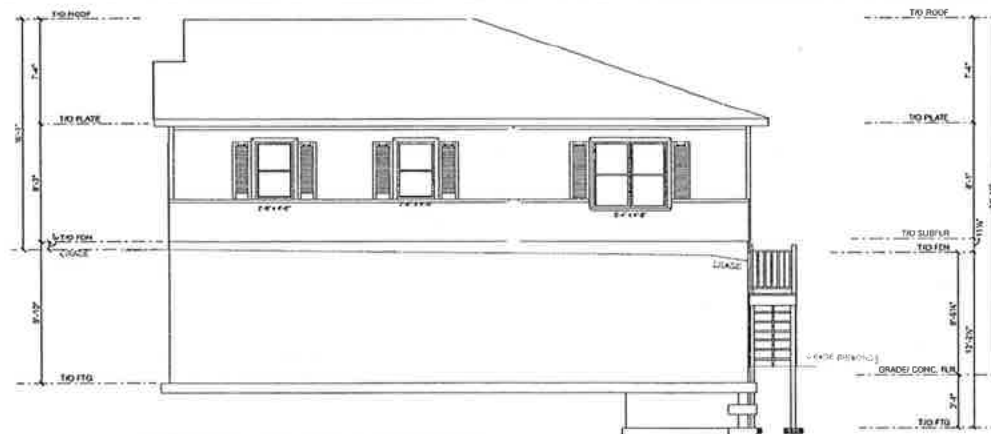
DATE	3/16" = 1'-0"	NO.	
DATE	July 8, 2020		
PROJECT	M. FRYE		
SCALE	3/16"		

A2.2



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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N0G 1X0 Phone: 1-877-366-4638

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Peter Dyck BCIN 102800

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REVISION SCHEDULE	
DATE	REVISION
AUG 5, 2020	ISSUE FOR CONSTRUCTION

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

N&W ELEVATIONS

DATE	1/8" = 1'-0"
DATE	July 5, 2020
DESIGNER	M. DYCK
PROJECT	9352

A3.1



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

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR MINOR VARIANCE FILE # A8/21**

PROPERTY LOCATION: legally known as Con 7 Pt Lot 13 RP 17R3410 Part 1 (Geographic Township of Egremont) in the Township of Southgate (see the key map below). Also described as 084104 Southgate Road 8.

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

November 24, 2021 at 9:00 AM

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

File # A8-21

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 Milne 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 an attached garage to be located closer to the side lot line. The proposal requires relief from Section 6.1(e), of the by-law which requires the principal structure to be located 15m from the side lot line.

Approval of this application would provide relief from the by-law to permit the construction of an attached garage, 9m from the side lot line. The required side yard setback is 15m.

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 further 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.

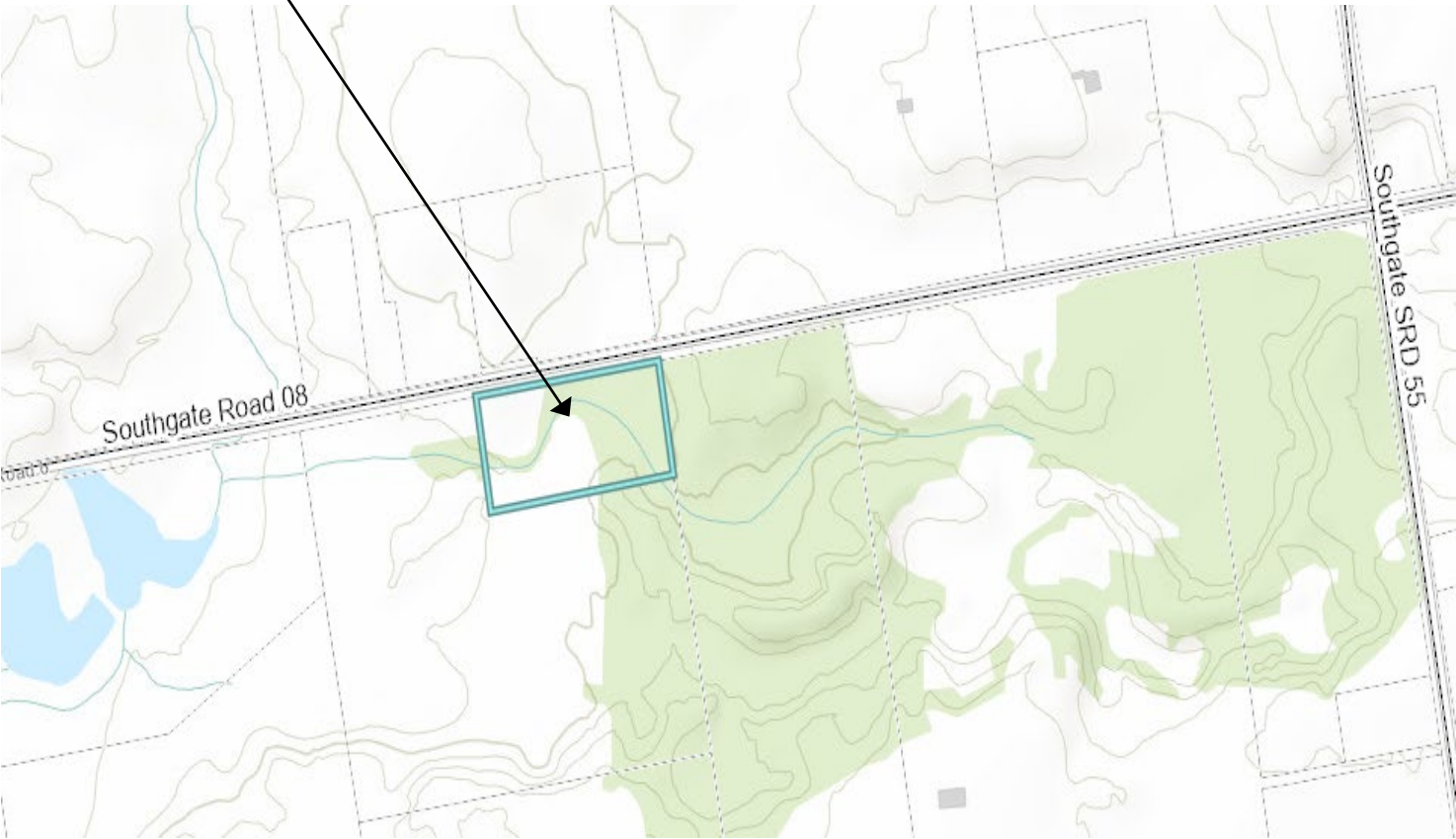
ADDITIONAL INFORMATION regarding this application is available for public viewing during office hours at the address below or on the Township Website at: <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#A8-21-Gerald-and-Brenda-Martin>

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

DATED AT THE TOWNSHIP OF
SOUTHGATE
THIS 27th DAY OF OCTOBER 2021
Elisha Milne,
Secretary-Treasurer
Committee of Adjustment



Subject lands



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: November 8, 2021

File No.: A8-21

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: _____

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: emilne@southgate.ca

November 15, 2021

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

ATTENTION: Elisha Milne, Administrative & Legislative Coordinator

Dear Ms. Milne,

RE: Proposed Minor Variance A8-21 (Gerald and Brenda Martin)
084104 Southgate Road 08
Part Lot 13 Concession 7, Part 1 Plan 17R3410
Roll No.: 420706000607410
Geographic Township of Egremont
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 Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose of the variance is to provide relief from the by-law to permit the construction of an attached garage, nine metres (m) from the side lot line. The required side yard setback is 15m.

Recommendation

The proposed minor variance application 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 include a watercourse (an unnamed tributary of Woodland Springs Creek), its floodplain and unevaluated wetlands.

SVCA Hazardous Lands mapping depicts the majority of the property to be low in elevation associated with the floodplain of the watercourse and wetland. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and the Environmental Protection (EP) zone in the Township of Southgate Zoning By-law 19-2002, generally coincides with the Hazardous Lands as plotted by SVCA staff for the property.

Based on the plans submitted with the application, it is the opinion of SVCA staff that the location of the proposed development will all not be located in the EP zone.

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 the application is consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

Based on SVCA desktop review, it is the opinion of SVCA staff that the significant natural heritage features affecting the property include significant woodlands, and potentially fish habitat and its adjacent lands.

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, and fish habitat, 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 to include the woodlands on 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. Based on the plans submitted with the application, the development will be an addition to the existing dwelling,

and the development will not be within significant woodlands, therefore the preparation of an EIS is not recommended at this time to address impacts to significant woodlands or their adjacent lands.

Fish Habitat and its Adjacent Lands

As mentioned above, an unnamed tributary of Woodland Springs Creek flows through the property. The unnamed tributary may be considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP state 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 the feature 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. Based on the plans submitted with the application, the development will be an addition to the existing dwelling, and the development will not be within the watercourse, therefore the preparation of an EIS is not recommended at this time to address impacts to fish habitat or their adjacent lands

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.

Almost the entirety 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 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. For the property the SVCA Approximate Screening Area includes all watercourses and their floodplain, all wetlands, and an offset distance of the greater of 15 metres outwards from a floodplain edge and/or 30 metres outwards from a wetland edge.

As part of this development proposal, SVCA staff (Matt Armstrong) previously issued permit 21-065 on March 29, 2021, for construction a 1438 square foot dwelling addition, including an attached garage and walkout basement, with related excavation, filling, and grading.

Summary

SVCA staff has reviewed the 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 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.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the Township of Southgate with regard to the 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: Gerald and Brenda Martin owners (via email: gb5dmartin@gmail.com)
Brian Padfield, agent (via email)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)

From: planning@grey.ca
To: [Planning Southgate](#); [Elisha Milne](#); [Lindsey Green](#)
Subject: County comments for A8-2021 Martin
Date: November 12, 2021 7:28:59 AM

County comments for A8-2021 Martin

Hello Southgate,

Please note that County Staff have reviewed Minor Variance application A8-2021 Martin - Gerald & Brenda Martin.

The proposed garage addition appears to be located outside of the mapped Hazard Lands, but may be within the adjacent lands of a Stream and Significant Woodlands. It is recommended that further comments are received from the local Conservation Authority.

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

Let us know if you have any questions.

Best regards,

Planning & Development, Grey County, Owen Sound ON



Staff Report PL2021-098

Title of Report: PL2021-098-A8-21- Gerald and Brenda Martin
Department: Clerks
Branch: Planning Services
Committee Date: November 24, 2021

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-098 for information; and

That the Minor Variance be approved with the following conditions:

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

Property Location:

Legally known as Con 7 Pt Lot 13 RP 17R3410 Part 1 (Geographic Township of Egremont) in the Township of Southgate (see the key map below). Also described as 084104 Southgate Road 8.



Application Brief

The variance is to permit an attached garage (principle structure) to be located closer to the interior side lot line. The proposal requires relief from Section 6.1(e),

of the by-law which requires a principle structure to be 15m from the interior side lot line. The accessory structure is proposed to be located 9m from the interior side lot line. All other provisions of the by-law shall apply.

The owner of the subject lands wishes to construct an attached garage closer to the side lot line. The owner is requesting the variance to allow them to construct 9m from the side lot line.

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 is to permit a reduction of a side yard setback from 7m to 3m. The proposed accessory structure is on a large rural lot which is in keeping with other rural properties. The proposed variance is consistent with the Provincial Policy Statement.

Minor Variance

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

1. The variance must be minor in nature.

In rural areas where development is often hundreds of meters from other structures or even lot lines the reduction from 15m to 9m can be considered minor in nature.

It is the opinion of staff that the proposal is minor in nature and meets this test.

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

The construction of an attached garage structure is common, appropriate and desirable for a rural residential lot. The reduction of the setback from 15m to 9m to the side lot line will not negatively impact the neighbouring property or look out of place from the Road.

The proposal meets this test.

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

The subject lands are designated 'as Prime Agricultural area' within the Township Official plan which permits the construction of an attached garage structure such as this.

The Official Plan generally requires that drainage be addressed so that it is not directed toward a neighbouring property. 9m is sufficient space to ensure that drainage is handled appropriately based on the Chief Building Official's opinion.

The proposal is consistent with the intent of the Official Plan and meets this test.

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

The subject lands are zoned 'A1' within the Township of Southgate Zoning By-law No. 19-2002, as amended. Within the A1 an attached garage has the same setbacks as the principle structure, which in this case is 15m from the side lot line. The intent of a side yard setback is to prevent a shadowing and massing affect on a neighbouring property. Given the size of the garage and the forested area adjacent to the side lot line, shadowing on neighbouring agricultural lands will not be a concern. In this case the building is still setback 9m (29.5ft) from the property line which helps alleviate any shadowing that may affect neighbouring crops.

In my opinion the proposal meets the intent of the bylaw and passes this test.

Comments from Public and Agencies

Township Public works department indicates that it is a gravel rural road standard and that a road widening is not required.

The County of Grey indicate that the proposed garage addition appears to be located outside of the mapped Hazard Lands but may be within the adjacent lands of a Stream and Significant Woodlands. It is recommended that further comments are received from the local Conservation Authority.

The SVCA indicate the proposed minor variance application is acceptable to SVCA staff.

Summary

The comments received to date support the proposal and the application passes the four tests required by the Planning Act. Provided that there are no negative comments received from members of the public it is recommended that the minor variance application be approved.

Respectfully Submitted,

Municipal Planner:

Original Signed By

Clinton Stredwick, BES, MCIP, RPP

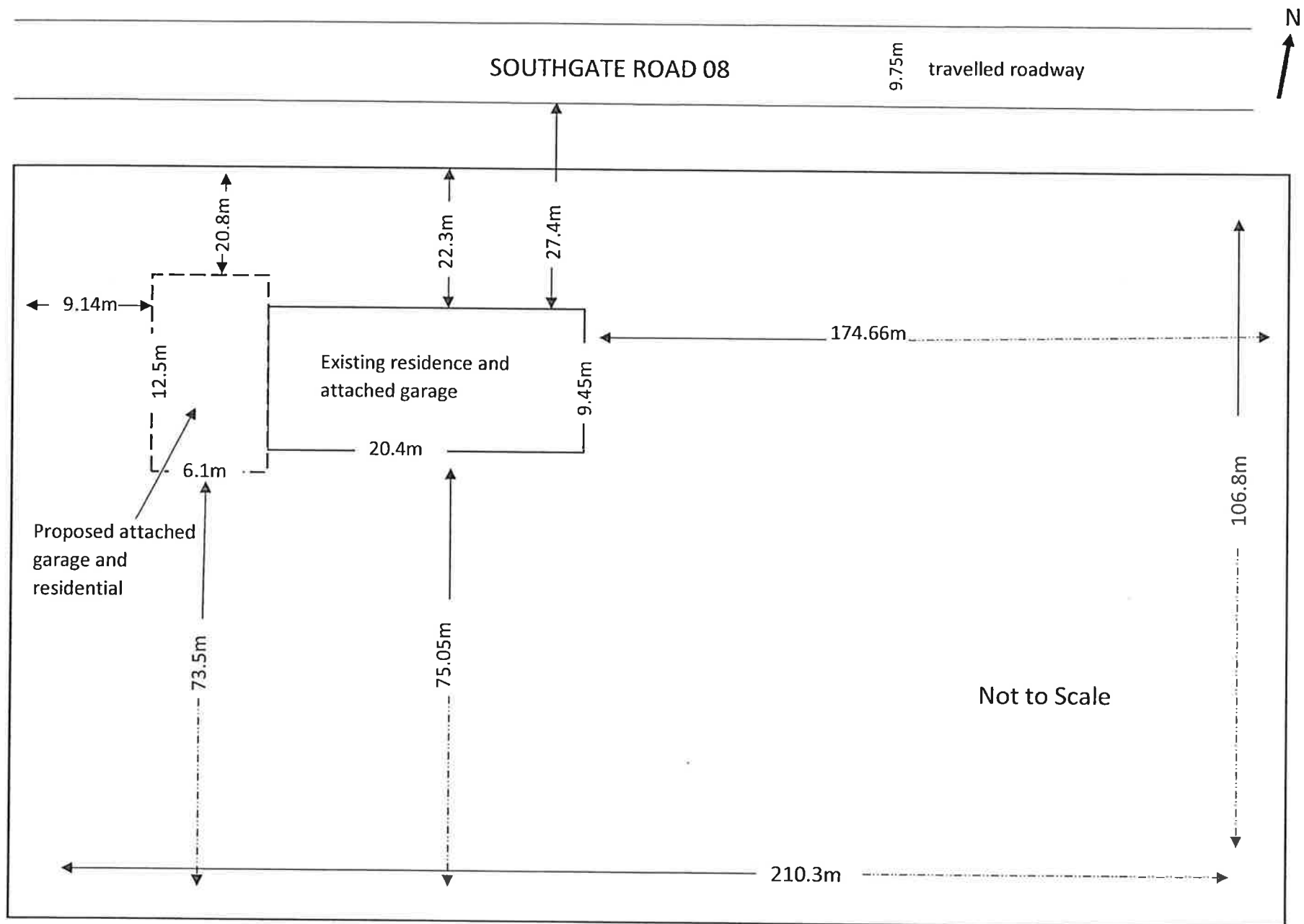


Dept. Head: *Original Signed By*
Lindsey Green, Clerk

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

Attachments:

1. Drawings of Proposal





GERALD & BRENDA MARTIN

HOUSE & GARAGE ADDITION



DRAWING SCHEDULE	
INDEX OF DRAWINGS	PAGE #
COVER PG. & SITE	
COVER PAGE	A1.1
PLAN PAGES	
FOUNDATION PLAN	A2.1
MAIN FLOOR PLAN	A2.2
ELEVATIONS	
N&W ELEVATIONS	A3.1
S&E ELEVATIONS	A3.2
SECTION & DETAIL	
SECTIONS	A4.1

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M9G 1X9 Phone: 1-877-366-4650

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Peter Dyck BCIN 103800

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REVISION SCHEDULE	
NO.	DESCRIPTION
1	REVISION FOR CLIENT REVIEW

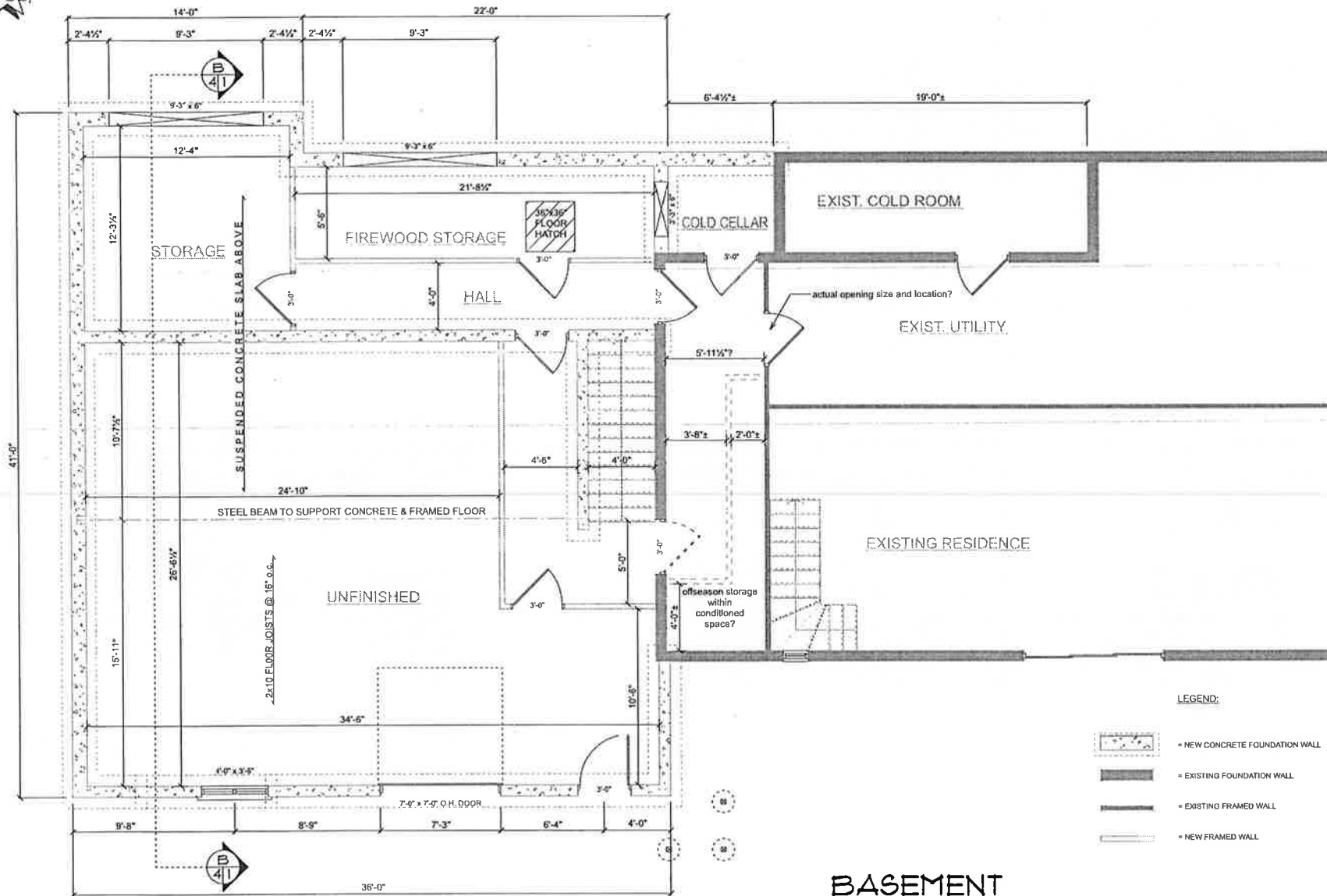
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GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

COVER PAGE	
DATE	As Noted
DATE	July 9, 2020
DESIGNED BY	M. FREY
REVISION #	2250

A1.1



BASEMENT

SCALE: 3/16" = 1'-0"

LEGEND:

- = NEW CONCRETE FOUNDATION WALL
- = EXISTING FOUNDATION WALL
- = EXISTING FRAMED WALL
- = NEW FRAMED WALL

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Peter Dyck BCIN 103605



REVISION SCHEDULE	
DATE	REVISION
DATE	REVISION
DATE	REVISION
DATE	REVISION
DATE	REVISION

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GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION

084104 CONC. 8
MOUNT FOREST, ON

FOUNDATION PLAN

SCALE	3/16" = 1'-0"
DATE	July 8, 2020
PROJECT	M. F. REV
PROJECT #	2255

A2.1



CROSS SECTION B

SCALE: 1/4" = 1'-0"

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REVISION SCHEDULE	
DATE	REVISION
2020-07-08	ISSUED FOR PERMIT REVIEW

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION

GERALD & BRENDA MARTIN

PROJECT NO.

1438 SQ. FT.
HOUSE ADDITION

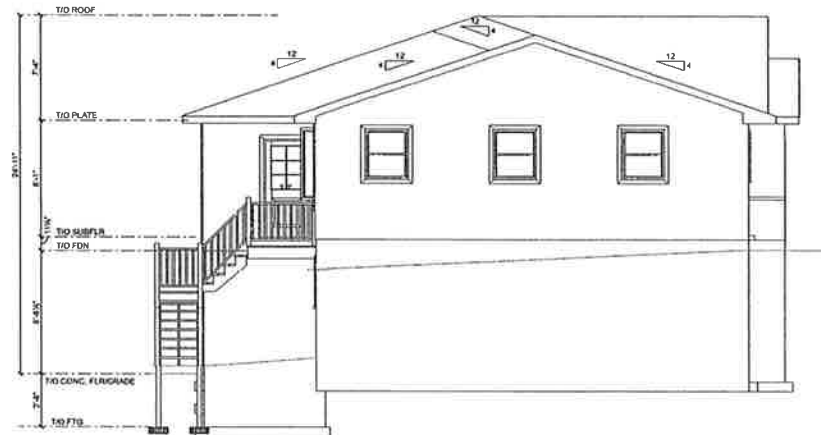
084104 CONC. 8
MOUNT FOREST, ON

SECTIONS	
Scale	1/4" = 1'-0"
Date	July 8, 2020
Drawn by	AL PREY
Project #	2252

A4.1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

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Peter Dyck BGIN 103800

REVISION SCHEDULE	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	
4	
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6	
7	
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10	

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION

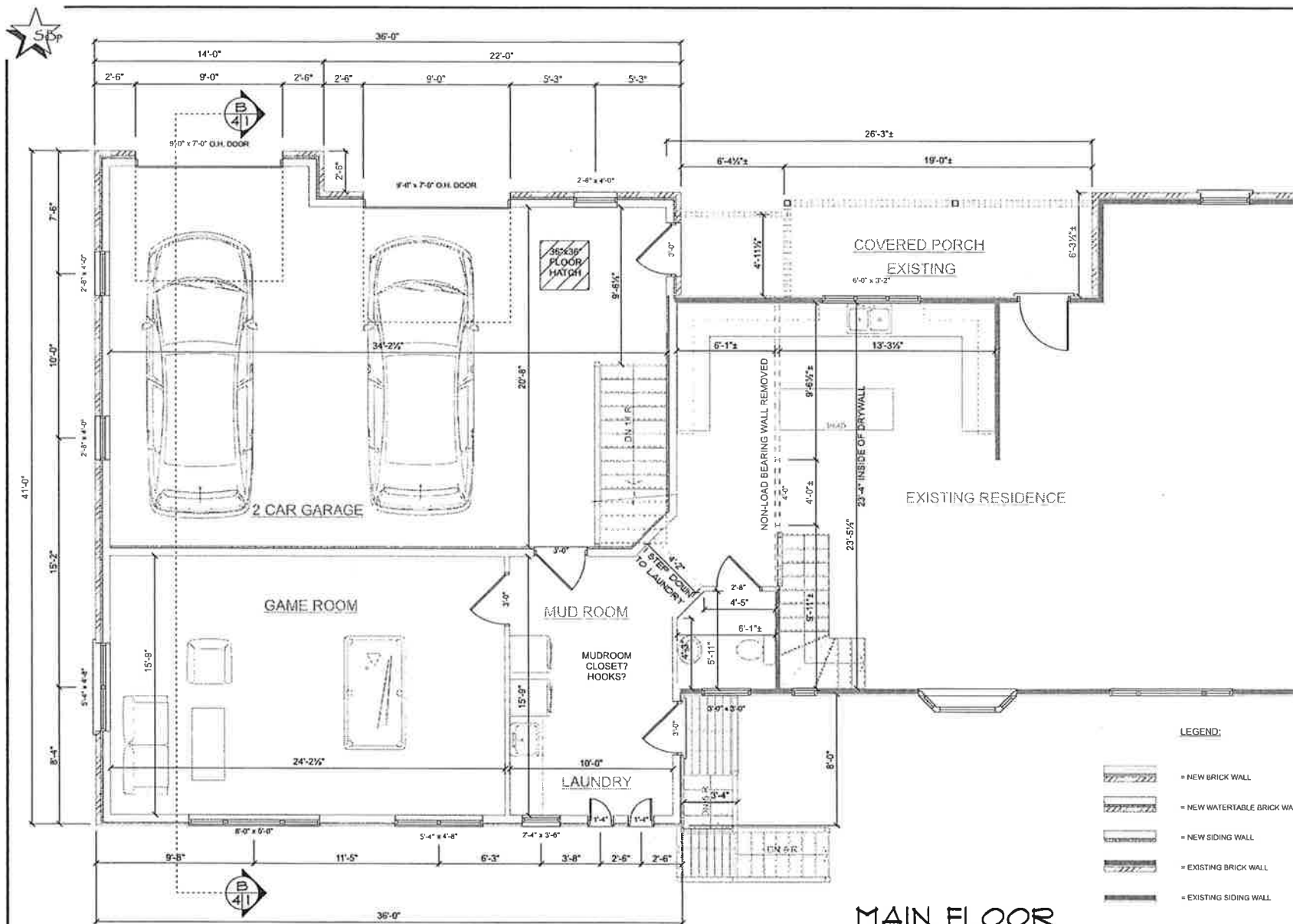
GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

S&E ELEVATIONS

DATE	BY
1/8" = 1'-0"	
July 9, 2020	
Drawn by	M. FREY
Checked by	
Project #	2287

A3.2



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44031 Gough Road, R.R. 2, Guelph, Ontario
 N1G 1X0 Phone: 1-877-355-4637

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 Peter Dyck B.C.N. 1038900

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GERALD & BRENDA MARTIN

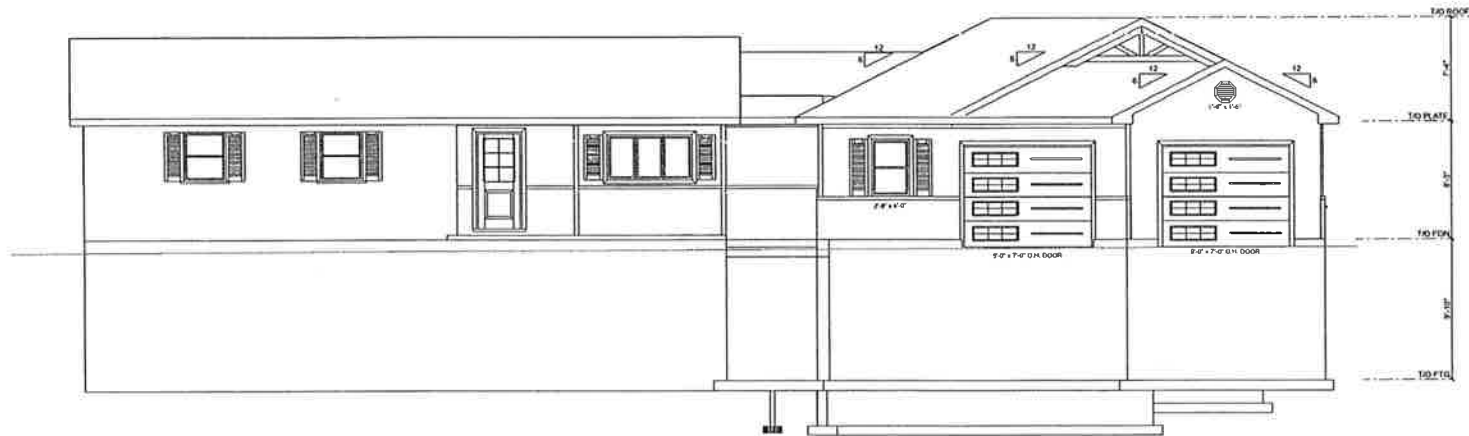
1438 SQ. FT.
 HOUSE ADDITION

084104 CONC. 8
 MOUNT FOREST, ON

MAIN FLOOR PLAN

DATE: 3/16 - 1/07
 DRAWN BY: J. B. 2020
 CHECKED BY: M. FREY
 SCALE: 3/16"

A2.2



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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44031 Cough Road, RR 2, Currie, Ontario
N0G 1X0 Phone: 1-877-368-4638

DESIGNER INFORMATION:
I review and take responsibility for the design work on behalf of Star Blueprints Inc. I am certified and the firm is registered in the appropriate classes.

Petar Dyck BCIN 102800

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, CONSTRUCTION AND REQUIREMENTS SHOWN ON THESE PLANS AGAINST THE ACTUAL BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.

REVISION SCHEDULE	
DATE	DESCRIPTION
AUG 5, 2020	ISSUED FOR PERMIT REVIEW

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA MARTIN

PLANNED BY:

1438 SQ. FT.
HOUSE ADDITION

084104 CONC. 8
MOUNT FOREST, ON

N&W ELEVATIONS

DATE	1/8" = 1'-0"
DATE	July 5, 2020
DESIGNED BY	M. FREY
PROJECT #	2252

A3.1