



**Township of Southgate
Committee of Adjustment Agenda**

September 28, 2022

9:00 AM

Electronic Participation

Pages

1. Electronic Access Information

If you wish to listen to the Committee of Adjustment Hearing electronically please wait until the start time of the meeting, then dial in with your phone using the following information:

Phone Number: **1 (647) 497-9373**

Access Code: **442 - 563 - 645 #**

2. Call to Order

3. Confirmation of Agenda

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

4. Declaration of Pecuniary Interest

5. Adoption of Minutes

4 - 8

Be it resolved that the Committee approve the minutes from the August 24, 2022 Committee of Adjustment meeting as presented.

6. Reports of Municipal Officers

6.1. Clerk Lindsey Green

6.1.1. CL2022-028 - Consent File B12-21 – Ian and Perseda Martin – Conditions Extension

9 - 10

Be it resolved that the Committee receive Staff Report CL2022-028 as information; and

That the Committee grant a one-time extension to meet the conditions of consent for application B12-21 – Ian and Perseda Martin, with a final date of March 31, 2023, to meet all conditions as approved at the November 24, 2021, Committee of Adjustment Hearing.

6.2. Planner Clinton Stredwick

6.2.1. PL2022-074 - Cancellation Certificate

11 - 25

Be it resolved that the Committee of Adjustment receive Staff Report PL 2022- 074 for information; and
That the Cancellation certificate request be approved by the Committee of Adjustment as presented.

7. Hearing

7.1. B5-22 - 2391827 Ontario Inc, Plan 480 BLK T Lot 21, Geographic Village of Dundalk

The Purpose of the application is to create two lots to allow for the sale of semi-detached units. The application will created a severed and retained lot. The severed and retained lots will each have 15 m of frontage and a minimum lot area of approximately 340m².

The Effect is to create two small parcels of land, one with frontage of 15m on Gold Street and another with frontage and a minimum lot are of approximately 340m².

7.1.1. Application and Notice of Public Hearing

26 - 37

7.1.2. Comments Received from Agencies and the Public

38 - 44

7.1.3. Applicant or Agent

7.1.4. Committee Member Questions

7.1.5. Comments and Planning Report

45 - 48

7.1.6. Members of the Public to Speak

7.1.7. Further Questions from the Committee

7.1.8. Approval or Refusal

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-073 for information; and
That the Committee of Adjustment consider approval of consent application B5-22.

7.2. B4-21 - Lynda and Roger Falladown, Con 1 Pt DIV 2 to 3, Lot 21, Geographic Township of Egremont

The Purpose is to sever 0.929ha of land with 60m of Frontage on Highway 6, from the existing 33.5ha lot. The retained parcel, will be 32.52ha and have 321.5m of frontage on Southgate Road 10.

The Effect would be to create a new residential lot. The retained lot would remain as primarily wetland but have a building envelope for a residence identified.

7.2.1.	Application and Notice of Public Hearing	49 - 135
7.2.2.	Comments Received from Agencies and the Public	136 - 150
7.2.3.	Applicant or Agent	
7.2.4.	Committee Member Questions	
7.2.5.	Comments and Planning Report	151 - 154
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 PL2022-072 for information; and **That** the Committee of Adjustment consider deferral of the application until the issues with the County of Grey and public works can be addressed or resolved.

8. Adjournment

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



Township of Southgate
Minutes of Committee of Adjustment

August 24, 2022
9:00 AM
Electronic Participation

Members Present: Member Barbara Dobreen
Member John Woodbury
Member Brian Milne
Member Michael Sherson
Member Jim Frew (Arrived at 9:49AM)
Member Martin Shipston

Members Absent: Member Jason Rice

Staff Present: Clinton Stredwick, Planner
Lindsey Green, Clerk
Bev Fisher, Chief Building Official
Holly Malynyk, Secretary-Treasurer

1. Electronic Access Information

Committee of Adjustment recording will be available on the Township of Southgate [YouTube Channel](#) following the meeting.

2. Call to Order

Chair Woodbury called the meeting to order at 9:00AM.

3. Confirmation of Agenda

Moved By Member Milne

Seconded By Member Shipston

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

Carried

4. Declaration of Pecuniary Interest

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

5. Adoption of Minutes

Moved By Member Dobreen

Seconded By Member Shipston

Be it resolved that the Committee approve the minutes from the July 27, 2022 Committee of Adjustment meeting as presented.

Carried

6. Hearing

6.1 B4-22 - Enos and Louisa Martin, Con 11 Pt Lot 31, Con 12 Pt Lot 32, Geographic Township of Proton

6.1.1 Application and Notice of Public Hearing

The Purpose is to sever the two original Township lots being Con 11, Pt lot 32 and Con 12 Pt lot 32 which have inadvertently merged, back into to their original lots dimensions. Both lots will have approximately 318m of opened and maintained road frontage and be about 40ha in area.

The Effect would be to create two farm parcels of approximately 40 ha in size each with 318m of frontage on Grey Road 9 and Southgate Road 14 respectively.

6.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed the comments received from the County of Grey, the Township of Southgate Public Works department and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

6.1.3 Applicant or Agent

The Applicant and Agent were not in attendance.

6.1.4 Committee Member Questions

Members asked questions and staff provided responses.

6.1.5 Comments and Planning Report

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

6.1.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

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 Sherson

Seconded By Member Shipston

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-004 for information; and

That the severance be granted with the following conditions:

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

Carried

6.2 A6-22 - Tyler DeFrederico, Plan 480 Blk J Lot 6 RP17R2918 Part 1, Geographic Village of Dundalk

6.2.1 Application and Notice of Public Hearing

The Purpose of the Variance is to vary the provisions of section 5.7 allowing for a reduction of the number of required parking spaces for an accessory unit.

The Effect of approval of the application would provide relief from the by-law to permit a secondary unit on the property. Currently there is only enough space to accommodate two parking spaces on the subject property which are for the existing semi-detached structure. The requirement of one addition space for the secondary unit would be waived with the approval of this variance.

6.2.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed the comments received from agencies being the County of Grey, the Grand River Conservation Authority and the Township of Southgate Public Works Department. There were no comments received from members of the public.

6.2.3 Applicant or Agent

The Applicant and Agent were not in attendance to speak to the proposal.

6.2.4 Committee Member Questions

Members asked questions and staff provided responses.

6.2.5 Comments and Planning Report

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

6.2.6 Members of the Public to Speak

Casandra Kearney was in attendance and spoke about the need for apartments in the area and noted that parking had not been an issue in the past at this particular residence and is hopeful that it will continue in the future.

6.2.7 Further Questions from the Committee

Members asked further questions and staff provided responses.

6.2.8 Approval or Refusal

Moved By Member Milne

Seconded By Member Shipston

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-060 for information; and

That the Minor Variance be granted to provide relief from the parking provisions of the comprehensive zoning by-law to permit one accessory apartment only.

Carried

7. Adjournment

Member Jim Frew joined the meeting at 9:49 am.

Be it resolved that the Committee adjourn the meeting at 9:52AM.

Chair John Woodbury

Secretary-Treasurer Holly Malynyk



Staff Report CL2022-028

Title of Report: CL2022-028 - Consent File B12-21 – Ian and Perseda Martin – Conditions Extension
Department: Clerks
Branch: Planning Services
Council Date: September 28, 2022

Recommendation:

Be it resolved that the Committee receive Staff Report CL2022-028 as information; and

That the Committee grant a one-time extension to meet the conditions of consent for application B12-21 – Ian and Perseda Martin, with a final date of March 31, 2023, to meet all conditions as approved at the November 24, 2021, Committee of Adjustment Hearing.

Background:

File No: B12-21

Owners: Ian and Perseda Martin

Subject Land: Con 4, SWTSR Lot 216 to 219, Geographic Township of Proton. The lands are further described as 712457 Southgate Sideroad 71.

Purpose and Effect: 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.

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

Staff Comments:

The Committee of Adjustment approved consent application B12-21 at the November 24, 2021, Committee of Adjustment Hearing. The Committee approved the application subject to the following conditions being met:

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, if any.

Planning [Staff Report PL2021-101](#) that was prepared for the November 24, 2021, Committee Hearing may be reviewed for further information on the proposal.

Currently, the final date to meet all conditions of this consent is **November 24, 2022**, one year after the date of decision. If the conditions of the consent are not met by this date, then the file will lapse, and the applicant would need to re-submit the application with the applicable fees and another Committee Hearing would need to be held with proper notice given in accordance with the Planning Act.

The condition pertaining to a Development Agreement has not been completed yet. Staff anticipate that if an extension is granted until the end of the year, the Development agreement would be entered into by then.

Staff are recommending a one-time extension of this file to **March 31, 2023**, which should be adequate time to complete the agreement.

Financial Implications:

There are no financial implications to the Township as a result of this report.

Communications & Community Action Plan Impact:

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

Concluding Comments:

That the Committee receive Staff Report CL2022-028 as information and that the Committee grant a one-time extension to meet the conditions of consent for application B12-21 – Ian and Perseda Martin, with a final date of March 31, 2023, to meet all conditions as approved at the November 24, 2022, Committee of Adjustment Hearing.

Respectfully Submitted,

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

Municipal Planner: *Original Signed By*
Clinton Stredwick, Planner

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

Attachments: None

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 PL2022-074

Title of Report: PL2022-074 – Certificate of Cancellation request
Department: Planning
Committee Date: 28/09/2022

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-074 for information; and

That the Cancellation certificate request be approved by the Committee of Adjustment as presented.

Property Location: The property is described as Part Lot 33, Concession 12, Proton, described as Part 2, Plan 16R9408; Township of Southgate. The lands are further described as 212405 Southgate Side Road 21.



Background:

The Township of Southgate has received a request for a cancellation certificate for 212405 Southgate Side Road 21, geographic Township of Proton from a Solicitor on behalf of the owners. The request letter explaining the nature of the request is included as attachment 1 to this report.

A certificate of cancellation is used to merger previous consents and remove the “Teflon” effect of once a consent always a consent. This is a relatively new change that has been included in a recent update to the Planning Act.

Previously, if a person owned 2 parcels of abutting land that had had a prior planning act consent, those lots could not be merged without first destroying the original consent. This often resulted in severing a 1ft square piece of land and dedicating it to the township. This cumbersome process has now been addressed with the recent change to the Planning Act.

Staff Comments:

The application request (Attachment #1) comes from the Owners solicitor. Staff agree and support the request as a logical approach to merging the lots so that it can be registered properly and a building can be placed where the lot line is currently.

Township staff recommend Council approve the cancellation certificate for the subject lands to resolve the issue.

Financial Implications:

The legal costs to correct this matter and register the document is being paid for by the Applicant.

Concluding Comments:

Based on the above information and the application request from the owners solicitor outlining reasons for the request to correct the land title issue, Township staff recommend that the proposal be approved and a cancellation certificate issued by the secretary treasurer of the Committee of Adjustment.

Respectfully Submitted,

Municipal Planner:

Original Signed By

Clinton Stredwick, BES, MCIP, RPP



CAO Approval:

Original Signed By

Dave Milliner, CAO

Attachment(s):

1. Cancellation request letter
2. Draft Certificate of Cancellation

Woods, Clemens, Fletcher & Cronin

Professional Corporation - Lawyers

J. Arthur Woods, B.A., LL.B. (*Retired*)
William G. Clemens, B.A., LL.B.
Mary-Lou Fletcher, B.A., LL.B.
Tracey G. Cronin, B.A., LL.B.
Michel G. Houle, J.D.

9 Memorial Avenue, P.O. Box 216
Elmira, Ontario N3B 2Z6
Tel. (519) 669-5101
Fax (519) 669-5618
E-mail: lawoffice@woodsclemens.ca

September 20, 2022

Transmitted by email: cstredwick@southgate.ca

**Township of Southgate
185667 Grey County Rd 9
Dundalk ON N0C 1B0**

Attention: **Clinton Stredwick, BES MCIP RPP
Municipal Planner**

Dear Mr. Stredwick,

**RE: Request for Consent Cancellation for Alvin Martin
Part Lot 33 Con 12 Proton Designated as Part 2 Plan 16R9408; Part Lt 33 Con 12
Proton as in R456420 except part 1 plan 16 R9408; Township of Southgate**

We are the solicitors for Alvin Martin., the owner of **Part Lot 33 Con 12 Proton Designated as Part 2 Plan 16R9408; Part Lt 33 Con 12 Proton as in R456420 except Part 1 Plan 16R9408; Township of Southgate** (the "Property") and municipally known as 212405 Southgate Side Road 21, Southgate, Ontario.

We have conducted a search of title and learned that part of the Property, being *Pt Lot 33 Con 12 Proton Pt 2 16R9408* was transferred pursuant to Planning Act consent by instrument number R556422 on October 8, 2008.

Ivan SS Martin acquired these lands on September 20, 2016 as GY127129.

Ivan SS Martin purchased the adjoining lands, being Pt Lt 33 Con 12, as in R456420 except Pt 1 and 2, 16R9408 Southgate on November 23, 2017 by instrument GY 147339.

An Application to Consolidate under the Land Titles Act was prepared and registered November 23, 2017 as GY147340.

Although the Property has been consolidated under one Parcel Register (PIN 37270-0140), pursuant to the terms of the historic and unstipulated Consent granted by instrument R556422 the Property cannot be consolidated in *law* without cancelation of the historic consent.

Therefore, please accept this letter on behalf of our client, as an application for cancellation of the consent given in R556422.

For your reference, please find enclosed:

1. Transfer with Planning Act consent, R556422
2. Transfer to Ivan SS Martin of *Pt Lot 33 Con 12 Proton Pt 2 16R9408* by instrument GY127129;
3. Transfer to Ivan SS Martin of Pt Lt 33 Con 12, as in R456420 except Pt 1 and 2, 16R9408 Southgate by instrument, GY 147339;
4. Application to Consolidate GY147340;
5. Parcel Register of Consolidated (PIN 37270-0140);
6. Updated PIN MAP showing parcels consolidated under PIN 37270-0140.

Trusting this is satisfactory. If you have any questions or concerns, please don't hesitate to contact me. We look forward to receipt of the Consent Cancellation Certificate in due course.

Yours very truly,

WOODS, CLEMENS, FLETCHER & CRONIN

Per:



TGC/kf
Encl.



Transfer/Deed of Land

Form 1 - Land Registration Reform Act

A

<div style="display: flex; justify-content: space-between;"><div style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</div><div>556422</div></div> <div style="text-align: center; margin-top: 20px;">CERTIFICATE OF REGISTRATION GREY (PROTON 12)</div> <div style="text-align: center; margin-top: 20px;">2008 OCT 8 PM 3:43</div> <div style="text-align: center; margin-top: 20px;">LAND REGISTRAR (A)</div> <div style="margin-top: 20px;">New Property Identifiers</div> <div style="margin-top: 20px;">Executions</div>	<div style="display: flex; justify-content: space-between;"><div>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></div><div>(2) Page 1 of 3 pages</div></div>		
	<div style="display: flex; justify-content: space-between;"><div>(3) Property Identifier(s)</div><div>Block</div><div>Property</div></div>		Additional: See Schedule <input type="checkbox"/>
	(4) Consideration One hundred eighty five thousand dollars <div style="text-align: right;">Dollar \$ 185,000.00</div>		
	(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Lot 33, Concession 12, Geographic Township of Proton, Township of Southgate, County of Grey, designated as PART 2 on Reference Plan 16R-9408		
	(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> (7) Interest/Estate Transferred Fee Simple		
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that We are spouses of one another			
Name(s) PETROZZA, Luigi Paul		Signature(s)	Date of Signature Y M D 2008 10 06
Name(s) PETROZZA, Sandra Paulette		Signature(s)	Date of Signature Y M D 2008 10 06
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) _____ Signature(s) _____ Date of Signature Y M D _____			
(10) Transferor(s) Address for Service R.R. # 4, Orangeville, Ontario L9W 2Z1			
(11) Transferee(s) PUGLIESE, John			Date of Birth Y M D 1948 08 09
(12) Transferee(s) Address for Service 507321, Hwy # 89, R.R. # 4, Shelburne, Ontario, L0N 1S8			
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. <div style="display: flex; justify-content: space-between;"><div>Luigi Paul Petrozza Signature Date of Signature Y M D 2008 10 06</div><div>Sandra Paulette Petrozza Signature Date of Signature Y M D 2008 10 06</div></div> <p>Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.</p> <div style="display: flex; justify-content: space-between;"><div>Name and Address of Solicitor Richard L. Pickett 78 Ontario Road, Box 490, Mitchell, ON N0K 1N0</div><div>Signature Date of Signature Y M D 2008 10 06</div></div>			
Planning Act - Optional Affix Statement by Solicitor for Transferee(s) here if necessary	(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50(22)(c)(ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.		
	Name and Address of Solicitor Douglas J. King Shepherd, Osyany & King LLP 155 Main Street W., Box 760 Shelburne, ON L0N 1S0 <div style="text-align: right;">Date of Signature Y M D _____ Signature _____</div>		
(15) Assessment Roll Number of Property 42 42		Cty. Mun. Map Sub. Par. NOT ASSIGNED	Fees and Tax Registration Fee 6000 Land Transfer Tax 157500 Total 163500
(16) Municipal Address of Property R.R. # 1 Dundalk, Ontario N0C 1B0		(17) Document Prepared by: RICHARD L. PICKETT BARRISTER & SOLICITOR 78 ONTARIO RD PO BOX 490 MITCHELL, ON N0K 1N0 <div style="text-align: right;">08-288</div>	

33-12 Proton

Additional Property Identifier(s) and/or Other Information

PLANNING ACT CONSENT

Transferor: Luigi Paul Petrozza
Sandra Paulette Petrozza

Transferee: John Pugliese

Land: Part of Lot 33, Concession 12,
Geographic Township of Proton,
Township of Southgate, County of Grey,
designated as PART 2 on Reference Plan 16R-9408

Form 1
The Planning Act
Certificate of Official

Under Subsection 53 (42) of the Planning Act, RSO, 1990
as Amended, I certify that the consent of the Township
of Southgate Land Division Committee was given on
NOV. 22 2007 to the transaction to which
this instrument relates.

Dated this 7 day of Oct 2008 Ref. File No. B 23/05

Secretary-Treasurer



Properties

PIN37270 - 0133 LTInterest/EstateFee Simple

DescriptionPT LT 33 CON 12 PROTON PT 2 16R9408; SOUTHGATE

Address212405 SOUTHGATE SIDEROAD 21, RR 1
DUNDALK

Consideration

Consideration\$ 300,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

NameSULLIVAN, MAUREEN JOAN

Address for Service22674 Grey Road 16
RR 3
Chatsworth, ON
N0H 1G0

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Transferee(s)CapacityShare

NameMARTIN, IVAN S.S.Registered Owner

Date of Birth1992 03 12

Address for Service4023 Line 80
RR 4
Listowel, ON
N4W 3G9

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFeree (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Richard Lafayette Pickett102 Ontario Rd., PO Box 490acting forSigned2016 09 26
Mitchell
N0K 1N0Transferor(s)

Tel5193489324

Fax5193489794

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 37270 - 0133 PT LT 33 CON 12 PROTON PT 2 16R9408; SOUTHGATE

BY: SULLIVAN, MAUREEN JOAN
TO: MARTIN, IVAN S.S. Registered Owner %(all PINs)

1. MARTIN, IVAN S.S.

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for ____ described in paragraph(s) () above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of ____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	300,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	300,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	300,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 16 Registration No. GY127129 Date: 2016/09/30

B. Property(s): PIN 37270 - 0133 Address 212405 SOUTHGATE Assessment 4207090 - 004074050000
SIDEROAD 21, RR 1 Roll No
DUNDALK

C. Address for Service: 4023 Line 80
RR 4
Listowel, ON
N4W 3G9

D. (i) Last Conveyance(s): PIN 37270 - 0133 Registration No. GY49206
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: William Glenn Clemens
9 Memorial Av., PO Box
216
Elmira N3B 2Z6

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 37270 - 0077 LT *Interest/Estate* Fee Simple
Description PT LT 33 CON 12 PROTON AS IN R456420 EXCEPT PT 1, 2 16R9408; SOUTHGATE
Address 212045 SOUTHGATE SIDEROAD 21, RR#1
 DUNDALK

Consideration

Consideration \$ 175,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name MARTIN, SIMEON F.
Address for Service 4023 Line 80, R.R.#4, Listowel, Ontario, N4W 3G9

I am at least 18 years of age.

Salema and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name MARTIN, SALEMA
Address for Service 4023 Line 80, R.R.#4, Listowel, Ontario, N4W 3G9

I am at least 18 years of age.

Simeon F. Martin and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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<i>Name</i>	MARTIN, IVAN S.S.	Registered Owner
<i>Date of Birth</i>	1992 03 12	
<i>Address for Service</i>	4023 Line 80, R.R.#4 Listowel, Ontario, N4W 3G9	

Signed By

Tracey Gene Cronin	9 Memorial Av., PO Box 216 Elmira N3B 2Z6	acting for Transferor(s)	Signed	2017 11 23
Tel 519-669-5101				
Fax 519-669-5618				

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

The applicant(s) hereby applies to the Land Registrar.

Signed By

Tracey Gene Cronin	9 Memorial Av., PO Box 216 Elmira N3B 2Z6	acting for Transferee(s)	Signed	2017 11 23
Tel 519-669-5101				
Fax 519-669-5618				

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

WOODS, CLEMENS, FLETCHER & CRONIN PROFESSIONAL CORPORATION	9 Memorial Av., PO Box 216 Elmira N3B 2Z6	2017 11 23
Tel 519-669-5101		
Fax 519-669-5618		

Fees/Taxes/Payment

Statutory Registration Fee	\$63.65
Provincial Land Transfer Tax	\$1,475.00
Total Paid	\$1,538.65

File Number

Transferor Client File Number : M7462

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 37270 - 0077 PT LT 33 CON 12 PROTON AS IN R456420 EXCEPT PT 1, 2 16R9408; SOUTHGATE

BY:	MARTIN, SIMEON F.		
	MARTIN, SALEMA		
TO:	MARTIN, IVAN S.S.	Registered Owner	%(all PINs)

1. MARTIN, IVAN S.S.

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for ____ described in paragraph(s) () above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of ____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(b) Mortgages (ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	175,000.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	175,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	175,000.00

6. Other remarks and explanations, if necessary.

1. c) Consideration (f) - Other valuable consideration subject to land transfer tax: Promissory Note.
2. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A251018.
3. Other remarks & explanations: The Non-Resident Speculation Tax does not apply to this transfer as the Transferee is a resident of Canada.

PROPERTY Information Record

A. Nature of Instrument:	Transfer
	LRO 16 Registration No. GY147339 Date: 2017/11/23
B. Property(s):	PIN 37270 - 0077 Address 212045 SOUTHGATE Assessment - SIDEROAD 21, RR#1 Roll No DUNDALK
C. Address for Service:	4023 Line 80, R.R.#4 Listowel, Ontario, N4W 3G9
D. (i) Last Conveyance(s):	PIN 37270 - 0077 Registration No. GY94146
	(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
E. Tax Statements Prepared By:	Tracey Gene Cronin 9 Memorial Av., PO Box 216 Elmira N3B 2Z6

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 37270 - 0133 LT
Description PT LT 33 CON 12 PROTON PT 2 16R9408; SOUTHGATE
Address 212405 SOUTHGATE SIDEROAD 21, RR 1
 DUNDALK

PIN 37270 - 0077 LT
Description PT LT 33 CON 12 PROTON AS IN R456420 EXCEPT PT 1, 2 16R9408; SOUTHGATE
Address 212045 SOUTHGATE SIDEROAD 21, RR#1
 DUNDALK

Applicant(s)

Name MARTIN, IVAN S.S.
Address for Service 4023 Line 80, R.R.#4, Listowel, Ontario, N4W 3G9

This document is not authorized under Power of Attorney by this party.

Statements

The registered owner applies to consolidate the selected PINs and the proposed description for the parcels to be consolidated is PT LT 33 CON 12 POTON PT 2 16R9408; SOUTHGATE; PT LT33 CON 12 PROTON AS IN R456420 EXCEPT PT 1, 2 16R9408; SOUTHGATE.

Signed By

Tracey Gene Cronin	9 Memorial Av., PO Box 216 Elmira N3B 2Z6	acting for Applicant(s)	Signed	2017 11 23
Tel 519-669-5101				
Fax 519-669-5618				

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

WOODS, CLEMENS, FLETCHER & CRONIN PROFESSIONAL CORPORATION	9 Memorial Av., PO Box 216 Elmira N3B 2Z6	2017 11 23
Tel 519-669-5101		
Fax 519-669-5618		

Fees/Taxes/Payment

Statutory Registration Fee	\$63.65
Total Paid	\$63.65

File Number

Applicant Client File Number : M7462

PROPERTY DESCRIPTION: PART LOT 33 CON 12 PROTON DESIGNATED AS PART 2 PLAN 16R9408; PART LOT 33 CON 12 PROTON AS IN R456420 EXCEPT PART 1 PLAN 16R9408; TOWNSHIP OF SOUTHGATE

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN R556422.

ESTATE/QUALIFIER: FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY: CONSOLIDATION FROM 37270-0077, 37270-0133

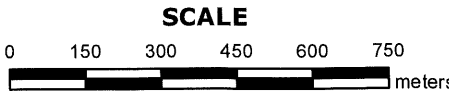
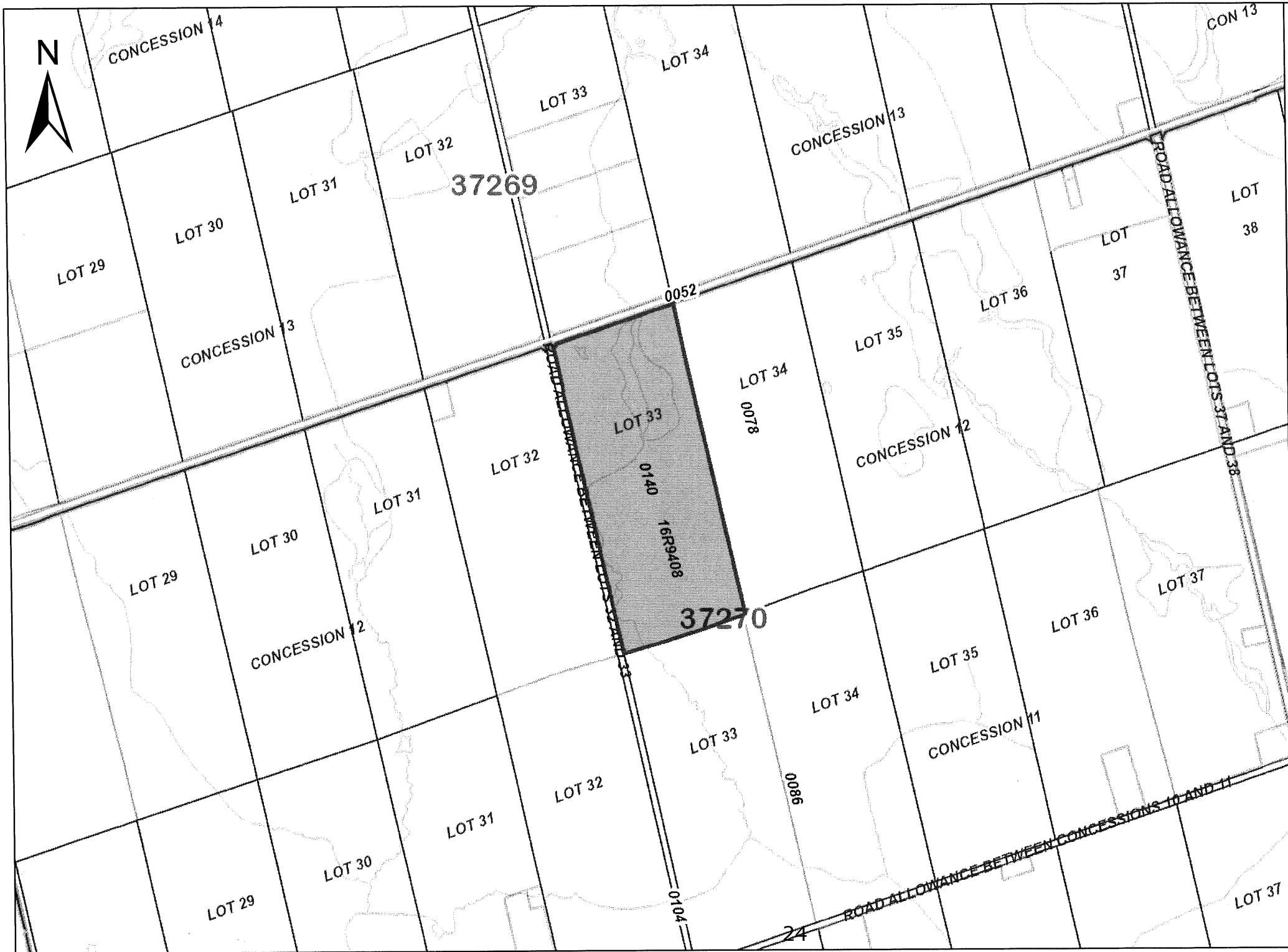
PIN CREATION DATE:
2018/01/16

OWNERS' NAMES
MARTIN, ALVIN

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2018/01/16 **		
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2009/10/26 **					
GS65098	1970/01/09	BYLAW				C
16R9408	2008/06/18	PLAN REFERENCE				C
GY127129	2016/09/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** SULLIVAN, MAUREEN JOAN	MARTIN, IVAN S.S.	
	REMARKS: PLANNING ACT STATEMENTS.					
GY147339	2017/11/23	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** MARTIN, SIMEON F. MARTIN, SALEMA	MARTIN, IVAN S.S.	
GY147340	2017/11/23	APL CONSOLIDATE		MARTIN, IVAN S.S.		C
GY174229	2019/08/15	NOTICE	\$2	THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE		C
GY231153	2022/07/27	TRANSFER	\$900,000	MARTIN, IVAN S.S.	MARTIN, ALVIN	C
GY231154	2022/07/27	CHARGE	\$900,000	MARTIN, ALVIN	MARTIN, IVAN	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPERTY INDEX MAP
GREY(No. 16)

LEGEND	
FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





185667 Grey County Road 9
RR 1
Dundalk, Ontario
N0C 1B0
Phone: 519-923-2110 ext. 232
Email: ehewgill@southgate.ca
www.southgate.ca

**Township of Southgate
Committee of Adjustment**

**CERTIFICATE OF
CANCELLATION
Section 53 (45) of the
Planning Act**

Subsection 50(12) of the Planning Act does not apply in respect of the land described as follows:

PIN 37270-0140

Pt Lot 33, Concession 12, Proton, Designated as Part 2 Plan 16R9408; Pt Lot 33, Concession 12 Proton as in R456420 except Part 1 Plan 16R9408, Township of Southgate

Subsection 50(3) or (5) applies to a subsequent conveyance or other transaction involving the land.

This Certificate of Cancellation is issued in accordance with Section 53(45) of the *Planning Act*, R.S.O. 1990,c.P.13, as amended, and the decision of the Committee of Adjustment of the Township of Southgate, County of Grey dated this 28th of September, 2022.

Holly Malynyk
Secretary-Treasurer of the
Committee of Adjustment
Township of Southgate



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: BS-22

Pre-Consult Date: _____

Date received: August 4, 2020

Date accepted:

Accepted by:

Roll # 42 07 _____

Conservation Authority Fee

Required: _____

Other information: _____

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

The Approval Authority is the Township of Southgate Committee of Adjustment

Required Fees:

Application Fees	\$1,355.00 due with submitted application ✓
	\$ 267.00 due on completion (if approved)
Public Notice Sign Fee	\$ 111.00 ✓
Parkland Dedication Fee	\$ 543.00 (all new residential lots)
Deed Stamping	\$ 327.00 due before finalization of approved consent
Conservation Authority Fee	SVCA \$ 260.00 (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. 1466

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.

PAID

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: 2391827 Ontario Inc

Mailing address: _____

Phone# : (H) _____ (B) _____

Email Address: _____

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

Mailing address: _____

Phone#: _____ Email: _____

Applicant's Relationship to Subject Lands:

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

3. Name of agent: Ferris & Celhofer Professional CorporationMailing address: 360 Main St. E. PO Box 520 Dundalk ON
NOC 180-Phone#: 519-923-2031 Email: john@ferrislaw.ca4. Send all correspondence to: (Choose only ONE) ☒ Applicant ☐ Agent5. 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 DundalkRoad Name Gold Street Civic Address (911) No. 140Lot No. 21 Plan/Concession Block T Plan 480

Part _____ Reference Plan No. _____

7. Description of Subject Land:

a) Existing use of the subject land:

☐ Agricultural ☐ Rural ☐ Commercial/Industrial ☒ Residential

☐ Other(explain) vacant residential lot
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>15.09</u> metres	Frontage <u>15.09</u> metres
Depth <u>22.63</u> metres	Depth <u>22.63</u> metres
Area <u>0.034</u> hectares	Area <u>0.034</u> 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 none

Proposed buildings one semi-detached residence

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

11. Proposed use of land to be retained

Existing buildings none

Proposed buildings one semi-detached residence

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

12. Original lot being added to (lot addition only): N/A

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

b) What type of sewage disposal is proposed?

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

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

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

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

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

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

☒ Yes ☐ No

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

☐ Yes ☒ No If yes, how many severances? _____

Indicate year, file #'s, if known _____

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 30 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), Robert Pullen and President, 2391827 Ontario
name of owner(s) Inc.

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 p [redacted] available to the general public.

 Signature of Owner

Aug 4/22
 date

 Signature of Owner

 date

19. Owner authorization for agent

I/we Robert Pullen
 authorize John Ferris, Ferris & Celkoffer Prof. Corp.
 to act as agent(s) for the purpose of this application.

 Signature of Owner

 Signature of Witness

Dated at the Township of Southgate
 this 4th day of August, 2022.

20. Owners authorization for access

I/we Robert Pullen

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

Aug 4/22
 date

 Signature of Owner

 date

21. Affidavit or sworn declaration

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

I/ (We) Robert Pullen
 Name of Owner(s) or Authorized Agent
 of the Township of Southgate in the County of Grey
 city/township/municipality county/region

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

Declared before me at the:

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

This 4th day of August, 2022

[Redacted Signature]
 Signature of Owner or Authorized Agent

Aug 4 2022
 Date

[Redacted Signature]
 Signature of Owner

 Date

[Redacted Signature]
 Signature of Commissioner

Aug 4, 2022
 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

Province of Ontario, for The Corporation of
 the Township of Southgate.

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, $\geq 30\%$ 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? _____

☐ 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: _____

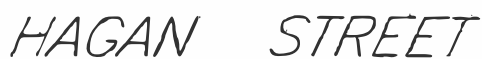
d) Indicate the size of the barn(s): _____

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

- to be severed
- to be retained



Property Zoned As
R3-406



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 **September 28, 2022 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, Holly Malynyk 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. 5-22

OWNERS: 2391827 Ontario Inc c/o Robert Pullen

SUBJECT LAND: Plan 480 Block T Lot 21, Geographic Village of Dundalk. The lands are further described as 141 Hagan St West.

THE PURPOSE of the application is to create two lots to allow for the sale of semi-detached units. The application will create a severed and retained lot. The severed and retained lots will each have 15. m of frontage and a minimum lot area of approximately 340m².

THE EFFECT is to create two small parcels of land, one with frontage of 15m on Gold Street and another with 15m of Frontage on Hagan Street. Both lots will have a minimum lot area of 340m² to allow for the sale of the semi-detached units.

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.

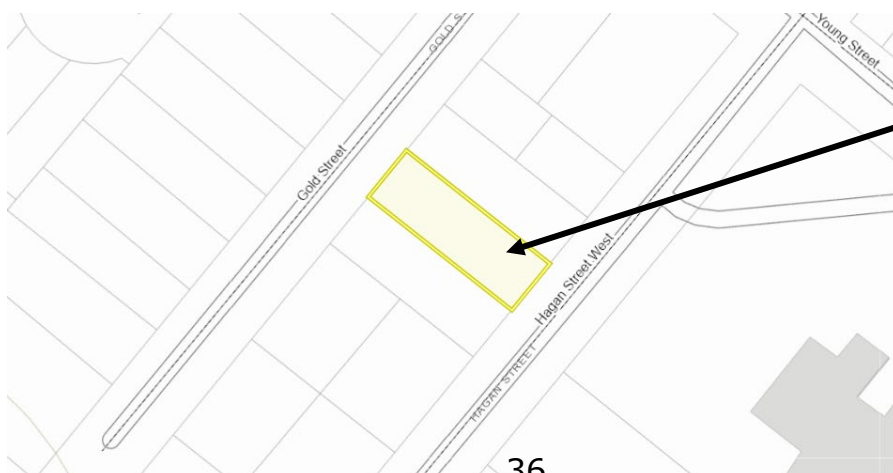
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (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#B5-22-2391827-Ontario-Inc-co-Robert-Pullen> 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. **B5-22**

**HOLLY MALYNYK, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 233 Toll Free 1-888-560-6607 FAX (519) 923-9262**

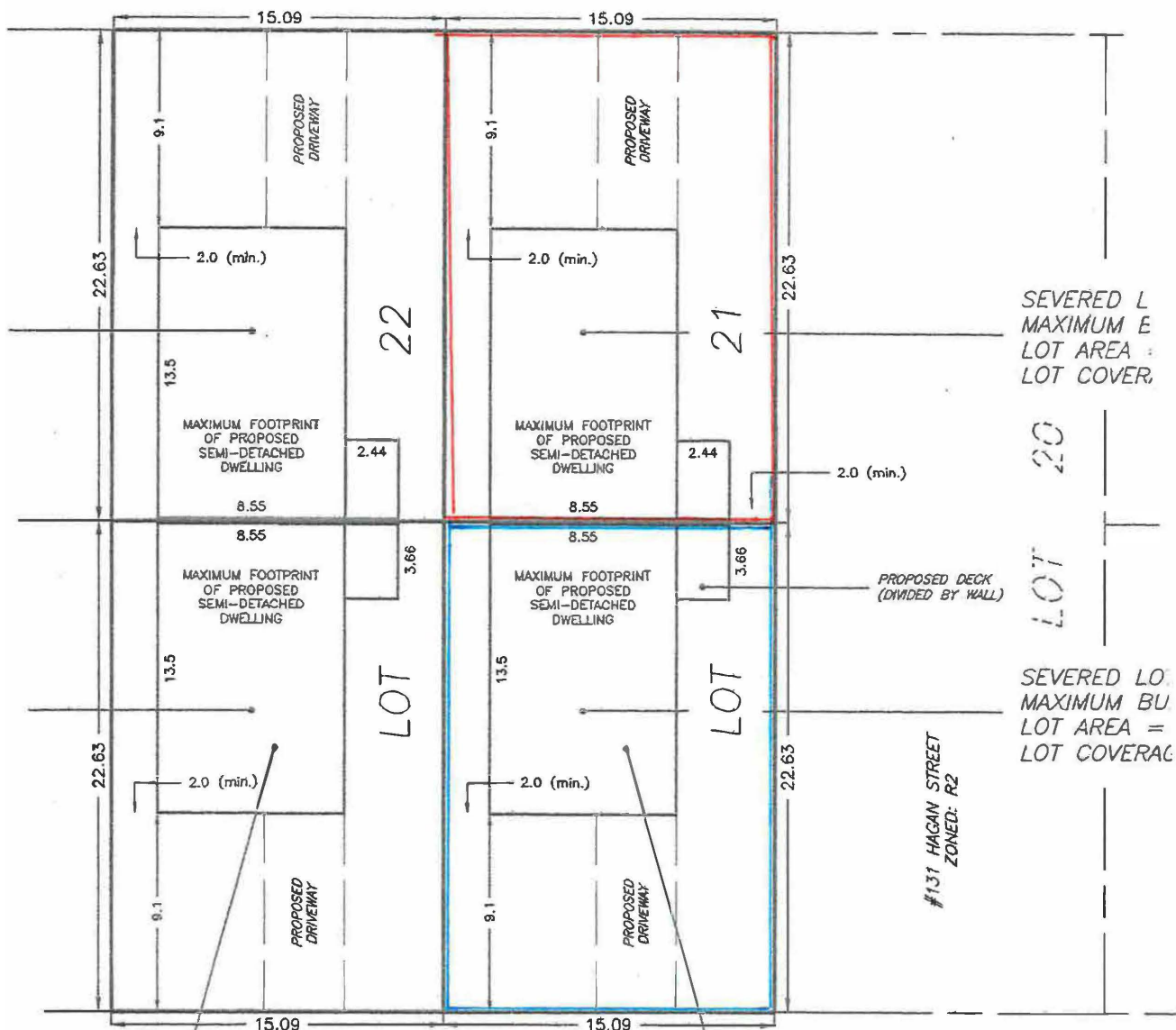


**Subject
Land**



GOLD STREET

~ to be severed
- to be retained



HAGAN STREET

Property Zoned As
R3-406

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for B5-22 2391827 Ontario Inc
Date: September 21, 2022 12:52:35 AM

County comments for B5-22 2391827 Ontario Inc

Hello Southgate,

Please see comments below for the County comments for Consent application B5-22 - 2391827 Ontario Inc.

The proposed severance will occur in a 'Primary Settlement Area' with full municipal servicing. Further, the applicant is proposing to create semi-detached dwellings on both the severed and the retained parcel. County Planning staff have no concerns.

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

Let us know if you have any questions.

Best regards,

County of Grey, Owen Sound, ON

From: [Chris Lorenz](#)
To: [Holly Malynyk](#)
Subject: RE: Notice of Public Hearing - B5-22 2391827 Ontario Inc
Date: September 16, 2022 10:05:30 AM

Good morning Holly,

This property does not contain lands regulated by the GRCA and we have no objection to Consent Application B5-22.

Thank you.

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority
519-621-2763 ext. 2236

From: Holly Malynyk <hmalynyk@southgate.ca>
Sent: September 2, 2022 10:30 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>; Chris Lorenz <clorenz@grandriver.ca>; Clinton Stredwick <cstredwick@southgate.ca>; dmilliner@southgate.ca; firechief@southgate.ca; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <hdi2@bellnet.ca>; hsmrcc@bmts.com; Hydro One <landuseplanning@hydroone.com>; jellis@southgate.ca; Juanita Meekins <juanita.meekins@saugeenogibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; lgreen@southgate.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>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>
Subject: Notice of Public Hearing - B5-22 2391827 Ontario Inc

Good morning,

Please find the below link for the Notice of Public Hearing for Consent File B5-22
<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B5-22-2391827-Ontario-Inc-co-Robert-Pullen>

The hearing has been scheduled for **September 28, at 9:00AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **September 21, 2022** for inclusion on the public agenda.

Comments can be received by:

Email: hmalynyk@southgate.ca

Fax: 519-923-9262 Attn: Holly Malynyk

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

Thank you for your attention to this matter.

Holly Malynyk
Administrative and Legislative Assistant
Township of Southgate

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

☎ 519-923-2110 ext. 233 | Fax 519-923-9262

✉ hmalynyk@southgate.ca | www.southgate.ca

From: [LANDUSEPLANNING](#)
To: [Holly Malynyk](#)
Subject: Southgate - 140 Gold St - B5-22
Date: September 9, 2022 2:23:23 PM
Attachments: [image001.png](#)

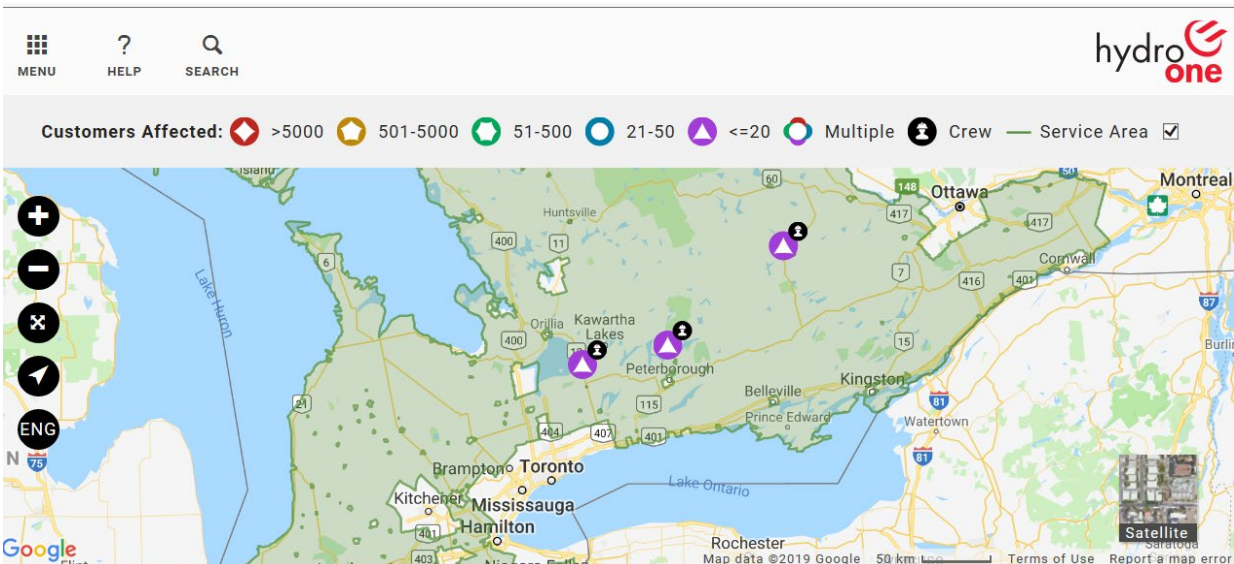
Hello,

We are in receipt of your Consent Application, B5-22 dated September 2, 2022. 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:

[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com/)

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,

Kitty Luk

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road
Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com

From: Holly Malynyk <hmalynyk@southgate.ca>

Sent: Friday, September 2, 2022 10:30 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 <jayne_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Chris Lorenz - GRCA <clorenz@grandriver.ca>; 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>; 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>; 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>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>

Subject: Notice of Public Hearing - B5-22 2391827 Ontario Inc

***** 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 File B5-22

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B5-22-2391827-Ontario-Inc-co-Robert-Pullen>

The hearing has been scheduled for **September 28, at 9:00AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **September 21, 2022** for inclusion on the public agenda.

Comments can be received by:

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

Thank you for your attention to this matter.

Holly Malynyk
Administrative and Legislative Assistant
Township of Southgate

📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 233 | Fax 519-923-9262
✉ hmalynyk@southgate.ca | www.southgate.ca

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Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official

jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: September 7, 2022

File No.: B5-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Urban asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Residential entrance permits required

Load Restricted Road: Yes ☒ No ☐

Comments:

Water & sewer services may have to be installed at developer's costs to meet their needs

Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments:

Well Head Protection Area "B" - Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

The frontage portion of lot is in WHPA B and the rear of lot is in WHPA C.

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official



Staff Report PL2022-073

Title of Report: PL2022-073-B5-22 Pullen
Department: Clerks
Branch: Planning Services
Council Date: September 28, 2022

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-073 for information; and

That the Committee of Adjustment consider approval of consent application B5-22.

Property Location:



Subject Lands: The subject lands are known as Plan 480 BLK T Lot 21 geographic Village of Dundalk, in the Township of Southgate.

The purpose of the consent is to implement zoning by-law 2019-062 which was passed April 17th 2019, which zoned the property to be used for a semi-detached residential building and recognized a reduction in the required lot area from 350m² by 9m² to 341m², and a reduction in the rear yard setback from 9m to 0m. All other provisions of the bylaw continue to apply.

The Effect of the consent application is to create two lots by dividing the lot along the common wall of the semi detached structure (Rear wall). One lot having frontage of Gold Street and one having frontage on Hagen Street.

Background

Zoning bylaw 2019-062 was approved for the Site on April 17th 2019 zoning the lot to permit a semi detached structure. The Current zoning on the site is R3-406. The owner now wishes to split the units into two separate lots in order to sell the units to different families. The Consent file that has been submitted B5-22 file is available at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B5-22-2391827-Ontario-Inc-co-Robert-Pullen>

The comments received include:

The Public Works Department indicate that entrance permits will be required. Water and Sewer services will be require to be installed at the developers cost.

The County of Grey indicate that they have no concerns.

The GRCA has no concerns

Hydro One has no concerns

No comments were received from members of the public.

Financial Implications:**Staff Review**

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Southgate Official Plan and the Zoning By-law.

The Provincial Policy Statement 2020 (PPS)

The PPS has been reviewed in its entirety however only the most relevant policies have been identified below. The subject land would constitute a settlement Area in the PPS. The PPS directs growth to settlement areas and allows for infill and intensification.

The proposed consent is able to be serviced by the existing infrastructure and does not require new infrastructure to be installed in the street.

The proposed consent is consistent with the PPS.

Township Official Plan

The Township Official Plan designates the subject lands as neighbour hood area which permits residential uses and permits infill and intensification. The proposal does not require the unnecessary extension of services and meets the intent of the Official Plan Policies.

Zoning By-law

The subject property is currently zoned Residential Type 3 exception (R3-406). The existing zoning allows for the lands to be used as a back split semi detached structure. The consent will conform to this zoning. The proposal meets the intent of the Comprehensive Zoning Bylaw and is considered good planning.

Site Inspection A site visit was not conducted for this application.

Conclusions The application is consistent with the Provincial Policy Statement, County of Grey Official Plan and Township official Plan. Staff are supportive of the proposal and recommend the application be approved.

Respectfully Submitted,

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



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

Attachments:

1. Consent Sketch

- to be severed
- to be retained



Property Zoned As
R3-406



The Corporation of The Township of Southgate

Consent application form

Instructions:

- Please check all applicable boxes and answer all applicable questions
- Several of the questions are part of the minimum mandatory requirements as prescribed in Schedule 1 to Ontario Regulation 41/95, Planning Act, and must be completed
- Failure to provide adequate, correct information may result in your application being refused
- All measurements MUST be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Applications are not accepted without the required fees

For office use only

File No: B4-21

Pre-Consult Date: _____

Date received: May 3, 2021

Date accepted: _____

Accepted by: _____

Roll # 42 07 060 003 05800

Conservation Authority Fee

Required: _____

Other information: _____

Township of
Southgate

MAY 03 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
	\$ 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.

Part One**Owner/Agent/Application Information**

*To be completed by the applicant

1. Name of registered owner LYNDA FALLADOWN & RODGER FALLADOWN

Mailing address: _____

Phone# : (H) _____ (B) _____

Email Address: _____

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

Mailing address: _____

Phone#: _____ Email: _____

Applicant's Relationship to Subject Lands:

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

3. Name of agent: BARBARA CRUMMER

Mailing address: _____

Phone: _____ Email: _____

4. Send all correspondence to: (Choose only ONE) ☐ Applicant ☒ Agent5. 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 SOUTHGATERoad Name SOUTHGATE RD. 10 Civic Address (911) No. 311700Lot No. 21 Plan/Concession CON 1 PT DIV 2 TO 3Part _____ Reference Plan No. CON 1 PT DIV 2 TO 3 LOT 21

7. Description of Subject Land:

a) Existing use of the subject land:

☐ Agricultural ☐ Rural ☐ Commercial/Industrial ☒ Residential

☐ Other(explain) VACANT RESIDENTIAL/RECREATIONAL LAND
b) Existing buildings N/A

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

☐ Easement ☐ Restrictive Covenants ☐ Right of Way
Describe: N/A**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 SEVEREDFrontage 106.68 metresDepth 60.96 metresArea 0.929 hectaresDimensions of land intended
to be RETAINEDFrontage 699.42 metresDepth 321.521 metresArea 32.521 hectares**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance NEW LOT FOR HOUSE (RESIDENCE)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: LYNDA FALLADOWN & RODGER FALLADOWNAddress: 2004 HIGHWAY 97 RR6 CAMBRIDGE, ONTARIO N1R 5S7

10. Proposed use of land to be severed

Existing buildings N/AProposed buildings RESIDENTIAL

<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 N/AProposed buildings N/A

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

12. Original lot being added to (lot addition only): N/A

Existing buildings/structures: N/A

Use: N/A

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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> NO		
Private Right-of-Way	<input checked="" 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 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 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 type="checkbox"/> Hazard Lands
<input type="checkbox"/> Inland Lakes	<input checked="" 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 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 _____

53

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), Rodger Falladown and Lynda Falladown
name of owner(s)

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

[Redacted Signature]
 Signature of Owner

April 18, 2021
 date

[Redacted Signature]
 Signature of Owner

April 18, 2021
 date

19. Owner authorization for agent

I/we Rodger Falladown Lynda Falladown
 authorize Barbara Crummer

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

[Redacted Signature]
 Signature of Owner

[Redacted Signature]
 Signature of Witness

Dated at the Municipality of West Grey
 this 18th day of April, 20 21.

20. Owners authorization for access

I/we Rodger Falladown Lynda Falladown

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

[Redacted Signature]
 Signature of Owner

April 18, 21
 date

[Redacted Signature]
 Signature of Owner

April 18, 21
 date

21. Affidavit or sworn declaration

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

I/ (We) Barbara Cramer
Name of Owner(s) or Authorized Agent

of the municipality of West Grey in the County of Grey
city/township/municipality county/region

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

Declared before me at the:

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

This 30th day of April, 2021



Signature of Owner or Authorized Agent

April 30, 2021
Date

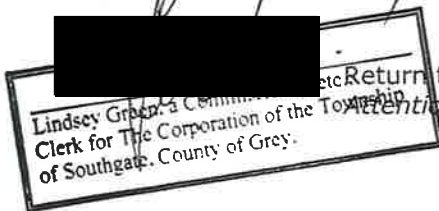
Signature of Owner

Date



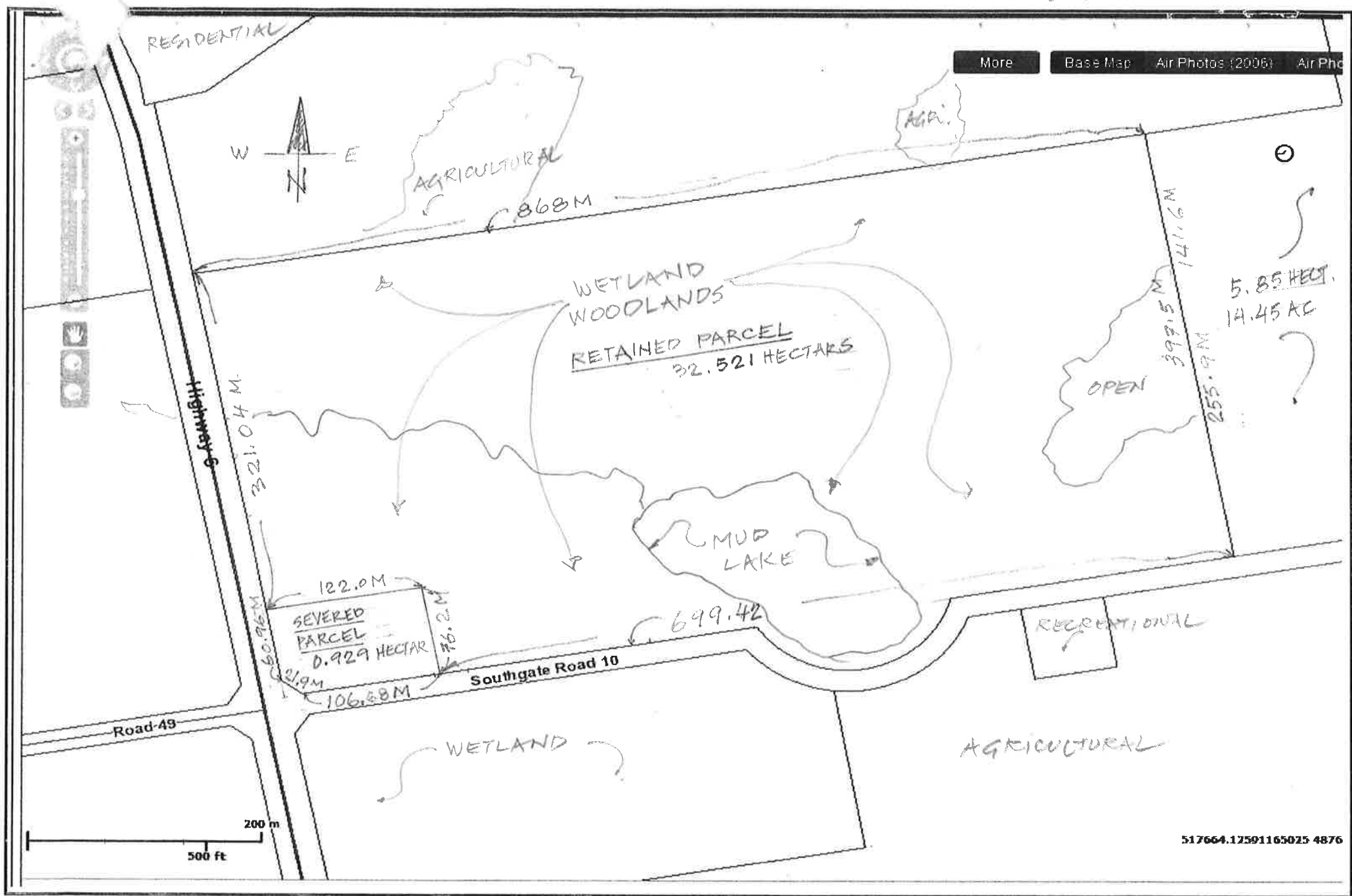
Signature of Commissioner

April 30, 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



6-2



Legend

-  Grey County Boundary
-  Parcels - Current
-  Parcels - Base
-  Lots & Concessions
- Large Scale Roads**
 -  Provincial Highway
 -  County Road
 -  Township Road
 -  Seasonal Road
- ANSI**
 -  ANSI, Earth Life Science
 -  ANSI, Earth Science
 -  ANSI, Life Science
- Streams**
- Lakes and Rivers**
-  Other Wetlands
-  Significant Valleylands
-  Significant Woodlands



Notes

444 0 222 444 Meters

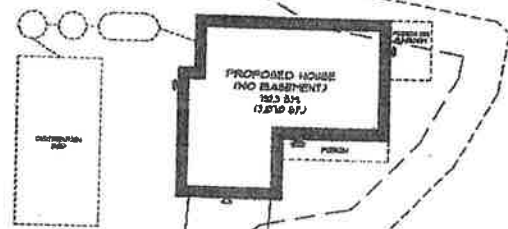




1/3 OF LOT 21
ION 1
OWNSHIP OF
NT)
OUTHGATE
GREY

THE GARAFRAXA ROAD
THE KINGS HIGHWAY NO. 6

ROAD 49



20

ORIGINAL ROAD ALLOWANCE
BETWEEN LOT 21422
SOUTHGATE ROAD 10

PROPERTY LINE	
1. NAME	2. ADDRESS
3. PHONE	4. DATE

DATE	BY	REMARKS

1. THIS PLAN IS MADE BY A SURVEYOR FOR THE
2. ALL DISTANCES SHOWN TO BE VERIFIED BY
3. ALL DISTANCES AND DEPARTURES ARE TO BE
4. ALL DISTANCES AND DEPARTURES ARE TO BE
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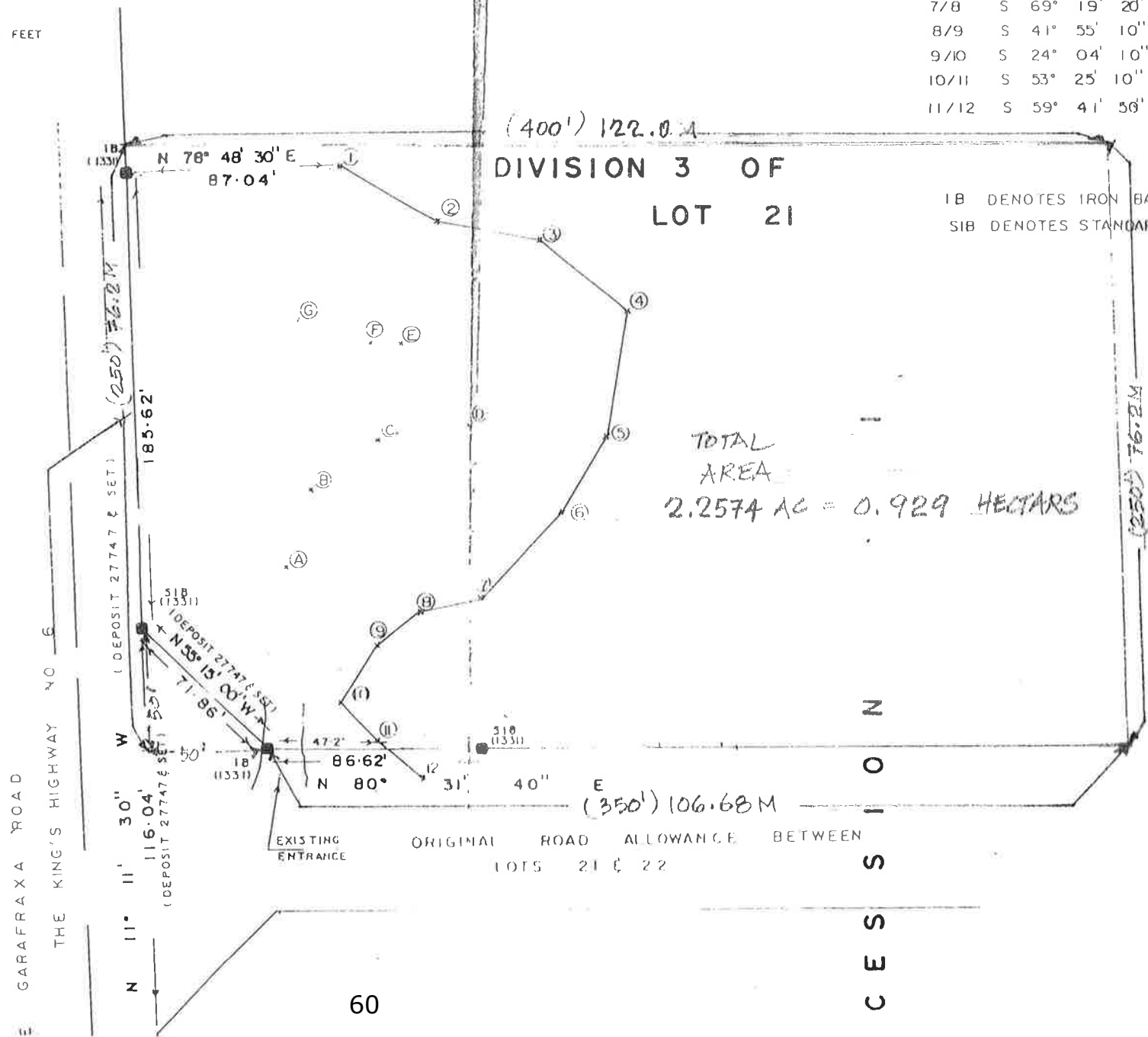
1" = 60'

R. WILSON SURVEYING INC



L NOTE

SHOWN HEREON ARE IN FEET AND CAN BE
TO METRES BY MULTIPLYING BY 0.3048



2/3	S 89° 23' 50"
3/4	S 59° 15' 50"
4/5	S 0° 25' 15"
5/6	S 20° 37' 50"
6/7	S 35° 03' 45"
7/8	S 69° 19' 20"
8/9	S 41° 55' 10"
9/10	S 24° 04' 10"
10/11	S 53° 25' 10"
11/12	S 59° 41' 58"



Planning Report

Application for a Zoning By-Law Amendment to Permit Consent to Sever

Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
Grey County

Prepared for:
Ms. Barbara Crummer

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June 2022

File No. 221172



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PLANNING JUSTIFICATION REPORT

Application for a Zoning By-Law Amendment to Permit Consent to Sever
Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
County of Grey

1.0 BACKGROUND AND CONTEXT

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Ms. Barbara Crummer, the agent representing the applicants and property owners, Linda and Roger Falladown, to prepare and process the required policy amendment application to permit the severance lands legally described as Pt. Lot 21, Concession 1, geographic Township of Egremont, now part of the Township of Southgate. The owners wish to create a lot on the above noted lands in order to construct a residence. The proposed lot will be approximately 0.9 ha in area and will require a re-zoning to establish the location and size of the proposed lot as well as to identify development setbacks from the on-site wetland.

This report will examine the merits of the proposed zoning by-law amendment and subsequent consent by evaluating the proposal against the policies of the Provincial Policy Statement (PPS), the Grey County Official Plan (GCOP) and the Township of Southgate Official Plan (TSOP). The conclusions of this report support the subject policy amendment application.

This report and accompanying applications are intended to satisfy the requirements of Section 34 (10.1 & 10.2) and Section 53 (2 & 3) of the Planning Act, RSO 1990 regarding the submission of a complete application.

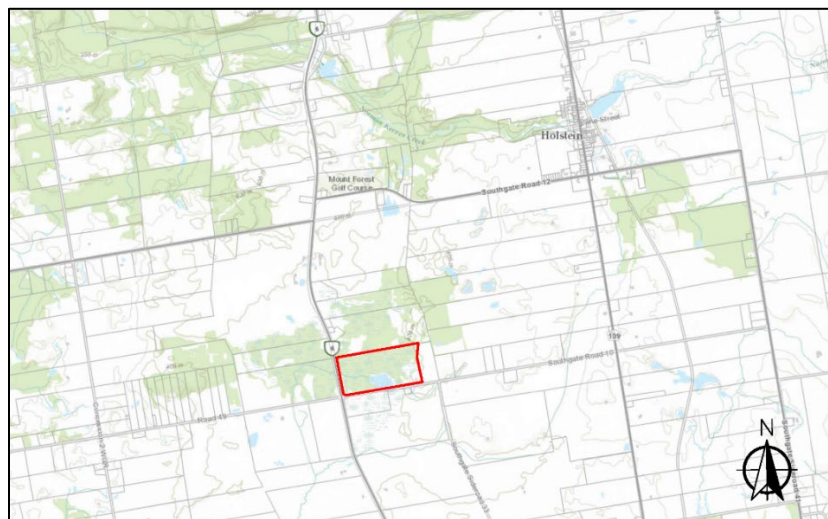


Figure 1: Location of Subject Lands

1.2 Location and Description of Subject Lands

The subject lands are located at the south-west corner of Lot 21, Concession 1 in the Township of Southgate and will front on Highway 6 and Southgate Road 10 and are approximately 7 kilometres north of Mount Forest and 3.5 kilometres southwest of the Holstein Settlement Area. The total holding is approximately 34.5 ha (85.3 ac) in area. The subject property contains a significant amount of wetlands which are part of the Letterbreen Bog, Provincially Significant Wetland (PSW).

1.3 Pre-Submission Consultation and Approvals Required

Prior to Cuesta Planning Consultants' involvement, Ms. Crummer reviewed the requirements for a consent with the Municipality. Mr. Stredwick, the municipal planner, advised that an Environmental Impact Study (EIS) was required to determine an appropriate building location on the proposed lot as well as to identify a building envelope on the retained parcel.

The EIS was intended to establish development setbacks from on-site natural heritage features for any future dwelling and associated servicing. An EIS has been completed by Natural Resources Solutions Inc. (NRSI) and will be submitted as part of the complete application requirements.

As stated previously, a zoning bylaw amendment will be required to provide relief from the provisions of the A1 zone and establish appropriate development standards for the new lot.

The Terms of Reference for the EIS were approved by the Municipality and the Saugeen Valley Conservation Authority (SVCA) and the resulting EIS was found acceptable by the SVCA in October of 2021. The 2021 EIS was an update of a 2007 EIS completed for the same property by NRSI for a previous owner.

As the property falls within a regulated area of the SVCA, any future development will require a permit from the SVCA.

Based on a review of the land use policy and the pre-submission consultation, the required approvals are reflected in Table 1.

Table 1: Approvals Required

Application	Approval Authority
<u>Zoning By-Law Amendment (ZBA)</u> A Zoning By-law Amendment will be required to establish the setbacks from the PSW as set out in the EIS which are beyond those set out in the Zoning By-Law for the A1 Zone.	Township of Southgate
<u>Consent to Sever</u> A Consent to Sever application will be required to create the lot and implement any development limitations.	Township of Southgate

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis of the applicable land use policies considers how the proposal will meet the goals and intent of relevant policy for the area and remain compatible with surrounding land uses. Taking into account provincial, county and local policies it will be determined how the proposal represents appropriate land use planning.

In addition to the Provincial Policy Statement, the County of Grey Official Plan (GCOP), the Township of Southgate (TSOP) and the Township of Southgate Comprehensive Zoning By-Law 19-2002, will also be evaluated as land use policy applicable to the proposal.

2.1 Provincial Policy Statement (PPS)

Any land use decision must be assessed against the applicable provisions of the PPS. Although the PPS is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposal. The evaluation of the land use policy is shown in italics.

Although the PPS is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposed severance.

Section 1.0 “Building Strong Healthy Communities”

Section 2.0 “Wise Use and Management of Resources”

Table 2: Provincial Policy Statement Evaluation

Policy Evaluation
<i>1.0 Building Strong Healthy Communities</i>
<i>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</i>

1.1.4 Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets:

There will be virtually no impact on the rural character of the surrounding area as a result of the zoning by-law amendment and subsequent severance. The creation of one new rural residence would be in keeping with the rural nature and uses of the surrounding area as the residence will not be visible from the Sideroad 10 or Highway 6.

h) conserving biodiversity and considering the ecological benefits provided by nature:

As noted, an updated EIS was required as part of the application requirements as a significant natural feature (PSW) occurs on the site. A development setback of 15 metres from the PSW has been recommended by the EIS which has been shown on map 2.

There is sufficient area on both the new and retained lots to implement these required setbacks. When a dwelling is constructed on site, the EIS recommends the following to avoid any direct or indirect impacts to the natural heritage features on site in the adjacent lands:

- To avoid impacts to nesting birds and wildlife, any tree cutting should be scheduled outside of the peak nesting season (late May to early July) and preferably should occur in the fall-winter to protect wildlife,*
- A sediment control fence should be installed at the limit of the work area throughout the construction period, until bare soils have been stabilized, to prevent sediment-laden runoff from entering the wetland during rain events,*
- On the proposed lot, the septic system is to be located as far away as possible from the wetland, (approximately 20m from the wetland boundary) on the west side of the lot. The retained lands have ample room for a septic bed while providing a setback to the wetland.*
- Landscaped areas should be minimized and not encroach into the natural areas. Construction of pools, patios, decks and sheds should be within the development envelope.*
- Use of lawn and garden chemicals should be reduced or eliminated,*
- Any landscape plantings should make use of native species suitable for the site. Care should be taken to avoid aggressive non-native species (such as Norway maple, lily-of-the-valley, periwinkle, goutweed, etc.) which can spread into natural areas and out-compete native flora,*
- Grass clippings, yard waste and rubbish should not be dumped in the natural areas.*

Adhering to the EIS recommendations will implement this PPS goal. As noted earlier in this report, any future development will require permitting by the SVCA. Staff of the SVCA can address the EIS requirements at the permitting stage.

1.1.5 Rural Lands in Municipalities

1.1.5.2 On rural lands located in municipalities, permitted uses are: (in part)

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings);

c) residential development, including lot creation, that is locally appropriate;

Although a limited amount of residential growth is permitted on rural lands, both the County and the Local Official Plans required an EIS in order to be assured that any residential development maintains the integrity of the natural heritage features on the subject lands.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Municipal services such as garbage, public school bussing, etc. are available on Sideroad 10. No additional hard infrastructure would be required from the municipality as both the severed and retained lot would be serviced via private wells and septic systems. The proposal meets the goal of Section 1.1.5.4 of the PPS.

1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

MDS I calculations were completed for the active horse barn southwest of the subject lands. Any future development can be placed outside of the required MDS I setback area from this barn, complying with MDS formulae and therefore meeting provincial requirements (please see Appendix 2).

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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 natural features or on their ecological functions.

As indicated earlier in this report, an updated EIS was required by the municipal planner as part of the complete application requirements for this submission. As the area proposed for severance is adjacent to the Letterbreen Bog PSW, an EIS was required to demonstrate no negative impact from the proposed lot or future development.

The EIS concluded that the potential for loss of natural heritage features from future development on the proposed lot is limited as development would occur on previously disturbed lands in the southwestern area and on uplands in the southeast of the property.

The EIS recommends that because of the low impact of the proposed residential development, only a 15-metre development setback from the PSW is required.

The future development in the southeast and southwest of the Township lot would also be regulated at the building permit stage by the SVCA.

With the implementation of the mitigation requirements of the EIS and the requirements of the SVCA, the proposal will remain consistent with Section 2.1.8 of the PPS.

Summary:

This proposal is consistent with the Provincial Policy Statement as limited development is permitted in Rural areas and the proposal meets provincial requirements related to the protection of natural heritage resources.

2.2 County of Grey Official Plan (GCOP, Recolour Grey)

Lot 21, Concession 1 is designated as Rural, Wetlands and Hazard Lands in the Grey County Official Plan reflecting primarily the provincially significant wetland. The portion of the Township lot to be severed contains a Rural designation.

The dominant feature on the subject lands is the Letterbreen Bog and a review of the Natural Heritage policy is the most significant policy affecting the subject lands.



Figure 2: Grey County Official Plan (Excerpt)

Table 3: Grey County Official Plan Evaluation (Recolour Grey)

Policy Evaluation
7 Natural Grey
<p><u>Natural Grey features include land use types including Hazard Lands and Provincially Significant Wetlands and Significant Coastal Wetlands that are identified on Schedule A. These land use types include specific policies and permitted uses that can be considered either within these areas or adjacent to these areas. The other natural features and areas are constraints, which are identified on Appendix A and Appendix B. For constraints, development can be permitted within these areas or adjacent to these areas, subject to addressing the specific policies identified in this Section, or any provincial and federal requirements. Natural Grey land use types and constraints are as follows:</u></p> <p><u>Land Use Types</u></p> <ul style="list-style-type: none"> • <u>Hazard Lands</u> • <u>Provincially Significant Wetlands and Significant Coastal Wetlands</u>
<p>Portions of Schedule A and B (and C) have been included in (figure 1 and 2) to indicate the various areas covered by the designation.</p>
7.2 Hazard Lands (in part)
<p><u>Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County.</u></p> <p><u>New development shall generally be directed away from Hazard lands.</u></p>
<p>The subject lands, Lot 21, Concession 1, contains three designations, Wetlands, Hazard and Rural. The Wetlands designation reflecting the Letterbreen Bog, covers most of the property. Sections of hazard lands border the Bog which is classified as a Provincially Significant Wetland (PSW). There are several pockets of rural lands on the southeast and southwest.</p> <p>The GCOP reflects the provisions of the PPS with respect to the protection of natural heritage features and the creation of residential development outside of settlement areas. As noted above, the most dominant feature on the property is the Letterbreen Bog and the provisions of “Natural Grey” are the most significant County policy to be considered in the review of this proposal.</p>

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

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;

Although the mapping from the County Official Plan indicates that there are no Hazard lands in the southwest corner of the lot where the consent is proposed, the municipality and the Conservation Authority required an EIS.

The EIS was also required to define the extent of the PSW and provide mitigation measures. These measures are outlined in the previous assessment of the PPS policy.

7.3 Wetlands

The County generally encourages development be setback from Wetlands by at least 30 metres. In some cases this 30 metres distance can be reduced based on site specific circumstances, or through the completion of an EIS.

7.3.1 Provincially Significant Wetlands and Significant Coastal Wetlands

1) No development or site alteration is permitted within the Provincially Significant Wetlands and Significant Coastal Wetlands land use type (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the Wetland.

2) No development or site alteration may occur within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type 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.

Development or site alteration within the adjacent lands of the Provincially Significant Wetlands and Significant Coastal Wetlands land use type will require a permit from the appropriate conservation authority.

The proposal will create a lot and building envelope that is within the adjacent lands of the Letterbreen Bog PSW. An EIS was prepared in 2007 which identified a building envelope in the southwest corner of the 35.4 ha Township lot.

At the request of the municipal planner and the SVCA, the proponent retained Natural Resource Solutions Inc. to update the 2007 study to assess environmental changes that may have occurred during the intervening fourteen years.

The 2021 study (Appendix 3) identified two elevated areas of the Township lot that could support limited residential development. The site in the southwest corner had been cleared somewhat to accommodate a building and servicing area as well as a lane based on the 2007 EIS. The southeast section of the site contains a rounded hill area that was previously cleared. The EIS confirmed that this would be an acceptable building site, subject to setbacks, on the retained land.

The 2021 Natural Resources Solutions Inc. EIS was found acceptable to the SVCA. The Conservation Authority will require an “Application to Alter a Regulated Area” prior to any permits being granted for the building, laneway and servicing.

The SVCA identified a number of mitigation measures from the EIS that should form conditions of approval for the consent including the use of a Waterloo Biofilter sewage disposal system.

The EIS, including the mitigation measures, along with the approval of the SVCA have met the Natural Grey requirements of the GCOP.

5 Cultivate Grey

5.4 Rural Land Use Type

The predominant land uses within the Rural land use type will be agriculture, aggregate extraction, recreation, and forestry. While this land use type will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural areas will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.

5.4.1 Uses Permitted Policies

1) The Rural land use type on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the Agricultural land use type).

The creation of a small rural non-farm property is a permitted use in the rural designation. The proposal will not alter the rural landscape as it will be surrounded by existing relatively mature treed areas. In order to ensure the creation of the lot will not impact any agrarian operations in the vicinity, an MDS calculation has been prepared and is included in Appendix 2 to this report.

5.4.2 Development Policies

2) Minimum lot size within the Rural land use type for non-agricultural uses shall be determined by the zoning by-law of the local municipality and shall address the requirements of Sections 8 and 9 of this Plan. Unless otherwise specified new non-farm sized lots shall be a minimum of 0.8 hectares in size.

The proposed 0.9 ha lot will meet the above noted minimum lot area provision.

5) The Provincial Minimum Distance Separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the Rural land use type.

As noted previously, an MDS calculation was prepared and determined that the closest livestock structure was 700 m from the proposed lot and would not be impacted by the rezoning and subsequent severance.

6) For any non-agricultural uses to be permitted within the Rural land use type, all of the following shall be satisfied:

a) The development policies of Section 5.2.2, the Agricultural land use type, shall also apply to the Rural land use type, except where it makes reference to farm lot sizes and surplus farmhouse severances.

b) That development on productive agricultural land be discouraged. Where development is proposed on productive agricultural land (i.e. land that is currently or has recently been used for farm purposes) it shall be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.

The proposed rezoning and consent will not impact the potential use of land on the Township lot for agrarian use. The land on the east side of the lot has the potential for non-farm residential development.

5.4.3 Consent Policies

1) 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 lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size or the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

The Township lot is approximately 35 ha which would permit one non-farm residential consent. The rezoning to permit the consent conforms to the above noted policy.

Section 5.4.3 1) also requires a proposed lot to not exceed a frontage to depth ratio of 1:3 as well as conforming to the applicable zone provisions. Exceeding the frontage to depth ratio of 1:3 requires justification. The proposed lot has a frontage to depth ratio of 1:1.6 (+/-76m: +/- 122m), thus conforming to the above noted provision.

Summary:

The proposed consent affects the Natural Grey provisions of the GCOP as well as the Rural consent provisions. The updated EIS demonstrated that the proposed zoning and subsequent consent satisfied the provisions of the Official Plan for safeguarding PSWs and the consent is within the parameters for lot density of the Rural Official Plan requirements.

2.3 Township of Southgate Official Plan (TSOP)

The TSOP contains three designations on Lot 21, Concession 1, the primary designation being a Wetland designation reflecting the Letterbreen Bog PSW. These designations are similar to those in the County Official Plan.

Lot 21, Concession 1 also contains Hazard designations which occur around the periphery of the PSW, primarily near the northern edge of the PSW. A small Rural designation is located near the southwest boundary of Lot 21 Concession 1.

The policies of the TSOP pertaining to the Natural Environment Areas are similar to the Provincial Policy Statement and County of Grey Official Plan.

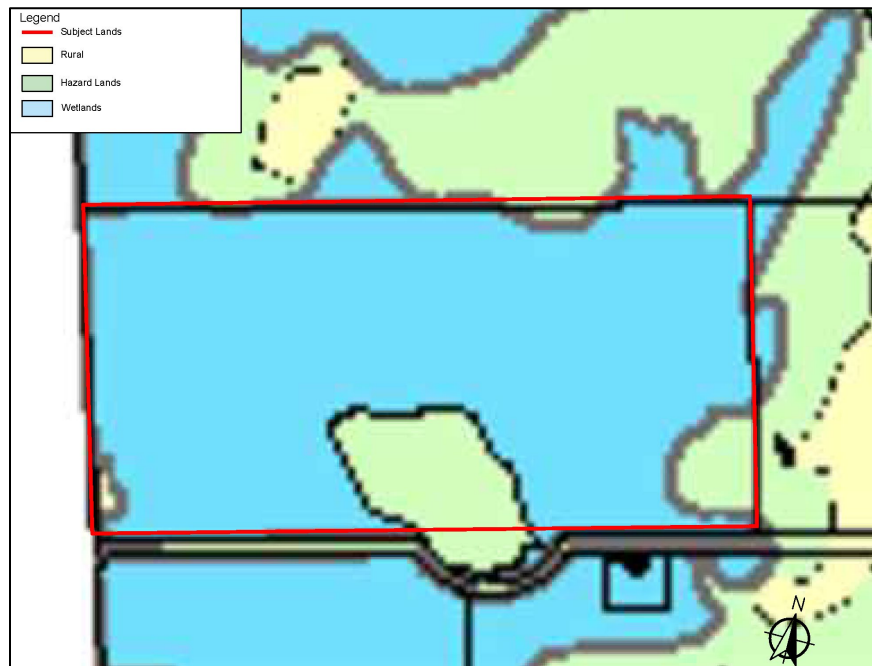


Figure 3: Township of Southgate Official Plan (Excerpt)

Table 4: Township of Southgate Official Plan (TSOP) Evaluation

Policy Evaluation
6.0 Natural Environment Area
6.1 Wetlands & 6.1.2 Development Policies
<p><u>The purpose of the Wetlands designation is to recognize and protect Provincially Significant Wetlands. The mapping for the Provincially Significant Wetlands (PSW) has been provided by the Ministry of Natural Resources, as shown on the Schedules to this Plan.</u></p> <p><u>(a) No development or site alteration is permitted within the Provincially Significant Wetland designation, except where such activity is associated with forestry (excluding logging) and uses connected with the conservation of water, soil, wildlife and other natural resources, provided the integrity of the Wetland will not be negatively impacted. Buildings and/or structures are not permitted within lands designated Provincially Significant Wetlands.</u></p> <p><u>(b) No development or site alteration shall be permitted on adjacent lands located within 120 metres of an identified Provincially Significant Wetland (PSW), unless the proposed method of avoiding or mitigating the potential impacts, of such development on the adjacent resource is satisfactory to the Township of Southgate and/or other responsible approval authority, as demonstrated through the preparation of an Environmental Impact Study (EIS), prepared in accordance with the terms of reference in Section 6.5.8 below.</u></p> <p><u>c) Minor alteration of wetland mapping may occur without amendment to the Official Plan, provided approval is obtained from the Municipality, the County of Grey and where required, the Ministry of Natural Resources, and may require the successful completion of an Environmental Impact Study.</u></p> <p><u>(d) The implementing zoning by-law will incorporate appropriate standards for buffer planting, setbacks and any other standards.</u></p>
<p>The preparation of an EIS in accordance section 6.5.8 was prepared by Natural Resource Solutions Inc. and approved by the Municipality and the SVCA. The EIS clarified the extent of the PSW and prescribed mitigation measures to address any possible impacts to the PSW (Appendix 3, page 5,6).</p> <p>Approval of the updated EIS confirmed the conformity of the proposed rezoning and consent with the applicable Natural Environment Area provisions of the TSOP.</p> <p>The lot is proposed in the southwest corner of Lot 21, Concession 1 where an area of Rurally designated lands are shown on the Schedules to the upper and lower tier Official Plans (figure 2 and figure 3).</p>

The Rural policy in the TSOP is contained in section 5.2 and permits a variety of uses including low density non-farm residential (5.2.1.i).

5.2 Rural

5.2.2 Consent Policies

A maximum of one severance may be permitted for every 40 hectares of land, and the options for consent are:

3. Lots may be considered for rural residential uses, provided the lot shall be a minimum of 0.8 hectares in area with a frontage to depth ratio of 1:2.

The proposal zoning will permit one consent to be created on the original Township lot which conforms to the above noted provision.

The lot will be 0.9 ha in area and meet the area provisions of subsection 3.

The County restricts the frontage to depth ratio to 1:3, which is satisfied as the proposal reflects a ratio of 1:1.6. The ratio of 1:2 in subsection 3 does not specify a maximum or minimum. The 1:1.6 is in keeping with the direction provided in the TSOP.

7. In addition to Sections 7.4, 8.0 and 9.0, the following conditions must be met:

a. the lot severed for the non-farm use shall be rezoned for the appropriate use;

b. the lots severed for the non-farm use is no larger than necessary but large enough to accommodate the use and on-site servicing; and,

c. the minimum distance separation distance can be met.

With regard to subsection 5.2.2.7, the property will be zoned to permit a non-farm residential consent and will be in keeping with the minimum lot size provisions in subsection 5.2.2. As noted previously, an MDS calculation is provided in Appendix 2 and confirms that there is no conflict with any nearby livestock operations.

The Rural consent policies references the “General Lot Consent Policies” contained in Section 7.4. A review of the relevant provisions of Section 7.4 follows.

7.4 General Lot Creation Policies

Where division of land is considered, the approval authority shall have regard to the policies of this Plan, the matters set out in the Planning Act, R.S.O. 1990, as amended and the following considerations:

a) The land division is permitted by the land use policies of this Plan.

b) The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area.

c) The proposed use is compatible with existing and permitted future land uses on adjacent lands.

d) The servicing requirements of this Plan shall be met.

e) New lots will not be permitted where the proposed access would create a traffic hazard because of limited sight lines.

g) There shall be evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that an adequate means of sewage disposal can be provided.

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

m) All new entrances will be subject to the approval of the appropriate road authority (ie. Township of Southgate, County of Grey).

n) The creation of new lots with frontage on a public road which is not maintained year round, is not permitted.

o) The creation of new lots will only be permitted upon approval by the Chief Building Official, of a private sewage treatment system.

The proposal is permitted by the Rural lot creation provisions and will not create any traffic hazard as the entrance onto Southgate Road 10 is controlled by the Municipality through the issuance of an entrance permit. The proposal will create the only lot permitted by the lot density provisions and will not impact any surrounding developments or alter the rural and environmental character of the area as any residential development will be screened from public view by the existing vegetation.

The EIS prepared for the proposal identified building envelope and direction on the method of servicing for the site as well as mitigation measures to safeguard the integrity of the wetland.

An MDS calculation is required by the County and TSOP and is included in Appendix 2.

The lot will front on Southgate Road 10, a year round municipal road and the exact location and entrance design will be controlled through the Township entrance permit process.

The Chief Building Official is responsible for the construction of buildings and sewage systems and generally not for the approval of lot creation. However, no concerns have been voiced by Municipal staff to date on the creation of the proposed lot.

Summary:

The preparation of an EIS has confirmed the conformity of the proposed zoning with the key provisions of the TSOP.

2.4 Township of Southgate Comprehensive Zoning By-Law 19-2002

The area proposed for the lot will contain lands zoned A1 as well as Wetlands. The EIS has identified building envelopes on Map 4 which are beyond the setback requirements from the PSW. The amending by-law should reflect the boundary of the PSW as well as the 15m buffer area, thereby restricting building and servicing areas to a redefined A1 area.

A proposed Schedule for the zoning by-law amendment is shown in Appendix 4.



Figure 4: Township of Southgate Zoning (Excerpt)

3.0 SUMMARY AND CONCLUSIONS

The 2007 EIS and the 2021 update, confirmed the potential for building and servicing envelopes in the southwest corner of the Township lot. As well, the EIS confirmed the building area on the southeast section of the retained lot would not be affected by the proposed consent. Based on the preceding policy analysis and the attached EIS, the following is be concluded:

- 1) The proposed rezoning and subsequent consent is compliant with the provisions of the PPS.

- 2) The redefined Wetland and A1 boundaries, based on the EIS do not contravene any Official Plan policy in the County or Township Official Plans.
- 3) The SVCA permit which will incorporate the mitigation provisions of the EIS will ensure a suitable development in harmony with the environmental characteristics of the lot and the surrounding area.
- 4) This proposal represents appropriate rural land use planning principles.

Respectfully prepared by,



Approved by Don Scott, MCIP, RPP
Cuesta Planning Consultants Inc.



Appendix 1

Proposed Site Plan



Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
County of Grey

Legend

- Subject Lands
- Proposed Lot

* measurements are approximate



978 First Avenue West
Owen Sound, Ontario
N4K 4K5

(519) 372-9790
Fax: (519) 372-9953
1-800-653-7692

e-mail: cuesta@cuestaplanning.com

Dwn. By:	Date Printed:
V.Muhunthan	June 10 2022
File:	Project Name:
x221172	Crummer

Appendix 2

MDS Calculations and Mapping

MDS I

General information

Application date Jun 10, 2022	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information Barbara Crummer ON	Location of subject lands County of Grey Township of Southgate EGREMONT Concession 1 , Lot 21 Roll number: 420706000305800	


Calculations

New farm

Farm contact information Not Specified 102746 Road 49 West Grey, ON	Location of existing livestock facility or anaerobic digester County of Grey Township of West Grey NORMANBY Concession 1 , Lot 22 Roll number: 420501000700110	Total lot size 41 ha
--	---	-------------------------

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	174	174.4 NU	810 m²



Confirm Livestock/Manure Information (New farm)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	174.4 NU		
Potential design capacity	450 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	534.52
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn)

289 m (948 ft)

Actual distance from livestock barn

663 m (2175 ft)

Storage base distance 'S'
(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

NA

Preparer signoff & disclaimer

Preparer contact information
Vaishnan Muhunthan
Cuesta Planning Consultants Inc.

Signature of preparer



06-10-2022

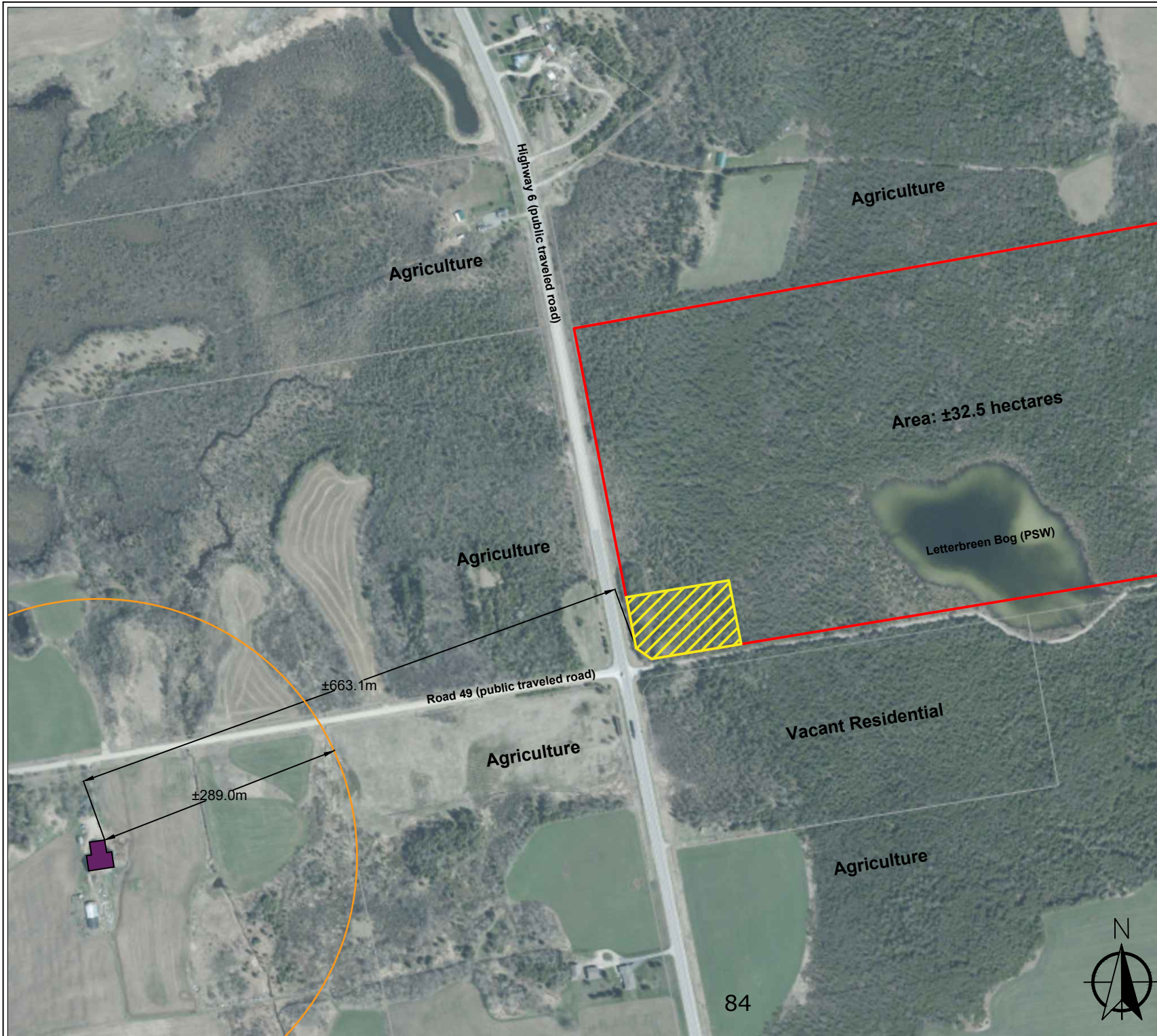
Vaishnan Muhunthan , Junior Land Use
Planner

Date (mmm-dd-yyyy)

Note to the user

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

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Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
County of Grey

Legend

- Subject Lands
- ▨ Proposed Lot
- Barn
- MDS 1 Setback Radius

* measurements are approximate



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Dwn. By:	Date Printed:
V.Muhunthan	June 10 2022
File:	Project Name:
x221172	Crummer

Type text here

Appendix 3

Environmental Impact Assessment, September 15, 2021,
Natural Resource Solutions Inc.



September 15, 2021

2651

Jayden Shelton
Resources Information Technician
Sasugeen Conservation
1078 Bruce Road 12
Formosa, ON N0G 1W0

Clinton Stredwick
Municipal Planner
Township of Southgate
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Dear Mr. Shelton and Mr. Stredwick,

**Re: Part Lot 21, Concession 1, Former Township of Egremont, Grey County
Environmental Impact Study**

Natural Resource Solutions Inc. was retained by Mrs. Barbara Crummer to prepare an update to an EIS for a single lot development at the above-noted address. NRSI previously prepared an EIS for the development of a single house in the south west corner of this property in 2007 for Mr. Sid Guy, the landowner at the time. The EIS was approved and the landowner proceeded with some clearing for the house, but it was not built.

Mrs. Crummer wishes to have a single lot severed at this same location, which she will purchase from the current landowner (Mr. Falladown) and then move forward with constructing a house. The remainder of the lands will continue to be owned by the current landowner (Mr. Falladown). This letter report provides an update to the previous EIS based on 2021 field work and updated background information.

A brief Terms of Reference for this EIS was provided by email to the Township of Southgate and the Saugeen Valley Conservation Authority (SVCA) for review and was approved in August 2021. It is understood that this EIS is to address the proposed severed lot as well as a building envelope on the retained lands. This EIS outlines the existing conditions, discusses the significance and sensitivity of the wetlands on-site and provides an analysis of potential impacts based on the development of a house on the proposed lot and the retained lands.

Introduction

The subject property is approximately 34.5ha as shown on Map 1, and is primarily wetland, being part of the Letterbreen Bog provincially significant wetland. In the Schedules of the Grey County and Township of Southgate Official Plans and the Township Zoning Bylaw (2009), much of the property is shown as Wetland or Provincially Significant Wetland. A small area is excluded from the wetland at the southwest corner, while the uplands at the eastern end of the property are shown as agricultural (Grey County 2019, Township of Southgate 2009 and 2020).

The Official Plans of the County and the Township state that an EIS is required when development is proposed adjacent to provincially significant wetlands:

“No development or site alteration shall be permitted on adjacent lands located within 120 metres of an identified Provincially Significant Wetland (PSW), unless the proposed method of avoiding or mitigating the potential impacts, of such development on the adjacent resource is satisfactory to the Township of Southgate and/or other responsible approval authority, as demonstrated through the preparation of an Environmental Impact Study (EIS), prepared in accordance with the terms of reference in Section 6.5.8 below.” (Section 6.1.2 Township of Southgate).

The Saugeen Valley Conservation Authority (SVCA) regulates the whole of the subject property due to the presence of provincially significant wetlands and lands within the area of interference of the wetland (within 120m) as per Ontario Regulation 169-06 (2013). Development and alteration is generally not permitted within wetlands or the area of interference unless it can be shown that the proposal can proceed without impacting the wetland. The SVCA provides policies for when an EIS is required and what it should address in its Environmental Regulations and Planning Policies Manual (SVCA 2018).

Methods

The natural features on the subject property were characterized through background information and field survey data. Background information was collected from the SVCA, Natural Heritage Information Centre (NHIC) online database and the wildlife atlases. Biologists visited the property on June 17 and July 14, 2021 to update the field data from 2007 which included site visits on May 17, June 26, August 31 and October 4, 2007. These visits focused on the area of the proposed house, the southwest corner of the property as well as the uplands at the eastern edge of the property as a building envelope for the retained lands. Vegetation communities were mapped and described, the wetland boundary was flagged and an inventory of wildlife and plants was undertaken, including an early morning visit on June 26 to document nesting birds.

Findings

Soils and Physiography

The property is relatively level with the wetland occupying the low lying lands over much of the property. The land rises to the east, where upland vegetation and agricultural lands are found. A slight rise is found in the south west corner, which may have been created by fill during road construction historically.

Soil investigations in the south west corner found a 20cm layer of sandy loam over 30+cm of sand with small gravel. A hand held dutch soil auger was used, which could not penetrate deeper than 50cm due to the presence of gravel. In 2017, the landowner subsequently dug a test pit, finding 30cm sandy loam over >1m sand and gravel. Within the wetland, organic soils were found extending over 1m in depth.

Vascular Plants

A total of 81 species of vascular plants were observed in the area of the proposed house/building envelope and the adjacent wetland. A list of these species is appended to this letter. No significant species of plants are known from the background information, and none were observed during the field work.

Vegetation Communities

The vegetation communities on the property were determined based on the Ecological Land Classification System for Southern Ontario (Lee et al 1998) and area described below and shown on Figure 2.

FOC4-1 Fresh-Moist White Cedar Coniferous Forest

A small area in the southwest corner of the property consists of upland coniferous forest dominated by white cedar and also tamarack. Trees were roughly 10 to 25cm in diameter, with dense regeneration of young cedars. The trees form a dense canopy, blocking out sunlight, resulting in very little groundcover. The previous landowner cleared an area for the approved house and septic, and this area is currently occupied by open meadow with herbaceous plants including avens, dandelion, enchanter's nightshade, tall buttercup and blue violet. A driveway entrance is present from Sideroad 10. Soils are sandy loam over sand and gravel, possibly fill.

In the southeast corner of the property, there is a rounded hill abutting the east property boundary. This area is forested with white cedar and balsam fir as well as tamarack. The easternmost part of this polygon was previously an open area as can be seen in older air photos (2005) and has been regenerating with tamarack and black cherry as well as a few other species such as white elm and hawthorn. Along the eastern edge, trees are widely spaced and range from 10-24 cm in diameter approximately. Groundcover is herbaceous plants such as smooth brome grass, Canada goldenrod, timothy and smooth bedstraw. A driveway entrance had been constructed here in the past and clear areas are present which could accommodate a building envelope.

SWC4-2 Tamarack Organic Coniferous Swamp

The majority of the wetland as was investigated for this project is a coniferous swamp dominated by tamarack and white cedar. Willow shrubs, red osier dogwood, winterberry, meadowsweet and bittersweet nightshade form a dense shrub layer. The wetland evaluation identified this area as tall shrub swamp, dominated by cedar and tamarack. Over the time since the wetland evaluation was completed, the cedar and tamarack have grown from shrub height to tree height and is now considered a coniferous swamp. The ground is saturated and spongy with mosses, sedges and ferns. Soils are deep organic, consisting of >100 cm of peat.

Wildlife

Background data on wildlife species known from the study area has been compiled with the observations of wildlife observed on the subject property. Lists of wildlife species are appended to this letter.

A total of 35 species of birds were observed on the subject property between the two studies (2007 and 2021), with almost all species being observed in suitable habitat during the nesting period. Other wildlife species observed included raccoon, chipmunk, white-tailed deer, groundhog, skunk, midland painted turtle, green frog and leopard frog. The wetland data record indicates that the wetland provides habitat for fish spawning and rearing and furbearers such as raccoon, beaver, mink and fox. The wetland is locally significant for providing winter deer habitat.

A number of significant wildlife species including Species At Risk (SAR) are known from the data in the wildlife atlases including birds - Eastern Meadowlark, Bobolink, Bank

Swallow, Barn Swallow and Wood Thrush; turtles – snapping turtle and midland painted turtle; and mammals – bat species (*Myotis lucifugus*, *M. septentrionalis* and *Perimyotis subflavus*), woodland vole and American badger. The only significant wildlife species observed on-site is the midland painted turtle which is designated Special Concern in Canada (COSEWIC 2021). This species was observed in the open water body of Mud Lake. The wetland on-site provides suitable habitat for some of these significant species including the bats, midland painted turtle and snapping turtle.

Significance and Sensitivity

The Letterbreen Bog wetland is provincially significant and will be sensitive to potential impacts of development. The wetland contains treed swamp, open water and marsh communities as well as an area of bog. Bog wetlands are uncommon in southern Ontario and the treed tamarack bog found in the wetland is rare in both southern Grey County and Southern Ontario. Bogs develop under specific conditions which create a peat-accumulating wetland, raised above the water table, which relies on precipitation only for water and nutrients. Bogs are characterized by acidic conditions and develop plant communities which are specialized for this habitat, such as sphagnum mosses.

The wetland has been disrupted by the construction of Highway 6 through the middle of it, as well as other side roads. Current land uses and potential development of the lands around the wetland are also a threat. Any activity which can disrupt the surface water and groundwater flows to the wetland may cause negative impacts to the wetland.

The wetland boundary in the southwest corner was flagged by NRSI in 2007 and was reviewed and updated in 2021. The boundary was surveyed by NRSI using a Trimble R10 GPS pole and is shown on Map 2. The wetland boundary in the southeast part of the property was investigated in 2007 and 2021, but was not flagged due to the separation distance available for a building envelope. The wetland boundary has not changed significantly since 2007 and is similar to that shown on mapping available from the MNRF (NHIC 2021).

Proposed Development

The future landowner (Mrs. Crummer) wishes to sever a lot for the purpose of constructing a single house with associated driveway, well and septic system. In order to do this, it is necessary to show a suitable building envelope on the retained lands as well. Given the extent of wetland on this property, there are only two potential locations for a house; the proposed lot at the southwest corner of the property, adjacent to Highway 6, and the southeast corner of the property, off of Southgate Road 10. The previously approved layout from 2007 is satisfactory to Mrs. Crummer and she wishes to proceed with this design. This layout is shown on Map 4 and has not changed.

Map 5 shows the potential layout for a house and septic bed on the retained lands. This sketch utilizes the same house and septic footprint as the severed lot, for convenience. It is expected that any future development on this location may prepare a different concept, however there is ample room to accommodate this.

The layout of the proposed severed lot was prepared knowing the significance and sensitivity of the adjacent wetland, and the house was designed with as little impact as possible. It is modest in size (2,000 sq.ft.), no basement, limited clearing and grading for the driveway and lawn area, and includes an advanced septic treatment system which takes up very little area. The septic system is known as the Waterloo BioFilter System

which requires roughly an area of 20m x 14m and was approved for use in Ontario by the Building Materials Evaluation Commission in 1999. A brochure on this system is appended to this report.

Buffers

Since the proposed development on the proposed lot and the retained lands each consist of a single house, with limited potential for impacts, a buffer of 15m from the wetland has been recommended.

Impact Analysis

All features of the development on the proposed lot have been located within the development envelope. The house, driveway and well have been located more than 15m away from the wetland, with the septic system more than 20m from the wetland. There will be no direct impact to the wetlands on the property, and the 15-20m buffer will prevent or minimize any potential indirect impacts to the wetland.

On the proposed lot, the house, driveway, septic system and well will be located in the upland area, using the existing cleared opening and removing a few more trees. The septic system has been located on the west side of the lot, farther from the wetland. Some additional upland white cedar may need to be removed. The existing driveway entrance will be used.

On the retained lands, the house, driveway, well and septic system will be located in the upland area, making use of the existing open meadow area. A few additional trees may need to be cleared to allow for flexibility in the house design and location. This building site provides ample separation from the wetland boundary, well over 15m, and likely 30m depending on the future design. The existing driveway entrance will be used and may require some upgrades.

Potential indirect impacts due to the development of the proposed lot, or the retained lands could arise from the following:

- erosion of soils from the site during construction
- septic system impacts
- human induced impacts

The following are recommended measures to mitigate the possibility of the indirect impacts:

- To avoid impacts to nesting birds and wildlife, any tree cutting should be scheduled outside of the peak nesting season (late May to early July) and preferably should occur in the fall-winter to protect wildlife,
- A sediment control fence should be installed at the limit of the work area throughout the construction period, until bare soils have been stabilized, to prevent sediment-laden runoff from entering the wetland during rain events,
- On the proposed lot, the septic system has been located as far away as possible from the wetland, (approximately 20m from the wetland boundary) on the west side of the lot. The retained lands have ample room for a septic bed while providing a setback to the wetland.
- Landscaped areas should be minimized and not encroach into the natural areas. Construction of pools, patios, decks and sheds should be within the development envelope.

- Use of lawn and garden chemicals should be reduced or eliminated,
- Any landscape plantings should make use of native species suitable for the site. Care should be taken to avoid aggressive non-native species (such as Norway maple, lily-of-the-valley, periwinkle, goutweed, etc.) which can spread into natural areas and out-compete native flora,
- Grass clippings, yard waste and rubbish should not be dumped in the natural areas.

Summary

The subject property is dominated by wetlands of the Letterbreen Bog provincially significant wetland. The severance of a single lot has been proposed and this EIS provides an update to the feasibility and potential impacts of developing a single house on this lot, as well as on the retained portion of the lands. The proposed location of the lot and its layout is the most feasible based on accessibility. A development envelope has been recommended using a 15m buffer from the wetland boundary. The proposed house, driveway, well and septic system has been designed to minimize potential impacts to the wetland by limiting clearing, grading and building and septic size. The retained lands have a suitable building envelope with ample space for a house and amenities while providing a buffer to the wetland. Recommendations are provided to assist in avoiding any potential indirect impacts which could arise during construction and residency.

I trust that this is satisfactory. If you have any questions, please do not hesitate to contact me.

Sincerely,
Natural Resource Solutions Inc.



M. Elaine Gosnell, B.Sc., P. Biol.
Senior Wetland and Terrestrial Biologist

References

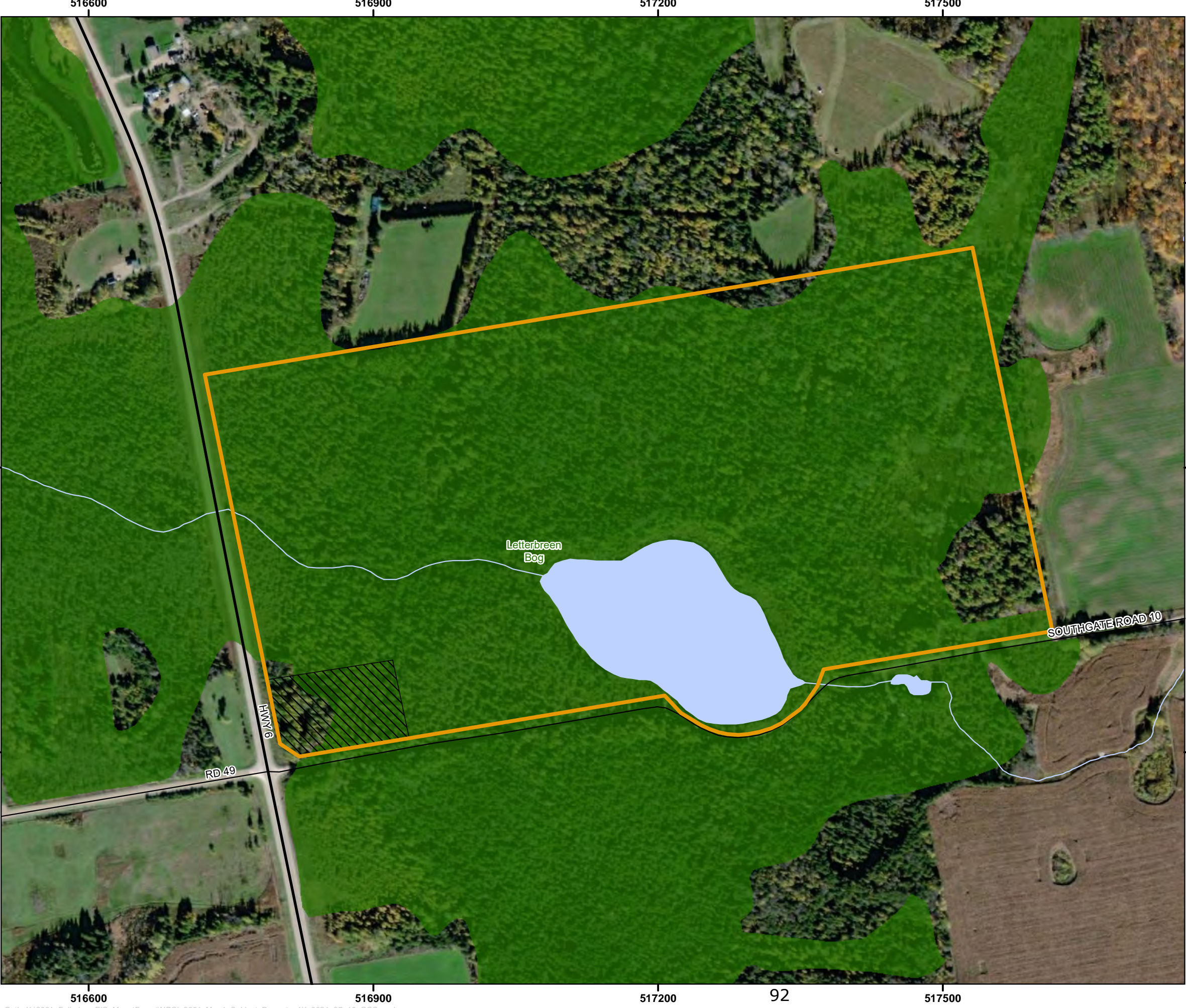
Grey County. 2019. County of Grey Official Plan Schedule A Land Use Types Map 2.

Saugeen Valley Conservation Authority. 2013. O. Reg. 169/06: Saugeen Valley Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Saugeen Valley Conservation Authority. 2018. Environmental Planning and Regulations Policies Manual. May 16, 2017, Amended October 16, 2018.

Township of Southgate. 2009. Township of Southgate. The amalgamated Townships of Proton and Egremont and the Village of Dundalk Official Plan.

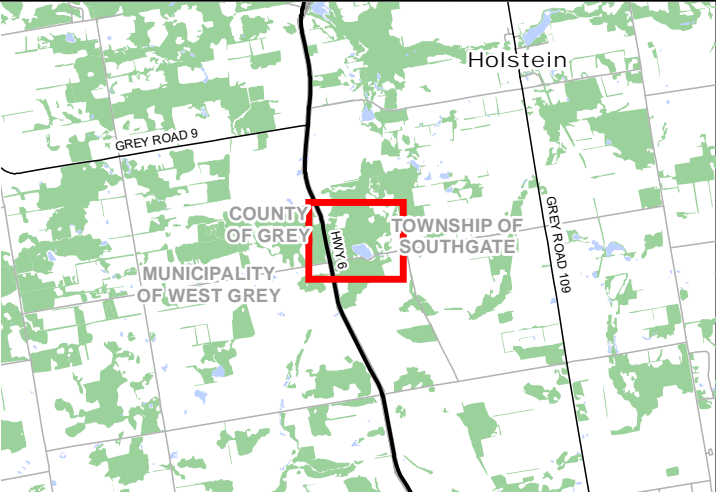
Township of Southgate. 2020. Zoning By-law 19-2002. As amended. Office Consolidation June 2020.



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Falladown Severance EIS

Subject Property

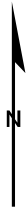
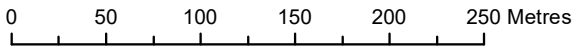


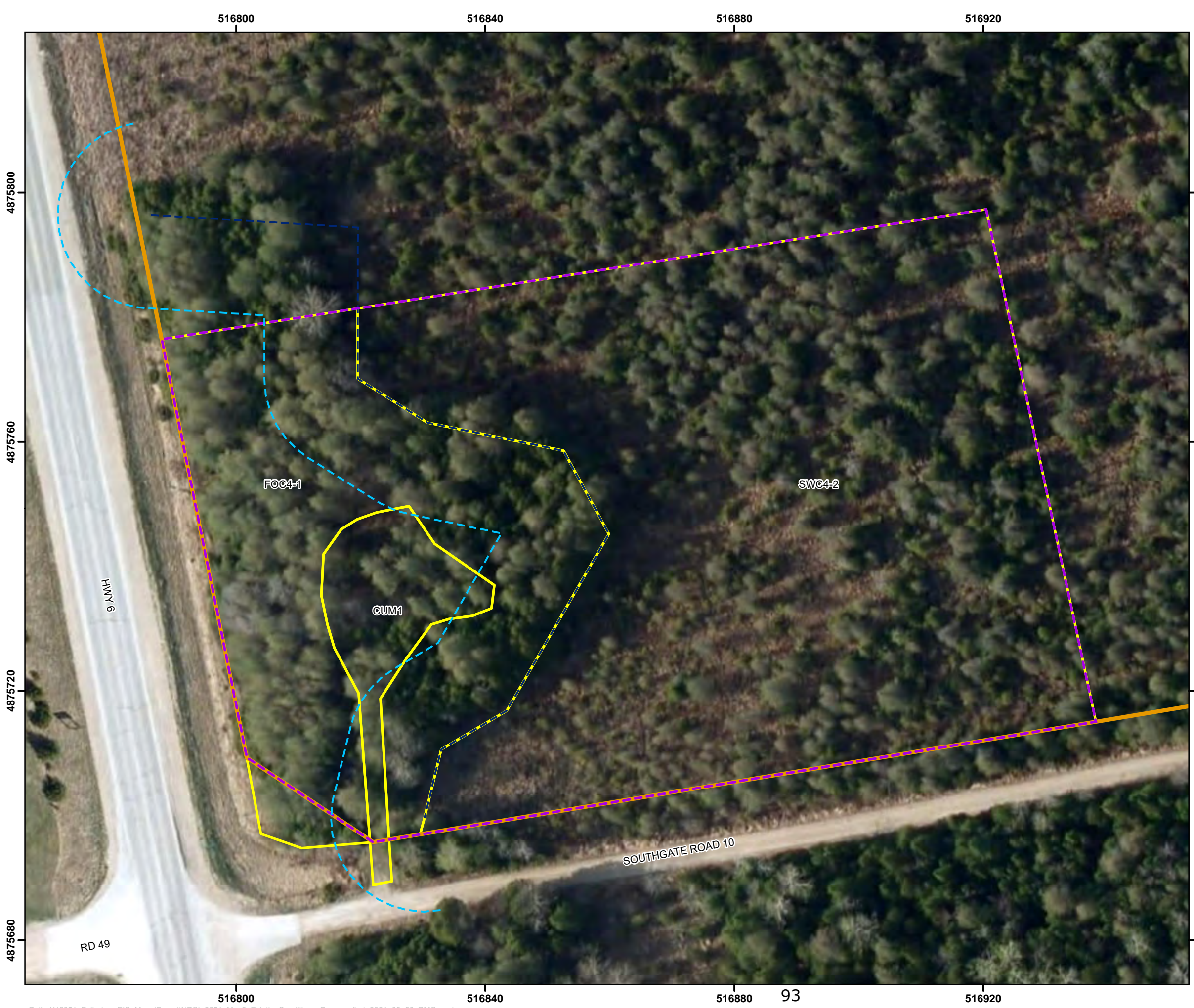
- Legend**
- Subject Property Boundary
 - Proposed Severance
 - Highway
 - Secondary Road
 - Permanent Watercourse
 - Water Body
 - Provincially Significant Wetland (PSW)



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Project: xxxx Date: July 16, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:4,000
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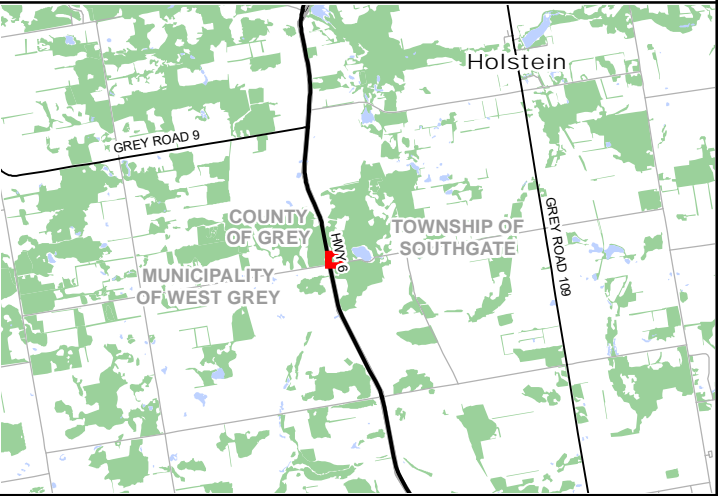




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Falladown Severance EIS

Existing Conditions - Proposed Lot

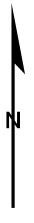
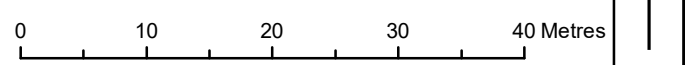


- Legend**
- Subject Property Boundary
 - Proposed Severance
 - Wetland Boundary
 - Wetland Boundary Buffer (15 m)
 - Ecological Land Classification (ELC)
 - (CUM1) Old Field Cultural Meadow
 - (FOC4-1) Fresh-Moist White Cedar Coniferous Forest
 - (SWC4-2) Tamarack Organic Coniferous Swamp Type



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Project: 2651 Date: September 23, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:600
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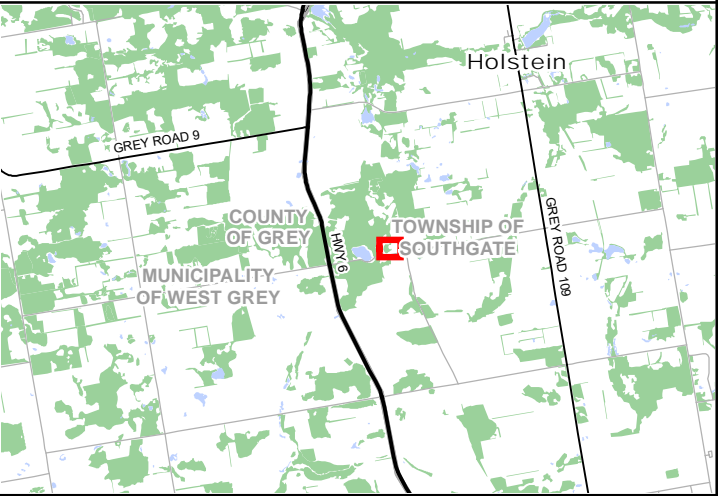




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Falladown Severance EIS

Existing Conditions - Retained Lands



- Legend**
- Subject Property Boundary
 - Wetland Boundary
 - Wetland Boundary Buffer (15 m)
 - Ecological Land Classification (ELC)
 - (CUM1) Old Field Cultural Meadow
 - (FOC4-1) Fresh - Moist White Cedar Coniferous Forest Type
 - (H) Hedgerow
 - (SWC4-2) Tamarack Organic Coniferous Swamp

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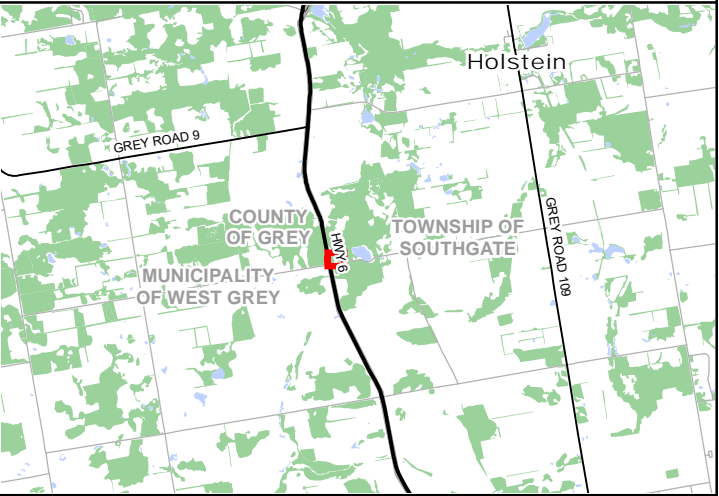
Project: 2651 Date: September 23, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:900
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0204060 Metres



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Falladown Severance EIS Proposed Development



- Legend**
- Subject Property Boundary
 - Proposed Severance
 - Proposed Building
 - Wetland Boundary
 - Wetland Boundary Buffer (15 m)
 - Ecological Land Classification (ELC)
- (CUM1) Old Field Cultural Meadow
(FOC4-1) Fresh-Moist White Cedar Coniferous Forest
(SWC4-2) Tamarack Organic Coniferous Swamp Type



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Project: 2651 Date: October 7, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:700
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Map 5

Falladown Severance EIS

Proposed Development

Legend

- Subject Property Boundary
- Proposed Building
- Wetland Boundary
- Wetland Boundary Buffer (15 m)
- Ecological Land Classification (ELC)

(CUM1) Old Field Cultural Meadow

(FOC4-1) Fresh - Moist White Cedar Coniferous Forest Type

(H) Hedgerow

(SWC4-2) Tamarack Organic Coniferous Swamp

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Project: 2651 Date: October 8, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:900
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0 20 40 60 Metres

Plant Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	CC	CW	SRANK	SARO	COSEWIC	SARA	SARA Schedule	Grey County	iNaturalist	NRSI 2007	NRSI Total Observed	NRSI 2021 Upland	NRSI 2021 Wetland
		Oldham et al. 1998	Oldham et al. 1998	MNRF 2020a	MNRF 2020a	Environment of Canada	Environment of Canada	Environment of Canada	OSFN 2010	iNaturalist 2021				
Pteridophytes	Ferns & Allies													
Dennstaedtiaceae	Bracken Fern Family													
<i>Pteridium aquilinum</i>	Bracken Fern	2	3	S5								X	X	
Dryopteridaceae	Wood Fern Family													
<i>Onoclea sensibilis</i>	Sensitive Fern	4	-3	S5							X	X	X	X
Equisetaceae	Horsetail Family													
<i>Equisetum hyemale</i>	Common Scouring-rush	2	0	S5							X	X		
<i>Equisetum pratense</i>	Meadow Horsetail	8	-3	S5								X		X
Thelypteridaceae	Beech Fern Family													
<i>Thelypteris palustris</i>	Marsh Fern	5	-3	S5							X	X		
Gymnosperms	Conifers													
Cupressaceae	Cypress Family													
<i>Thuja occidentalis</i>	Eastern White Cedar	4	-3	S5							X	X	X	X
Pinaceae	Pine Family													
<i>Abies balsamea</i>	Balsam Fir	5	-3	S5							X	X	X	X
<i>Larix laricina</i>	Tamarack	7	-3	S5							X	X	X	X
<i>Picea mariana</i>	Black Spruce	8	-3	S5								X		X
Dicotyledons	Dicots													
Aceraceae	Maple Family													
<i>Acer rubrum</i>	Red Maple	4	0	S5							X	X		
<i>Acer saccharinum</i>	Silver Maple	5	-3	S5								X	X	X
Apiaceae	Carrot or Parsley Family													
<i>Cicuta bulbifera</i>	Bulb-bearing Water-hemlock	5	-5	S5						X		X		
<i>Daucus carota</i>	Wild Carrot	0	5	SE5							X	X	X	
Aquifoliaceae	Holly Family													
<i>Ilex verticillata</i>	Common Winterberry	5	-3	S5							X	X		
Asclepiadaceae	Milkweed Family													
<i>Asclepias syriaca</i>	Common Milkweed	0	5	S5							X	X	X	
Asteraceae	Composite or Aster Family													
<i>Antennaria neglecta</i>	Field Pussytoes	3	5	S5							X	X		
<i>Arctium minus</i>	Common Burdock	0	3	SE5							X	X		
<i>Carduus acanthoides</i>	Spiny Plumeless Thistle	0	5	SE5								X	X	
<i>Cirsium vulgare</i>	Bull Thistle	0	3	SE5							X	X		
<i>Erigeron annuus</i>	Annual Fleabane	0	3	S5								X	X	
<i>Erigeron canadensis</i>	Canada Horseweed	0	3	S5							X	X		
<i>Erigeron philadelphicus</i>	Philadelphia Fleabane	1	-3	S5						X				
<i>Eupatorium perfoliatum</i>	Common Boneset	2	-3	S5							X	X		
<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed	3	-5	S5							X	X		X
<i>Leucanthemum vulgare</i>	Oxeye Daisy	0	5	SE5							X	X	X	
<i>Onopordum acanthium ssp. acanthium</i>	Scotch Thistle	0	5	SE4								X	X	
<i>Rudbeckia hirta</i>	Black-eyed Susan	0	3	S5								X	X	
<i>Solidago canadensis</i>	Canada Goldenrod	1	3	S5							X	X	X	
<i>Solidago patula</i>	Round-leaved Goldenrod	8	-5	S4							X	X		
<i>Solidago uliginosa</i>	Bog Goldenrod	9	-5	S5						X				
<i>Taraxacum officinale</i>	Common Dandelion	0	3	SE5							X	X	X	
<i>Tragopogon pratensis</i>	Meadow Goat's-beard	0	5	SE5							X	X		
<i>Tussilago farfara</i>	Colt's-foot	0	3	SE5								X	X	
Balsaminaceae	Touch-me-not Family													
<i>Impatiens capensis</i>	Spotted Jewelweed	4	-3	S5								X		X
<i>Impatiens pallida</i>	Pale Jewelweed	7	-3	S4							X	X		
Campanulaceae	Bellflower Family													
<i>Campanula aparinoides</i>	Marsh Bellflower	7	-5	S5						X				
Caprifoliaceae	Honeysuckle Family													
<i>Viburnum lentago</i>	Nannyberry	4	0	S5								X		X
Caryophyllaceae	Pink Family													
<i>Silene vulgaris</i>	Bladder Campion	0	5	SE5							X	X	X	
Clusiaceae	St. John's-wort Family													
<i>Hypericum perforatum</i>	Common St. John's-wort	0	5	SE5								X	X	

Cornaceae	Dogwood Family												
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	6	3	S5							X	X	
<i>Cornus sericea</i>	Red-osier Dogwood	2	-3	S5						X	X	X	X
Ericaceae	Heath Family												
<i>Chamaedaphne calyculata</i>	Leatherleaf	9	-5	S5					X				
<i>Gaultheria procumbens</i>	Eastern Teaberry	6	3	S5					X				
<i>Kalmia polifolia</i>	Pale Bog Laurel	10	-5	S5					X				
<i>Rhododendron groenlandicum</i>	Common Labrador Tea	9	-5	S5					X				
Fabaceae	Pea Family												
<i>Vicia cracca</i>	Tufted Vetch	0	5	SE5							X	X	
Lamiaceae	Mint Family												
<i>Clinopodium vulgare</i>	Field Basil	4	5	S5						X	X		
<i>Lycopus uniflorus</i>	Northern Water-horehound	5	-5	S5					X				
<i>Prunella vulgaris</i>	Self-heal	0	0	S5							X	X	
Menyanthaceae	Buckbean Family												
<i>Menyanthes trifoliata</i>	Bog Buckbean	9	-5	S5					X				
Myricaceae	Wax-myrtle Family												
<i>Myrica gale</i>	Sweet Gale	6	-5	S5						X	X		
Nymphaeaceae	Water-lily Family												
<i>Nuphar variegata</i>	Variegated Pond-lily	7	-5	S5					X				
Onagraceae	Evening-primrose Family												
<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade	2	3	S5						X	X	X	
Plantaginaceae	Plantain Family												
<i>Plantago lanceolata</i>	English Plantain	0	3	SE5						X	X		
Polygalaceae	Milkwort Family												
<i>Polygaloides paucifolia</i>	Gay-wing Milkwort	6	3	S5					X				
Primulaceae	Primrose Family												
<i>Lysimachia borealis</i>	Northern Starflower	6	0	S5					X				
Ranunculaceae	Buttercup Family												
<i>Ranunculus acris</i>	Tall Buttercup	0	0	SE5						X	X	X	
Rhamnaceae	Buckthorn Family												
<i>Rhamnus cathartica</i>	Common Buckthorn	0	0	SE5							X	X	
Rosaceae	Rose Family												
<i>Comarum palustre</i>	Marsh Cinquefoil	7	-5	S5					X				
<i>Crataegus sp.</i>	Hawthorn sp.	0	0	0	0	0					X	X	X
<i>Fragaria virginiana</i>	Wild Strawberry	2	3	S5						X	X		
<i>Potentilla recta</i>	Sulphur Cinquefoil	0	5	SE5							X	X	
<i>Prunus serotina</i>	Black Cherry	3	3	S5						X	X	X	
<i>Prunus virginiana</i>	Choke Cherry	2	3	S5							X	X	
<i>Rubus hispidus</i>	Bristly Dewberry	6	-3	S4						X	X		
<i>Rubus idaeus</i>	Common Red Raspberry	2	3	S5						X	X	X	X
<i>Rubus pubescens</i>	Dewberry	4	-3	S5						X	X		X
<i>Spiraea alba</i>	White Meadowsweet	3	-3	S5						X	X		X
Rubiaceae	Madder Family												
<i>Galium mollugo</i>	Smooth Bedstraw	0	5	SE5							X	X	
Salicaceae	Willow Family												
<i>Populus balsamifera</i>	Balsam Poplar	4	-3	S5						X	X	X	X
<i>Populus tremuloides</i>	Trembling Aspen	2	0	S5						X	X	X	
<i>Salix bebbiana</i>	Bebb's Willow	4	-3	S5						X	X		
<i>Salix discolor</i>	Pussy Willow	3	-3	S5						X	X		
<i>Salix eriocephala</i>	Heart-leaved Willow	4	-3	S5						X	X		X
Scrophulariaceae	Figwort Family												
<i>Veronica officinalis</i>	Common Speedwell	0	5	SE5						X	X		
Solanaceae	Nightshade Family												
<i>Solanum dulcamara</i>	Bittersweet Nightshade	0	0	SE5						X	X	X	X
Ulmaceae	Elm Family												
<i>Ulmus americana</i>	American Elm	3	-3	S5						X	X	X	X
Valerianaceae	Valerian Family												
<i>Valeriana officinalis</i>	Common Valerian	0	3	SE3							X	X	
Violaceae	Violet Family												
<i>Viola affinis</i>	LeConte's Violet	6	-3	S4?						X	X		
Vitaceae	Grape Family												
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	6	3	S4?						X	X		
<i>Vitis riparia</i>	Riverbank Grape	0	0	S5						X	X	X	
Monocotyledons	Monocots												
Alismataceae	Water-plantain Family												

<i>Alisma triviale</i>	Northern Water-plantain	1	-5	S5						X				
Cyperaceae	Sedge Family													
<i>Carex crinita</i>	Fringed Sedge	6	-5	S5						X				
<i>Carex flava</i>	Yellow Sedge	5	-5	S5						X		X	X	
<i>Carex gracillima</i>	Graceful Sedge	4	3	S5								X	X	
<i>Carex intumescens</i>	Bladder Sedge	6	-3	S5								X		X
<i>Carex pseudocyperus</i>	Cyperus-like Sedge	6	-5	S5						X				
<i>Carex stricta</i>	Tussock Sedge	4	-5	S5						X	X	X		X
<i>Scirpus atrovirens</i>	Dark-green Bulrush	3	-5	S5								X		X
Iridaceae	Iris Family													
<i>Iris versicolor</i>	Harlequin Blue Flag	5	-5	S5							X	X		
Liliaceae	Lily Family													
<i>Allium tricoccum</i>	Wild Leek	7	3	S4						X				
Orchidaceae	Orchid Family													
<i>Cypripedium parviflorum</i>	Yellow Lady's-slipper	5	0	S5								X	X	
<i>Epipactis helleborine</i>	Eastern Helleborine	0	3	SE5							X	X	X	
Poaceae	Grass Family													
<i>Bromus inermis</i>	Smooth Brome	0	5	SE5								X	X	
<i>Phalaris arundinacea</i>	Reed Canary Grass	0	-3	S5							X	X		
<i>Phleum pratense</i>	Common Timothy	0	3	SE5							X	X	X	
Typhaceae	Cattail Family													
<i>Typha angustifolia</i>	Narrow-leaved Cattail	0	-5	SE5								X		X
<i>Typha latifolia</i>	Broad-leaved Cattail	1	-5	S5							X	X		
Total										20	52	81	43	23

*NHIC Atlas Squares: Square #

References

Oldham, M.J., W.D. Bakowsky and D.A. Sutherland. 1995. Floristic quality assessment for southern Ontario. OMNR, Natural Heritage Information Centre, Peterborough. 68 pp.

Oldham, M.J., W.D. Bakowsky and D.A. Sutherland. 1995. Floristic quality assessment for southern Ontario. OMNR, Natural Heritage Information Centre, Peterborough. 68 pp.

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Bird Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	NRSI 2007	NRSI 2021	OBBA*
		MNRF 2021a	MNRF 2021a	Government of Canada 2021	Government of Canada 2021	Government of Canada 2021			Cadman et al. 2007
Anatidae	Ducks, Geese & Swans								
<i>Aix sponsa</i>	Wood Duck	S5B, S3N							CO
<i>Anas platyrhynchos</i>	Mallard	S5							CO
<i>Branta canadensis</i>	Canada Goose	S5							CO
<i>Lophodytes cucullatus</i>	Hooded Merganser	S5							PO
Phasianidae	Partridges, Grouse & Turkeys								
<i>Bonasa umbellus</i>	Ruffed Grouse	S5							CO
<i>Meleagris gallopavo</i>	Wild Turkey	S5							PO
Podicipediformes	Grebes								
<i>Podilymbus podiceps</i>	Pied-billed Grebe	S4B, S2N							PO
Columbidae	Pigeons & Doves								
<i>Columba livia</i>	Rock Pigeon	SNA							CO
<i>Zenaidura macroura</i>	Mourning Dove	S5					X	PO	CO
Cuculiformes	Cuckoos & Anis								
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	S4B							PO
<i>Coccyzus erythrophthalmus</i>	Black-billed Cuckoo	S4S5B							PO
Trochilidae	Hummingbirds								
<i>Archilochus colubris</i>	Ruby-throated Hummingbird	S5B							PR
Rallidae	Rails, Gallinules & Coots								
<i>Rallus limicola</i>	Virginia Rail	S4S5B							PO
Charadriidae	Plovers & Lapwings								
<i>Charadrius vociferus</i>	Killdeer	S4B							CO
Scolopacidae	Sandpipers & Allies								
<i>Actitis macularia</i>	Spotted Sandpiper	S5B							PO
<i>Bartramia longicauda</i>	Upland Sandpiper	S2B							PR
<i>Scolopax minor</i>	American Woodcock	S4B							PO
Ardeidae	Hérons & Bitterns								
<i>Ardea herodias</i>	Great Blue Heron	S4							PO
<i>Butorides virescens</i>	Green Heron	S4B						PO	PO
Cathartidae	Vultures								
<i>Cathartes aura</i>	Turkey Vulture	S5B, S3N							CO
Pandionidae	Osprey								
<i>Pandion haliaetus</i>	Osprey	S5B							PR
Accipitridae	Hawks, Kites, Eagles & Allies								
<i>Buteo jamaicensis</i>	Red-tailed Hawk	S5	NAR	NAR	NS	No schedule	PO		CO
<i>Circus hudsonius</i>	Northern Harrier	S5B, S4N	NAR	NAR	NS	No schedule	PO		PR
Strigidae	Typical Owls								
<i>Bubo virginianus</i>	Great Horned Owl	S4							PO
<i>Megascops asio</i>	Eastern Screech-Owl	S4	NAR	NAR	NS	No schedule			PR
Alcedinidae	Kingfishers								
<i>Megasceryle alcyon</i>	Belted Kingfisher	S5B, S4N					X		CO
Picidae	Woodpeckers								
<i>Colaptes auratus</i>	Northern Flicker	S5						PO	CO
<i>Dryobates pubescens</i>	Downy Woodpecker	S5						PO	PO
<i>Dryobates villosus</i>	Hairy Woodpecker	S5							PO
<i>Dryocopus pileatus</i>	Pileated Woodpecker	S5						PO	CO
<i>Melanerpes carolinus</i>	Red-bellied Woodpecker	S5							PO
Falconidae	Caracaras & Falcons								
<i>Falco sparverius</i>	American Kestrel	S4							CO
Tyrannidae	Tyrant Flycatchers								
<i>Contopus virens</i>	Eastern Wood-Pewee	S4B	SC	SC	SC	Schedule 1			PR
<i>Empidonax alnorum</i>	Alder Flycatcher	S5B							PR
<i>Empidonax minimus</i>	Least Flycatcher	S5B							PR
<i>Empidonax traillii</i>	Willow Flycatcher	S4B							PO

<i>Myiarchus cinerascens</i>	Ash-throated Flycatcher	SNA					PO		
<i>Myiarchus crinitus</i>	Great Crested Flycatcher	S5B							PR
<i>Sayornis phoebe</i>	Eastern Phoebe	S5B							CO
<i>Tyrannus tyrannus</i>	Eastern Kingbird	S4B					PO	PO	CO
Vireonidae	Vireos								
<i>Vireo gilvus</i>	Warbling Vireo	S5B							CO
<i>Vireo olivaceus</i>	Red-eyed Vireo	S5B							CO
Corvidae	Crows & Jays								
<i>Corvus brachyrhynchos</i>	American Crow	S5					PO		CO
<i>Corvus corax</i>	Common Raven	S5							PR
<i>Cyanocitta cristata</i>	Blue Jay	S5					PO	PO	CO
Alaudidae	Larks								
<i>Eremophila alpestris</i>	Horned Lark	S4							CO
Hirundinidae	Swallows								
<i>Hirundo rustica</i>	Barn Swallow	S4B	THR	SC	T	Schedule 1	PO		CO
<i>Riparia riparia</i>	Bank Swallow	S4B	THR	T	T	Schedule 1			CO
<i>Tachycineta bicolor</i>	Tree Swallow	S4S5B							CO
Paridae	Chickadees & Titmice								
<i>Poecile atricapillus</i>	Black-capped Chickadee	S5						PO	CO
Sittidae	Nuthatches								
<i>Sitta canadensis</i>	Red-breasted Nuthatch	S5					PO	PO	PO
<i>Sitta carolinensis</i>	White-breasted Nuthatch	S5					PO	PO	CO
Certhiidae	Creepers								
<i>Certhia americana</i>	Brown Creeper	S5							CO
Troglodytidae	Wrens								
<i>Troglodytes aedon</i>	House Wren	S5B					X		CO
<i>Troglodytes hiemalis</i>	Winter Wren	S5B, S4N							CO
Turdidae	Thrushes								
<i>Catharus fuscescens</i>	Veery	S5B							PR
<i>Hylocichla mustelina</i>	Wood Thrush	S4B	SC	T	T	Schedule 1			PR
<i>Sialia sialis</i>	Eastern Bluebird	S5B, S4N	NAR	NAR	NS	No schedule			CO
<i>Turdus migratorius</i>	American Robin	S5					PO	PO	CO
Mimidae	Mockingbirds, Thrashers & Allies								
<i>Dumetella carolinensis</i>	Gray Catbird	S5B, S3N					PO	PO	CO
<i>Toxostoma rufum</i>	Brown Thrasher	S4B							CO
Sturnidae	Starlings								
<i>Sturnus vulgaris</i>	European Starling	SNA							CO
Bombycillidae	Waxwings								
<i>Bombycilla cedrorum</i>	Cedar Waxwing	S5						PO	CO
Passeridae	Old World Sparrows								
<i>Passer domesticus</i>	House Sparrow	SNA							CO
Fringillidae	Finches & Allies								
<i>Haemorhous mexicanus</i>	House Finch	SNA							CO
<i>Haemorhous purpureus</i>	Purple Finch	S5							PR
<i>Spinus tristis</i>	American Goldfinch	S5					PO	PO	PR
Emberizidae	New World Sparrows & Allies								
<i>Melospiza georgiana</i>	Swamp Sparrow	S5B, S4N					PO	PO	PR
<i>Melospiza melodia</i>	Song Sparrow	S5					PR		PR
<i>Passerculus sandwichensis</i>	Savannah Sparrow	S5B, S3N					PO		PR
<i>Pipilo erythrophthalmus</i>	Eastern Towhee	S4B, S3N							PR
<i>Spizella passerina</i>	Chipping Sparrow	S5B, S3N					PO		CO
<i>Spizella pusilla</i>	Field Sparrow	S4B, S3N							PR
<i>Zonotrichia albicollis</i>	White-throated Sparrow	S5					PO	PO	CO
Icteridae	Troupials & Allies								
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	S5					PO	PO	CO
<i>Dolichonyx oryzivorus</i>	Bobolink	S4B	THR	T	T	Schedule 1			PR
<i>Icterus galbula</i>	Baltimore Oriole	S4B							CO
<i>Molothrus ater</i>	Brown-headed Cowbird	S5					PO		CO
<i>Quiscalus quiscula</i>	Common Grackle	S5							CO
<i>Sturnella magna</i>	Eastern Meadowlark	S4B, S3N	THR	T	T	Schedule 1	PO		CO

Parulidae	Wood Warblers								
<i>Geothlypis philadelphia</i>	Mourning Warbler	S5B							PR
<i>Geothlypis trichas</i>	Common Yellowthroat	S5B, S3N					CO	PO	CO
<i>Leiothlypis ruficapilla</i>	Nashville Warbler	S5B							PR
<i>Mniotilta varia</i>	Black-and-white Warbler	S5B						PO	PR
<i>Parkesia noveboracensis</i>	Northern Waterthrush	S5B							PO
<i>Seiurus aurocapilla</i>	Ovenbird	S5B							PR
<i>Setophaga coronata</i>	Yellow-rumped Warbler	S5B, S4N					PO		PR
<i>Setophaga pensylvanica</i>	Chestnut-sided Warbler	S5B							PO
<i>Setophaga petechia</i>	Yellow Warbler	S5B					PO		CO
<i>Setophaga ruticilla</i>	American Redstart	S5B							CO
<i>Setophaga virens</i>	Black-throated Green Warbler	S5B							PR
Cardinalidae	Cardinals, Grosbeaks & Allies								
<i>Cardinalis cardinalis</i>	Northern Cardinal	S5					PO	PO	CO
<i>Passerina cyanea</i>	Indigo Bunting	S5B					PO	PO	CO
<i>Pheucticus ludovicianus</i>	Rose-breasted Grosbeak	S5B							CO
<i>Piranga olivacea</i>	Scarlet Tanager	S5B							PR
Total							28	21	94

*OBBA Atlas Squares: Square # 17NJ17

**No NHIC Atlas data

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Mammal Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	Ontario Mammal Atlas	NRSI Observed
		MNRF 2021a	MNRF 2021a	Government of Canada 2021	Government of Canada 2021	Government of Canada 2021	Dobbyn 1994	NRSI Results from 2021
Didelphimorphia	Opossums							
<i>Didelphis virginiana</i>	Virginia Opossum	S4					X	
Eulipotyphla	Shrews, Moles, Hedgehogs, and Allies							
<i>Blarina brevicauda</i>	Northern Short-tailed Shrew	S5					X	
<i>Condylura cristata</i>	Star-nosed Mole	S5					X	
<i>Parascalops breweri</i>	Hairy-tailed Mole	S4					X	
<i>Sorex cinereus</i>	Masked Shrew	S5					X	
<i>Sorex fumeus</i>	Smoky Shrew	S5					X	
<i>Sorex palustris</i>	Water Shrew	S5					X	
Chiroptera	Bats							
<i>Eptesicus fuscus</i>	Big Brown Bat	S4					X	
<i>Lasionycteris noctivagans</i>	Silver-haired Bat	S4					X	
<i>Lasiurus borealis</i>	Eastern Red Bat	S4					X	
<i>Lasiurus cinereus</i>	Hoary Bat	S4					X	
<i>Myotis leibii</i>	Eastern Small-footed Myotis	S2S3	END				X	
<i>Myotis lucifugus</i>	Little Brown Myotis	S3	END	E	E	Schedule 1	X	
<i>Myotis septentrionalis</i>	Northern Myotis	S3	END	E	E	Schedule 1	X	
<i>Perimyotis subflavus</i>	Tri-colored Bat	S3?	END	E	E	Schedule 1	X	
Lagomorpha	Rabbits and Hares							
<i>Lepus americanus</i>	Snowshoe Hare	S5					X	
<i>Lepus europaeus</i>	European Hare	SNA					X	
<i>Sylvilagus floridanus</i>	Eastern Cottontail	S5					X	
Rodentia	Rodents							
<i>Castor canadensis</i>	Beaver	S5					X	
<i>Erethizon dorsatum</i>	Porcupine	S5					X	
<i>Glaucomys sabrinus</i>	Northern Flying Squirrel	S5					X	
<i>Marmota monax</i>	Woodchuck	S5					X	
<i>Microtus pennsylvanicus</i>	Meadow Vole	S5					X	
<i>Microtus pinetorum</i>	Woodland Vole	S3?	SC	SC	SC	Schedule 1	X	
<i>Mus musculus</i>	House Mouse	SNA					X	
<i>Napaeozapus insignis</i>	Woodland Jumping Mouse	S5					X	
<i>Ondatra zibethicus</i>	Muskrat	S5					X	
<i>Peromyscus leucopus</i>	White-footed Mouse	S5					X	
<i>Peromyscus maniculatus</i>	Deer Mouse	S5					X	
<i>Rattus norvegicus</i>	Norway Rat	SNA					X	
<i>Sciurus carolinensis</i>	Eastern Gray Squirrel	S5					X	
<i>Synaptomys cooperi</i>	Southern Bog Lemming	S4					X	
<i>Tamias striatus</i>	Eastern Chipmunk	S5					X	X
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	S5					X	X
<i>Zapus hudsonius</i>	Meadow Jumping Mouse	S5					X	
Canidae	Canines							
<i>Canis latrans</i>	Coyote	S5					X	
<i>Vulpes vulpes</i>	Red Fox	S5					X	
Felidae	Felines							
<i>Lynx rufus</i>	Bobcat	S4					X	
Mephitidae	Skunks and Stink Badgers							
<i>Mephitis mephitis</i>	Striped Skunk	S5					X	
Mustelidae	Weasels and Allies							
<i>Mustela erminea</i>	Ermine	S5					X	
<i>Mustela frenata</i>	Long-tailed Weasel	S4					X	
<i>Neovison vison</i>	American Mink	S4					X	
<i>Taxidea taxus jacksoni</i>	American Badger (Southwestern Ontario)	S1	END	E	E	Schedule 1	X	
Procyonidae	Raccoons and Allies							
<i>Procyon lotor</i>	Northern Raccoon	S5					X	X
Ursidae	Bears							
<i>Ursus americanus</i>	American Black Bear	S5	NAR	NAR	NS	No schedule	X	
Artiodactyla	Deer and Bison							
<i>Odocoileus virginianus</i>	White-tailed Deer	S5					X	X
Total							46	4

*Mammal Atlas Square Numbers: Square #NU

**No NHIC Atlas data found

References

Ministry of Natural Resources and Forestry (MNRF). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Government of Canada. 2021. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2021-05-05. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>
Dobbyn, J.S. 1994. Atlas of the Mammals of Ontario. Don Mills, Federation of Ontario Naturalists. 120p.

Reptile and Amphibian Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	NRSI 2007	ORAA*
		MNRF 2021a	MNRF 2021a	Government of Canada 2021	Government of Canada 2021	Government of Canada 2021		Ontario Nature 2019
Turtles								
<i>Chelydra serpentina</i>	Snapping Turtle	S4	SC	SC	SC	Schedule 1		X
<i>Chrysemys picta marginata</i>	Midland Painted Turtle	S4		SC	SC	Schedule 1	X	X
Snakes								
<i>Thamnophis sirtalis sirtalis</i>	Eastern Gartersnake	S5						X
Salamanders								
<i>Plethodon cinereus</i>	Eastern Red-backed Salamander	S5						X
Frogs and Toads								
<i>Anaxyrus americanus</i>	American Toad	S5						X
<i>Hyla versicolor</i>	Gray Treefrog	S5						X
<i>Pseudacris crucifer</i>	Spring Peeper	S5						X
<i>Lithobates catesbeianus</i>	American Bullfrog	S4						X
<i>Lithobates clamitans</i>	Green Frog	S5					X	X
<i>Lithobates palustris</i>	Pickereel Frog	S4	NAR	NAR	NS	No schedule		X
<i>Lithobates pipiens</i>	Northern Leopard Frog	S5	NAR	NAR	NS	No schedule	X	X
<i>Lithobates sylvaticus</i>	Wood Frog	S5						X
Total							3	12

*ORAA Atlas Squares: Square #17NJ17

**No NHIC Atlas data

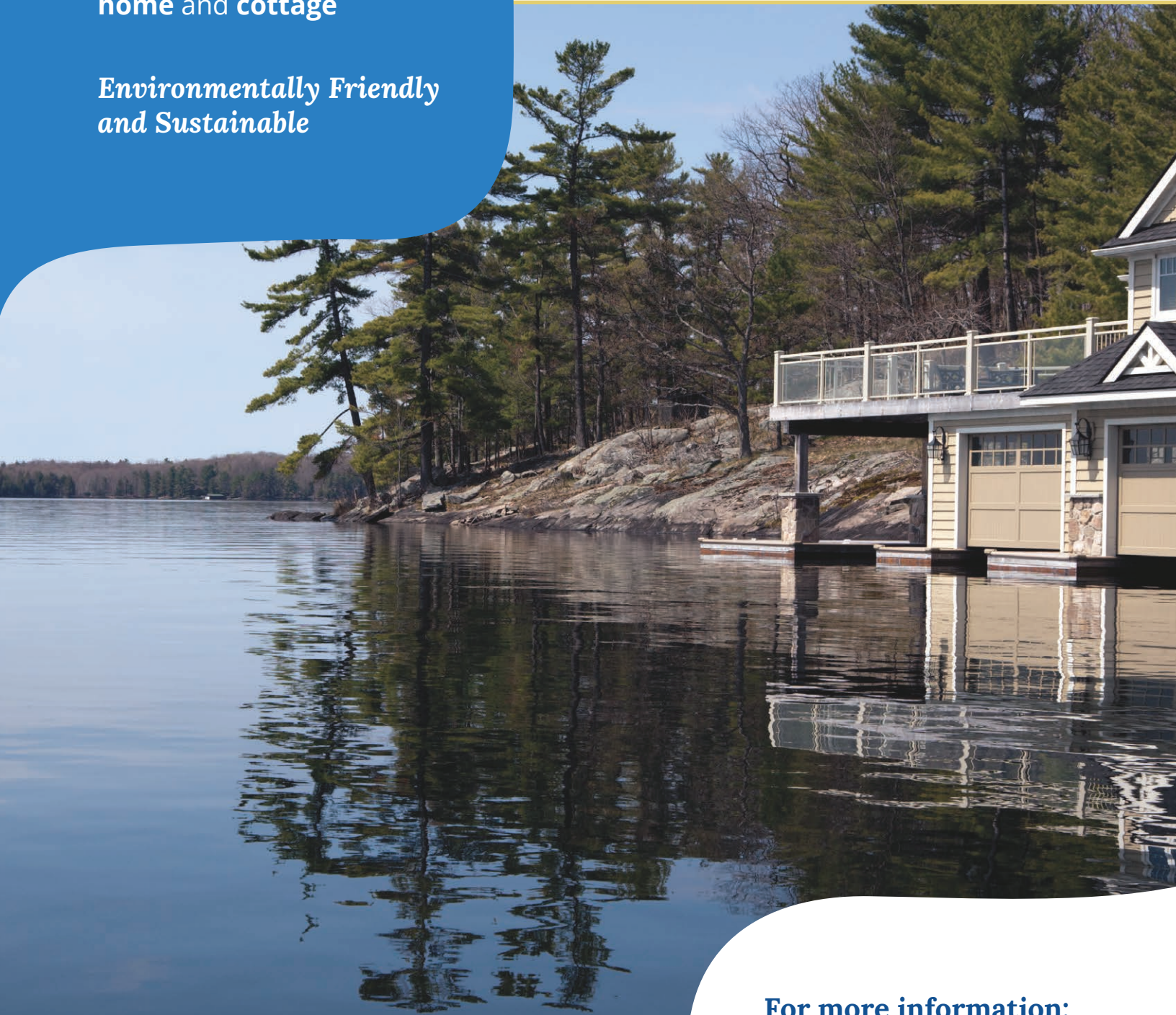
References

Ministry of Natural Resources and Forestry (MNRF). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Government of Canada. 2021. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2021-05-05. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>

Advanced Septic Systems

The ideal solution for your
home and **cottage**

*Environmentally Friendly
and Sustainable*



For more information:

www.waterloo-biofilter.com

1-866-366-4329

info@waterloo-biofilter.com



The Waterloo Advantage

Waterloo Biofilter Systems Inc. is a Canadian-owned and operated company that has for over 20 years developed, designed, manufactured, and maintained advanced onsite wastewater treatment systems.

We are committed to helping protect the environment with technology focused on high quality treatment, low energy usage, and system robustness.



UNIVERSITY OF
WATERLOO

The patented Waterloo Biofilter system was developed at the University of Waterloo's Centre for Groundwater Research.



Permanent Filter Medium

The key to the Waterloo Biofilter system is the absorbent foam filter medium that has been optimized to physically filter and biologically treat sewage. This filter medium is warranted for 20 years and will likely last generations.

A Waterloo is designed to perform on difficult sites



Small or Remote Lots



Bedrock or Clay Soils



High Watertable



Environmentally Sensitive Areas

The environmentally friendly choice



Step 1

Wastewater is collected and distributed over the Waterloo foam filter medium.



Step 2

Wastewater slowly trickles down through the foam pieces where natural occurring bacteria remove contaminants.



Step 3

After passing through the foam, the treated water is put back into the environment.





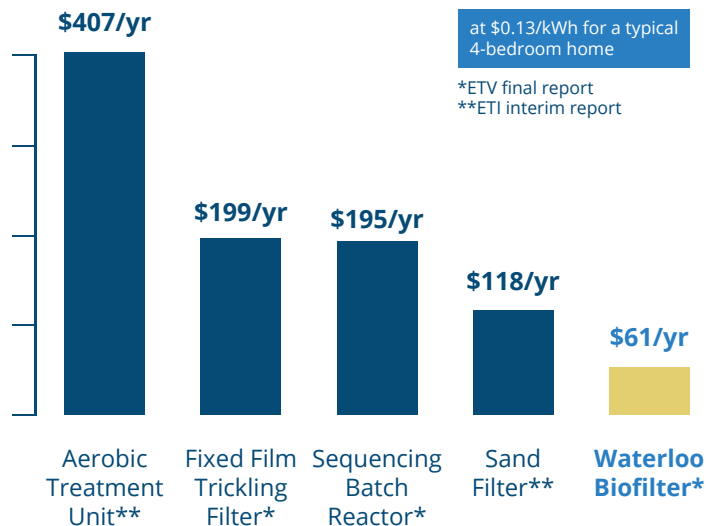
Low Energy, Low Operating Cost

Waterloo Biofilters use very little energy; up to **85% less** power than aeration technologies using air compressors. In the long-term we have the lowest operating costs.

Few moving parts

Less energy use

No noisy air compressor



Nitrogen Removal

Standard Waterloo systems remove up to **50-65% total nitrogen**, helping to reduce nitrate levels in groundwater and protect surface waters. With the **WaterNOx-LS™** system add-on, up to **95% TN removal** can be achieved passively and cost-effectively.



Phosphorous Removal

With the **Waterloo EC-P™** system add-on, greater than **95% total phosphorus** can be removed – helping protect surface waters from blue-green algae and lake eutrophication. Compact and low energy, the Waterloo EC-P™ permanently removes phosphorus without chemicals or additional sludge production.



Small Footprint

A Waterloo is discrete and minimizes raised mounding and tree removal. A variety of product configurations are available to suit your unique site conditions and personal tastes.



Seasonal Performance

Whether for seasonal or year-round use, the Waterloo is designed to withstand extreme cold temperatures and can easily handle variable flow rates.



Made in Canada
Tough Enough for Canada

Residential Products



Waterloo Shed Biofilters are spray foam insulated for winter operation, clad in attractive composite siding, and roofed with 50-year shingles. Shed Biofilters are compact and require only a single pump to operate.



Waterloo Flat Bed Biofilters are constructed of strong yet lightweight fibreglass shells. Flat Bed Biofilters easily blend in with landscaping and require only a single pump to operate.



Waterloo Basket Biofilters are constructed of a rigid steel mesh coated for corrosion protection. Basket Biofilters are placed in a below-ground concrete tank and are ideal for larger homes or increased nitrogen removal.



Waterloo HDPE Tank Biofilters are constructed using very durable below-ground high-density polyethylene tanks. HDPE Tank Biofilters are ideal for difficult access sites and increased nitrogen removal.

Proved and Approved

The Waterloo Biofilter has been thoroughly tested and proven effective by numerous 3rd party verification programs. We pride ourselves on the high treatment levels our technology consistently demonstrates.

Is yours a Waterloo?

CAN/BNQ Certification

	Median Concentration	Percent Removal
cBOD ₅	4 mg/L	98%
TSS	4 mg/L	> 98%
Fecal Coliforms	17,900 cfu/100mL	> 99%

ETV Verification

	Median Concentration	Percent Removal
cBOD ₅	7 mg/L	96%
TSS	5 mg/L	97%
Total Nitrogen	13 mg/L	65%

Appendix 4

Proposed Zoning By-Law Amendment Schedule

Schedule "A"

By-Law No. _____

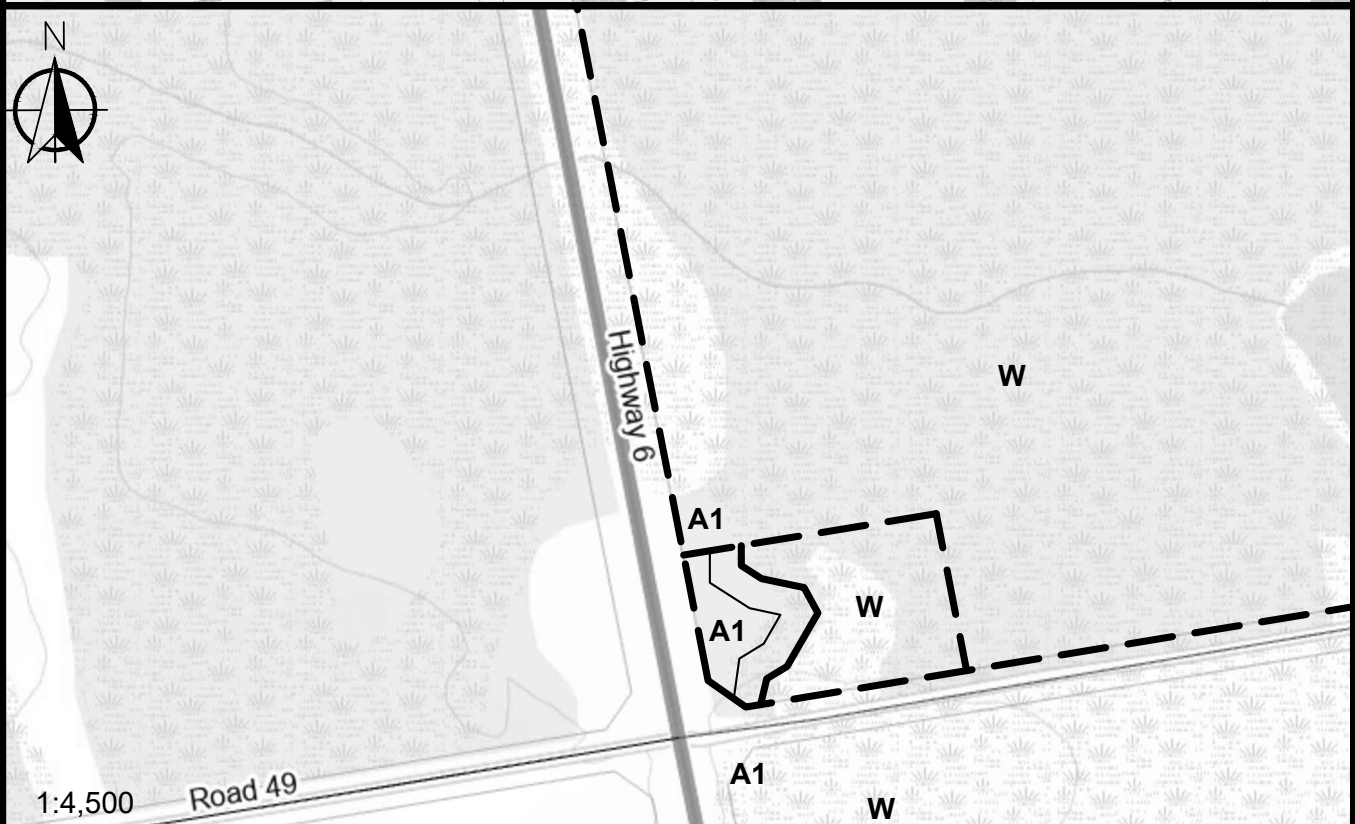
Amending By-Law No. _____

Township of Southgate

(Geographic Township of Egremont)

Date Passed: _____

Signed: _____



Legend

Lands subject to amendment

A1 Agricultural

W Wetland

Wetland Boundary

15 metre setback to Wetland Boundary



September 15, 2021

2651

Jayden Shelton
Resources Information Technician
Sasugeen Conservation
1078 Bruce Road 12
Formosa, ON N0G 1W0

Clinton Stredwick
Municipal Planner
Township of Southgate
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Dear Mr. Shelton and Mr. Stredwick,

**Re: Part Lot 21, Concession 1, Former Township of Egremont, Grey County
Environmental Impact Study**

Natural Resource Solutions Inc. was retained by Mrs. Barbara Crummer to prepare an update to an EIS for a single lot development at the above-noted address. NRSI previously prepared an EIS for the development of a single house in the south west corner of this property in 2007 for Mr. Sid Guy, the landowner at the time. The EIS was approved and the landowner proceeded with some clearing for the house, but it was not built.

Mrs. Crummer wishes to have a single lot severed at this same location, which she will purchase from the current landowner (Mr. Falladown) and then move forward with constructing a house. The remainder of the lands will continue to be owned by the current landowner (Mr. Falladown). This letter report provides an update to the previous EIS based on 2021 field work and updated background information.

A brief Terms of Reference for this EIS was provided by email to the Township of Southgate and the Saugeen Valley Conservation Authority (SVCA) for review and was approved in August 2021. It is understood that this EIS is to address the proposed severed lot as well as a building envelope on the retained lands. This EIS outlines the existing conditions, discusses the significance and sensitivity of the wetlands on-site and provides an analysis of potential impacts based on the development of a house on the proposed lot and the retained lands.

Introduction

The subject property is approximately 34.5ha as shown on Map 1, and is primarily wetland, being part of the Letterbreen Bog provincially significant wetland. In the Schedules of the Grey County and Township of Southgate Official Plans and the Township Zoning Bylaw (2009), much of the property is shown as Wetland or Provincially Significant Wetland. A small area is excluded from the wetland at the southwest corner, while the uplands at the eastern end of the property are shown as agricultural (Grey County 2019, Township of Southgate 2009 and 2020).

The Official Plans of the County and the Township state that an EIS is required when development is proposed adjacent to provincially significant wetlands:

“No development or site alteration shall be permitted on adjacent lands located within 120 metres of an identified Provincially Significant Wetland (PSW), unless the proposed method of avoiding or mitigating the potential impacts, of such development on the adjacent resource is satisfactory to the Township of Southgate and/or other responsible approval authority, as demonstrated through the preparation of an Environmental Impact Study (EIS), prepared in accordance with the terms of reference in Section 6.5.8 below.” (Section 6.1.2 Township of Southgate).

The Saugeen Valley Conservation Authority (SVCA) regulates the whole of the subject property due to the presence of provincially significant wetlands and lands within the area of interference of the wetland (within 120m) as per Ontario Regulation 169-06 (2013). Development and alteration is generally not permitted within wetlands or the area of interference unless it can be shown that the proposal can proceed without impacting the wetland. The SVCA provides policies for when an EIS is required and what it should address in its Environmental Regulations and Planning Policies Manual (SVCA 2018).

Methods

The natural features on the subject property were characterized through background information and field survey data. Background information was collected from the SVCA, Natural Heritage Information Centre (NHIC) online database and the wildlife atlases. Biologists visited the property on June 17 and July 14, 2021 to update the field data from 2007 which included site visits on May 17, June 26, August 31 and October 4, 2007. These visits focused on the area of the proposed house, the southwest corner of the property as well as the uplands at the eastern edge of the property as a building envelope for the retained lands. Vegetation communities were mapped and described, the wetland boundary was flagged and an inventory of wildlife and plants was undertaken, including an early morning visit on June 26 to document nesting birds.

Findings

Soils and Physiography

The property is relatively level with the wetland occupying the low lying lands over much of the property. The land rises to the east, where upland vegetation and agricultural lands are found. A slight rise is found in the south west corner, which may have been created by fill during road construction historically.

Soil investigations in the south west corner found a 20cm layer of sandy loam over 30+cm of sand with small gravel. A hand held dutch soil auger was used, which could not penetrate deeper than 50cm due to the presence of gravel. In 2017, the landowner subsequently dug a test pit, finding 30cm sandy loam over >1m sand and gravel. Within the wetland, organic soils were found extending over 1m in depth.

Vascular Plants

A total of 81 species of vascular plants were observed in the area of the proposed house/building envelope and the adjacent wetland. A list of these species is appended to this letter. No significant species of plants are known from the background information, and none were observed during the field work.

Vegetation Communities

The vegetation communities on the property were determined based on the Ecological Land Classification System for Southern Ontario (Lee et al 1998) and area described below and shown on Figure 2.

FOC4-1 Fresh-Moist White Cedar Coniferous Forest

A small area in the southwest corner of the property consists of upland coniferous forest dominated by white cedar and also tamarack. Trees were roughly 10 to 25cm in diameter, with dense regeneration of young cedars. The trees form a dense canopy, blocking out sunlight, resulting in very little groundcover. The previous landowner cleared an area for the approved house and septic, and this area is currently occupied by open meadow with herbaceous plants including avens, dandelion, enchanter's nightshade, tall buttercup and blue violet. A driveway entrance is present from Sideroad 10. Soils are sandy loam over sand and gravel, possibly fill.

In the southeast corner of the property, there is a rounded hill abutting the east property boundary. This area is forested with white cedar and balsam fir as well as tamarack. The easternmost part of this polygon was previously an open area as can be seen in older air photos (2005) and has been regenerating with tamarack and black cherry as well as a few other species such as white elm and hawthorn. Along the eastern edge, trees are widely spaced and range from 10-24 cm in diameter approximately. Groundcover is herbaceous plants such as smooth brome grass, Canada goldenrod, timothy and smooth bedstraw. A driveway entrance had been constructed here in the past and clear areas are present which could accommodate a building envelope.

SWC4-2 Tamarack Organic Coniferous Swamp

The majority of the wetland as was investigated for this project is a coniferous swamp dominated by tamarack and white cedar. Willow shrubs, red osier dogwood, winterberry, meadowsweet and bittersweet nightshade form a dense shrub layer. The wetland evaluation identified this area as tall shrub swamp, dominated by cedar and tamarack. Over the time since the wetland evaluation was completed, the cedar and tamarack have grown from shrub height to tree height and is now considered a coniferous swamp. The ground is saturated and spongy with mosses, sedges and ferns. Soils are deep organic, consisting of >100 cm of peat.

Wildlife

Background data on wildlife species known from the study area has been compiled with the observations of wildlife observed on the subject property. Lists of wildlife species are appended to this letter.

A total of 35 species of birds were observed on the subject property between the two studies (2007 and 2021), with almost all species being observed in suitable habitat during the nesting period. Other wildlife species observed included raccoon, chipmunk, white-tailed deer, groundhog, skunk, midland painted turtle, green frog and leopard frog. The wetland data record indicates that the wetland provides habitat for fish spawning and rearing and furbearers such as raccoon, beaver, mink and fox. The wetland is locally significant for providing winter deer habitat.

A number of significant wildlife species including Species At Risk (SAR) are known from the data in the wildlife atlases including birds - Eastern Meadowlark, Bobolink, Bank

Swallow, Barn Swallow and Wood Thrush; turtles – snapping turtle and midland painted turtle; and mammals – bat species (*Myotis lucifugus*, *M. septentrionalis* and *Perimyotis subflavus*), woodland vole and American badger. The only significant wildlife species observed on-site is the midland painted turtle which is designated Special Concern in Canada (COSEWIC 2021). This species was observed in the open water body of Mud Lake. The wetland on-site provides suitable habitat for some of these significant species including the bats, midland painted turtle and snapping turtle.

Significance and Sensitivity

The Letterbreen Bog wetland is provincially significant and will be sensitive to potential impacts of development. The wetland contains treed swamp, open water and marsh communities as well as an area of bog. Bog wetlands are uncommon in southern Ontario and the treed tamarack bog found in the wetland is rare in both southern Grey County and Southern Ontario. Bogs develop under specific conditions which create a peat-accumulating wetland, raised above the water table, which relies on precipitation only for water and nutrients. Bogs are characterized by acidic conditions and develop plant communities which are specialized for this habitat, such as sphagnum mosses.

The wetland has been disrupted by the construction of Highway 6 through the middle of it, as well as other side roads. Current land uses and potential development of the lands around the wetland are also a threat. Any activity which can disrupt the surface water and groundwater flows to the wetland may cause negative impacts to the wetland.

The wetland boundary in the southwest corner was flagged by NRSI in 2007 and was reviewed and updated in 2021. The boundary was surveyed by NRSI using a Trimble R10 GPS pole and is shown on Map 2. The wetland boundary in the southeast part of the property was investigated in 2007 and 2021, but was not flagged due to the separation distance available for a building envelope. The wetland boundary has not changed significantly since 2007 and is similar to that shown on mapping available from the MNRF (NHIC 2021).

Proposed Development

The future landowner (Mrs. Crummer) wishes to sever a lot for the purpose of constructing a single house with associated driveway, well and septic system. In order to do this, it is necessary to show a suitable building envelope on the retained lands as well. Given the extent of wetland on this property, there are only two potential locations for a house; the proposed lot at the southwest corner of the property, adjacent to Highway 6, and the southeast corner of the property, off of Southgate Road 10. The previously approved layout from 2007 is satisfactory to Mrs. Crummer and she wishes to proceed with this design. This layout is shown on Map 4 and has not changed.

Map 5 shows the potential layout for a house and septic bed on the retained lands. This sketch utilizes the same house and septic footprint as the severed lot, for convenience. It is expected that any future development on this location may prepare a different concept, however there is ample room to accommodate this.

The layout of the proposed severed lot was prepared knowing the significance and sensitivity of the adjacent wetland, and the house was designed with as little impact as possible. It is modest in size (2,000 sq.ft.), no basement, limited clearing and grading for the driveway and lawn area, and includes an advanced septic treatment system which takes up very little area. The septic system is known as the Waterloo BioFilter System

which requires roughly an area of 20m x 14m and was approved for use in Ontario by the Building Materials Evaluation Commission in 1999. A brochure on this system is appended to this report.

Buffers

Since the proposed development on the proposed lot and the retained lands each consist of a single house, with limited potential for impacts, a buffer of 15m from the wetland has been recommended.

Impact Analysis

All features of the development on the proposed lot have been located within the development envelope. The house, driveway and well have been located more than 15m away from the wetland, with the septic system more than 20m from the wetland. There will be no direct impact to the wetlands on the property, and the 15-20m buffer will prevent or minimize any potential indirect impacts to the wetland.

On the proposed lot, the house, driveway, septic system and well will be located in the upland area, using the existing cleared opening and removing a few more trees. The septic system has been located on the west side of the lot, farther from the wetland. Some additional upland white cedar may need to be removed. The existing driveway entrance will be used.

On the retained lands, the house, driveway, well and septic system will be located in the upland area, making use of the existing open meadow area. A few additional trees may need to be cleared to allow for flexibility in the house design and location. This building site provides ample separation from the wetland boundary, well over 15m, and likely 30m depending on the future design. The existing driveway entrance will be used and may require some upgrades.

Potential indirect impacts due to the development of the proposed lot, or the retained lands could arise from the following:

- erosion of soils from the site during construction
- septic system impacts
- human induced impacts

The following are recommended measures to mitigate the possibility of the indirect impacts:

- To avoid impacts to nesting birds and wildlife, any tree cutting should be scheduled outside of the peak nesting season (late May to early July) and preferably should occur in the fall-winter to protect wildlife,
- A sediment control fence should be installed at the limit of the work area throughout the construction period, until bare soils have been stabilized, to prevent sediment-laden runoff from entering the wetland during rain events,
- On the proposed lot, the septic system has been located as far away as possible from the wetland, (approximately 20m from the wetland boundary) on the west side of the lot. The retained lands have ample room for a septic bed while providing a setback to the wetland.
- Landscaped areas should be minimized and not encroach into the natural areas. Construction of pools, patios, decks and sheds should be within the development envelope.

- Use of lawn and garden chemicals should be reduced or eliminated,
- Any landscape plantings should make use of native species suitable for the site. Care should be taken to avoid aggressive non-native species (such as Norway maple, lily-of-the-valley, periwinkle, goutweed, etc.) which can spread into natural areas and out-compete native flora,
- Grass clippings, yard waste and rubbish should not be dumped in the natural areas.

Summary

The subject property is dominated by wetlands of the Letterbreen Bog provincially significant wetland. The severance of a single lot has been proposed and this EIS provides an update to the feasibility and potential impacts of developing a single house on this lot, as well as on the retained portion of the lands. The proposed location of the lot and its layout is the most feasible based on accessibility. A development envelope has been recommended using a 15m buffer from the wetland boundary. The proposed house, driveway, well and septic system has been designed to minimize potential impacts to the wetland by limiting clearing, grading and building and septic size. The retained lands have a suitable building envelope with ample space for a house and amenities while providing a buffer to the wetland. Recommendations are provided to assist in avoiding any potential indirect impacts which could arise during construction and residency.

I trust that this is satisfactory. If you have any questions, please do not hesitate to contact me.

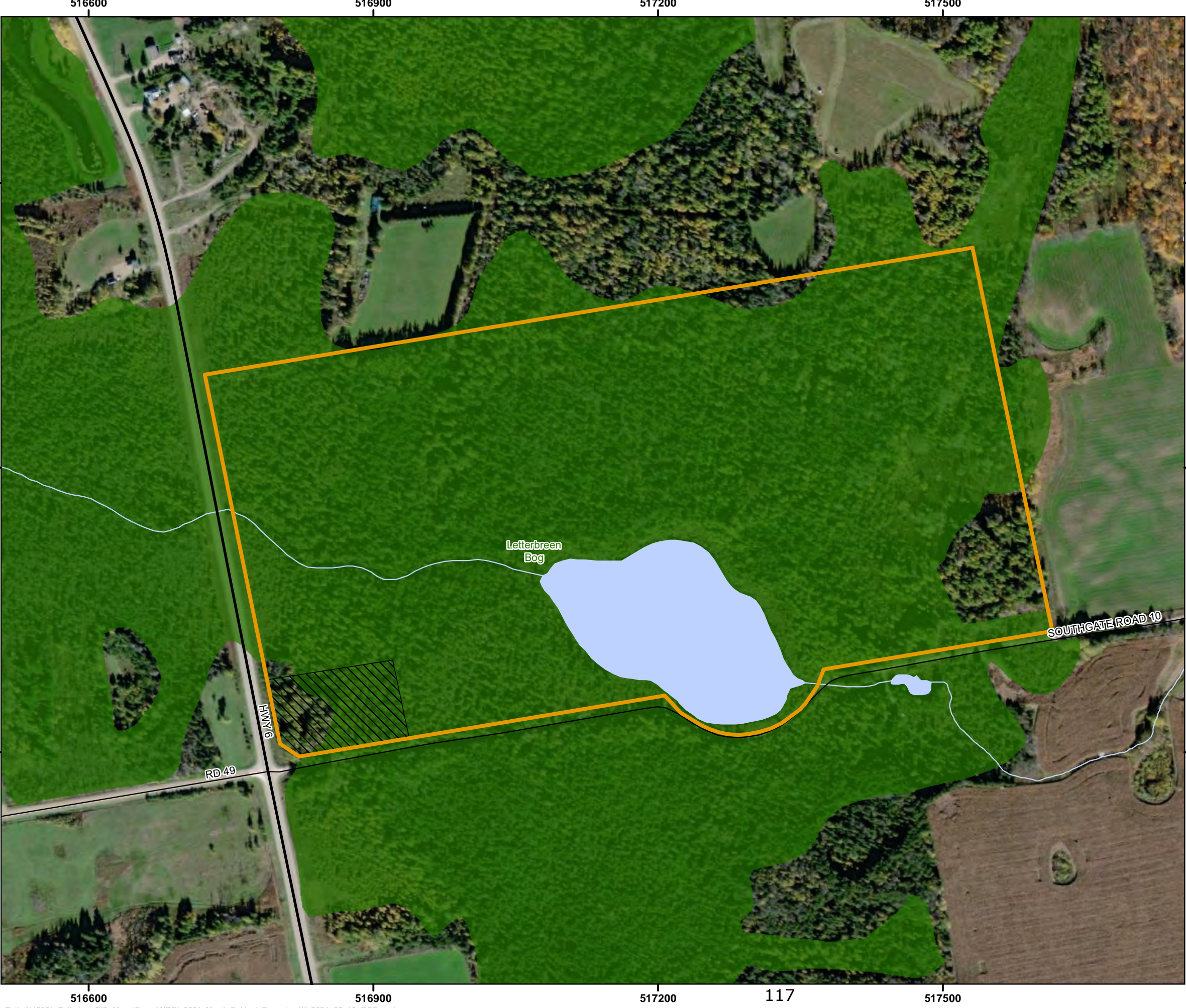
Sincerely,
Natural Resource Solutions Inc.



M. Elaine Gosnell, B.Sc., P. Biol.
Senior Wetland and Terrestrial Biologist

References

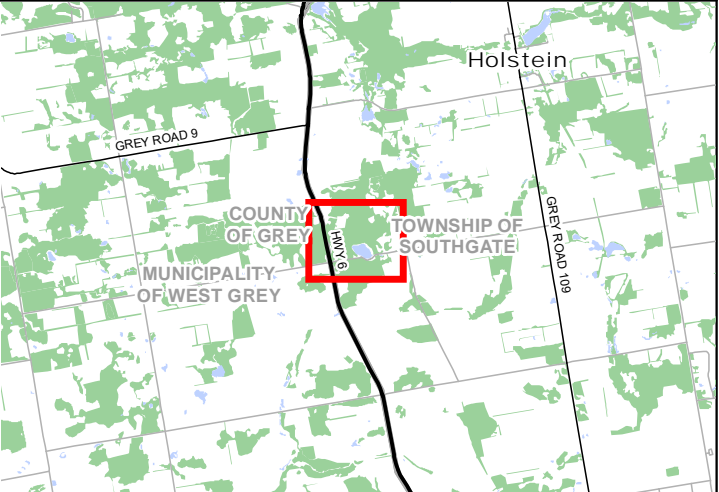
- Grey County. 2019. County of Grey Official Plan Schedule A Land Use Types Map 2.
- Saugeen Valley Conservation Authority. 2013. O. Reg. 169/06: Saugeen Valley Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.
- Saugeen Valley Conservation Authority. 2018. Environmental Planning and Regulations Policies Manual. May 16, 2017, Amended October 16, 2018.
- Township of Southgate. 2009. Township of Southgate. The amalgamated Townships of Proton and Egremont and the Village of Dundalk Official Plan.
- Township of Southgate. 2020. Zoning By-law 19-2002. As amended. Office Consolidation June 2020.



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Falladown Severance EIS

Subject Property

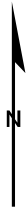
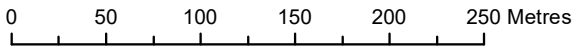


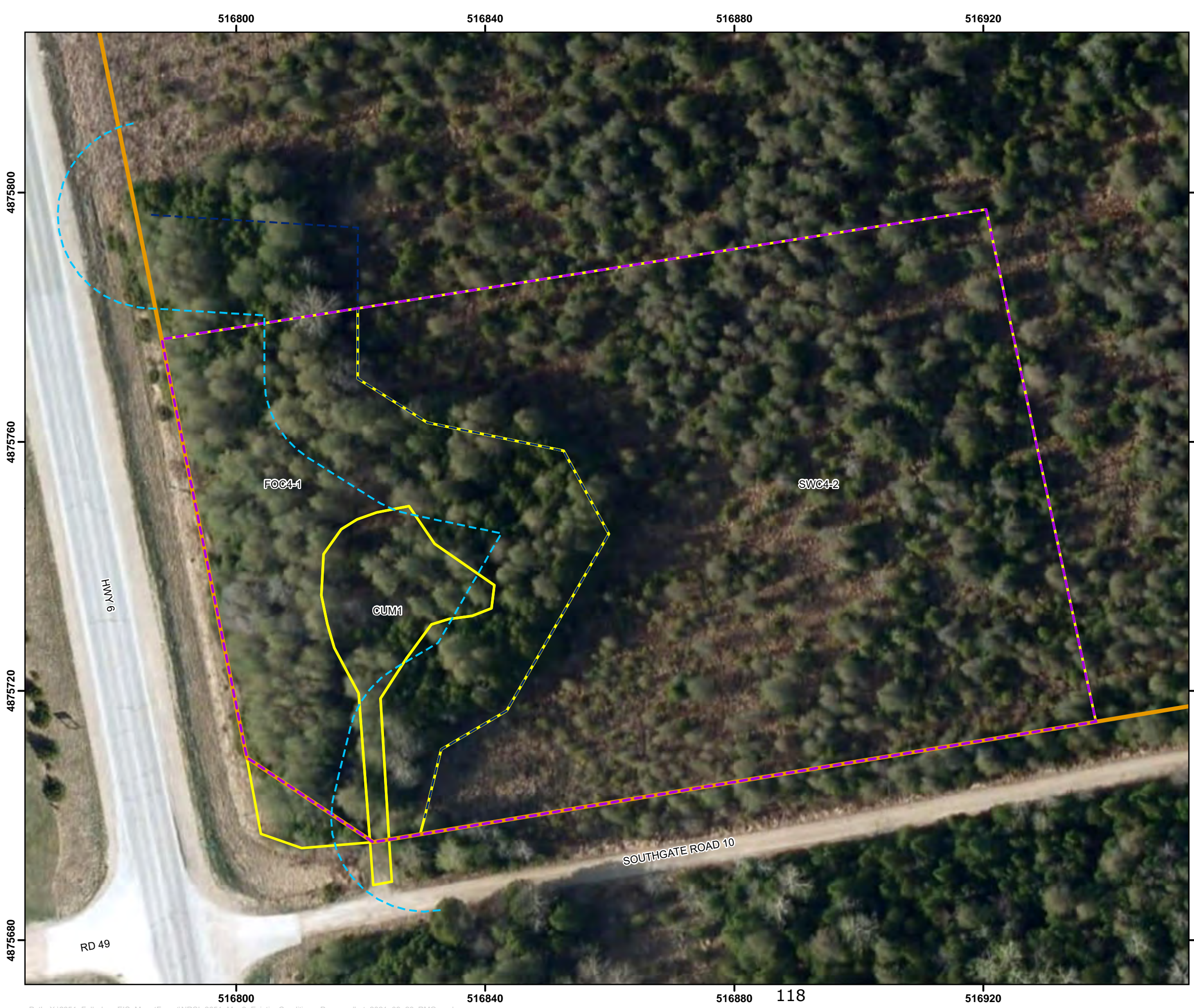
- Legend**
- Subject Property Boundary
 - Proposed Severance
 - Highway
 - Secondary Road
 - Permanent Watercourse
 - Water Body
 - Provincially Significant Wetland (PSW)



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Project: xxxx Date: July 16, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:4,000
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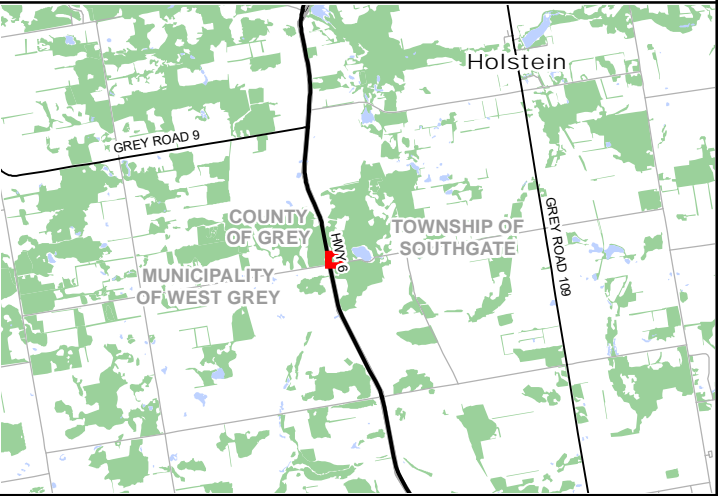




Map 2

Falladown Severance EIS

Existing Conditions - Proposed Lot



- Legend**
- Subject Property Boundary
 - Proposed Severance
 - Wetland Boundary
 - Wetland Boundary Buffer (15 m)
 - Ecological Land Classification (ELC)
 - (CUM1) Old Field Cultural Meadow
 - (FOC4-1) Fresh-Moist White Cedar Coniferous Forest
 - (SWC4-2) Tamarack Organic Coniferous Swamp Type

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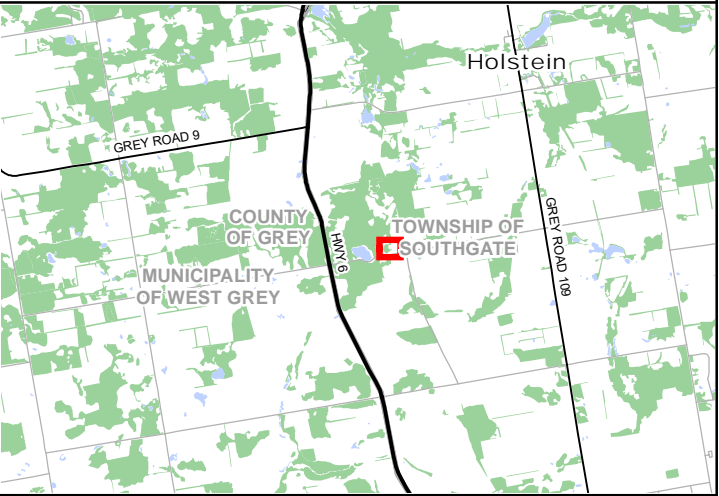
Project: 2651 Date: September 23, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:600
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Map 3

Falladown Severance EIS

Existing Conditions - Retained Lands



- Legend**
- Subject Property Boundary
 - Wetland Boundary
 - Wetland Boundary Buffer (15 m)
 - Ecological Land Classification (ELC)
 - (CUM1) Old Field Cultural Meadow
 - (FOC4-1) Fresh - Moist White Cedar Coniferous Forest Type
 - (H) Hedgerow
 - (SWC4-2) Tamarack Organic Coniferous Swamp

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Project: 2651 Date: September 23, 2021	NAD83 - UTM Zone 17 Size: 11x17" 1:900
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0204060 Metres



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Map 4

Falladown Severance EIS
Proposed Development

Legend

Subject Property Boundary

Proposed Severance

Proposed Building

Wetland Boundary

Wetland Boundary Buffer (15 m)

Ecological Land Classification (ELC)

(CUM1) Old Field Cultural Meadow

(FOC4-1) Fresh-Moist White Cedar Coniferous Forest

(SWC4-2) Tamarack Organic Coniferous Swamp Type

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

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Project: 2651
Date: October 7, 2021

NAD83 - UTM Zone 17
Size: 11x17"
1:700

010203040

Metres



Path: X:\2651_FalladownEIS_MountForest\NRSI_2651_Map5_ProposedDevelopment_2021_10_07_RMQ.mxd

Map 5

Falladown Severance EIS

Proposed Development

Legend

Subject Property Boundary

Proposed Building

Wetland Boundary

Wetland Boundary Buffer (15 m)

Ecological Land Classification (ELC)

(CUM1) Old Field Cultural Meadow

(FOC4-1) Fresh - Moist White Cedar Coniferous Forest Type

(H) Hedgerow

(SWC4-2) Tamarack Organic Coniferous Swamp

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

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Project: 2651
Date: October 8, 2021

NAD83 - UTM Zone 17
Size: 11x17"
1:900

0204060

Metres

Plant Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	CC	CW	SRANK	SARO	COSEWIC	SARA	SARA Schedule	Grey County	iNaturalist	NRSI 2007	NRSI Total Observed	NRSI 2021 Upland	NRSI 2021 Wetland
		Oldham et al. 1998	Oldham et al. 1998	MNRF 2020a	MNRF 2020a	Environment of Canada	Environment of Canada	Environment of Canada	OSFN 2010	iNaturalist 2021				
Pteridophytes	Ferns & Allies													
Dennstaedtiaceae	Bracken Fern Family													
<i>Pteridium aquilinum</i>	Bracken Fern	2	3	S5								X	X	
Dryopteridaceae	Wood Fern Family													
<i>Onoclea sensibilis</i>	Sensitive Fern	4	-3	S5							X	X	X	X
Equisetaceae	Horsetail Family													
<i>Equisetum hyemale</i>	Common Scouring-rush	2	0	S5							X	X		
<i>Equisetum pratense</i>	Meadow Horsetail	8	-3	S5								X		X
Thelypteridaceae	Beech Fern Family													
<i>Thelypteris palustris</i>	Marsh Fern	5	-3	S5							X	X		
Gymnosperms	Conifers													
Cupressaceae	Cypress Family													
<i>Thuja occidentalis</i>	Eastern White Cedar	4	-3	S5							X	X	X	X
Pinaceae	Pine Family													
<i>Abies balsamea</i>	Balsam Fir	5	-3	S5							X	X	X	X
<i>Larix laricina</i>	Tamarack	7	-3	S5							X	X	X	X
<i>Picea mariana</i>	Black Spruce	8	-3	S5								X		X
Dicotyledons	Dicots													
Aceraceae	Maple Family													
<i>Acer rubrum</i>	Red Maple	4	0	S5							X	X		
<i>Acer saccharinum</i>	Silver Maple	5	-3	S5								X	X	X
Apiaceae	Carrot or Parsley Family													
<i>Cicuta bulbifera</i>	Bulb-bearing Water-hemlock	5	-5	S5						X		X		
<i>Daucus carota</i>	Wild Carrot	0	5	SE5							X	X	X	
Aquifoliaceae	Holly Family													
<i>Ilex verticillata</i>	Common Winterberry	5	-3	S5							X	X		
Asclepiadaceae	Milkweed Family													
<i>Asclepias syriaca</i>	Common Milkweed	0	5	S5							X	X	X	
Asteraceae	Composite or Aster Family													
<i>Antennaria neglecta</i>	Field Pussytoes	3	5	S5							X	X		
<i>Arctium minus</i>	Common Burdock	0	3	SE5							X	X		
<i>Carduus acanthoides</i>	Spiny Plumless Thistle	0	5	SE5								X	X	
<i>Cirsium vulgare</i>	Bull Thistle	0	3	SE5							X	X		
<i>Erigeron annuus</i>	Annual Fleabane	0	3	S5								X	X	
<i>Erigeron canadensis</i>	Canada Horseweed	0	3	S5							X	X		
<i>Erigeron philadelphicus</i>	Philadelphia Fleabane	1	-3	S5						X				
<i>Eupatorium perfoliatum</i>	Common Boneset	2	-3	S5							X	X		
<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed	3	-5	S5							X	X		X
<i>Leucanthemum vulgare</i>	Oxeye Daisy	0	5	SE5							X	X	X	
<i>Onopordum acanthium ssp. acanthium</i>	Scotch Thistle	0	5	SE4								X	X	
<i>Rudbeckia hirta</i>	Black-eyed Susan	0	3	S5								X	X	
<i>Solidago canadensis</i>	Canada Goldenrod	1	3	S5							X	X	X	
<i>Solidago patula</i>	Round-leaved Goldenrod	8	-5	S4							X	X		
<i>Solidago uliginosa</i>	Bog Goldenrod	9	-5	S5						X				
<i>Taraxacum officinale</i>	Common Dandelion	0	3	SE5							X	X	X	
<i>Tragopogon pratensis</i>	Meadow Goat's-beard	0	5	SE5							X	X		
<i>Tussilago farfara</i>	Colt's-foot	0	3	SE5								X	X	
Balsaminaceae	Touch-me-not Family													
<i>Impatiens capensis</i>	Spotted Jewelweed	4	-3	S5								X		X
<i>Impatiens pallida</i>	Pale Jewelweed	7	-3	S4							X	X		
Campanulaceae	Bellflower Family													
<i>Campanula aparinoides</i>	Marsh Bellflower	7	-5	S5						X				
Caprifoliaceae	Honeysuckle Family													
<i>Viburnum lentago</i>	Nannyberry	4	0	S5								X		X
Caryophyllaceae	Pink Family													
<i>Silene vulgaris</i>	Bladder Campion	0	5	SE5							X	X	X	
Clusiaceae	St. John's-wort Family													
<i>Hypericum perforatum</i>	Common St. John's-wort	0	5	SE5								X	X	

Cornaceae	Dogwood Family												
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	6	3	S5							X	X	
<i>Cornus sericea</i>	Red-osier Dogwood	2	-3	S5						X	X	X	X
Ericaceae	Heath Family												
<i>Chamaedaphne calyculata</i>	Leatherleaf	9	-5	S5					X				
<i>Gaultheria procumbens</i>	Eastern Teaberry	6	3	S5					X				
<i>Kalmia polifolia</i>	Pale Bog Laurel	10	-5	S5					X				
<i>Rhododendron groenlandicum</i>	Common Labrador Tea	9	-5	S5					X				
Fabaceae	Pea Family												
<i>Vicia cracca</i>	Tufted Vetch	0	5	SE5							X	X	
Lamiaceae	Mint Family												
<i>Clinopodium vulgare</i>	Field Basil	4	5	S5						X	X		
<i>Lycopus uniflorus</i>	Northern Water-horehound	5	-5	S5					X				
<i>Prunella vulgaris</i>	Self-heal	0	0	S5							X	X	
Menyanthaceae	Buckbean Family												
<i>Menyanthes trifoliata</i>	Bog Buckbean	9	-5	S5					X				
Myricaceae	Wax-myrtle Family												
<i>Myrica gale</i>	Sweet Gale	6	-5	S5						X	X		
Nymphaeaceae	Water-lily Family												
<i>Nuphar variegata</i>	Variegated Pond-lily	7	-5	S5					X				
Onagraceae	Evening-primrose Family												
<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade	2	3	S5						X	X	X	
Plantaginaceae	Plantain Family												
<i>Plantago lanceolata</i>	English Plantain	0	3	SE5						X	X		
Polygalaceae	Milkwort Family												
<i>Polygaloides paucifolia</i>	Gay-wing Milkwort	6	3	S5					X				
Primulaceae	Primrose Family												
<i>Lysimachia borealis</i>	Northern Starflower	6	0	S5					X				
Ranunculaceae	Buttercup Family												
<i>Ranunculus acris</i>	Tall Buttercup	0	0	SE5						X	X	X	
Rhamnaceae	Buckthorn Family												
<i>Rhamnus cathartica</i>	Common Buckthorn	0	0	SE5							X	X	
Rosaceae	Rose Family												
<i>Comarum palustre</i>	Marsh Cinquefoil	7	-5	S5					X				
<i>Crataegus sp.</i>	Hawthorn sp.	0	0	0	0	0					X	X	X
<i>Fragaria virginiana</i>	Wild Strawberry	2	3	S5						X	X		
<i>Potentilla recta</i>	Sulphur Cinquefoil	0	5	SE5							X	X	
<i>Prunus serotina</i>	Black Cherry	3	3	S5						X	X	X	
<i>Prunus virginiana</i>	Choke Cherry	2	3	S5							X	X	
<i>Rubus hispidus</i>	Bristly Dewberry	6	-3	S4						X	X		
<i>Rubus idaeus</i>	Common Red Raspberry	2	3	S5						X	X	X	X
<i>Rubus pubescens</i>	Dewberry	4	-3	S5						X	X		X
<i>Spiraea alba</i>	White Meadowsweet	3	-3	S5						X	X		X
Rubiaceae	Madder Family												
<i>Galium mollugo</i>	Smooth Bedstraw	0	5	SE5							X	X	
Salicaceae	Willow Family												
<i>Populus balsamifera</i>	Balsam Poplar	4	-3	S5						X	X	X	X
<i>Populus tremuloides</i>	Trembling Aspen	2	0	S5						X	X	X	
<i>Salix bebbiana</i>	Bebb's Willow	4	-3	S5						X	X		
<i>Salix discolor</i>	Pussy Willow	3	-3	S5						X	X		
<i>Salix eriocephala</i>	Heart-leaved Willow	4	-3	S5						X	X		X
Scrophulariaceae	Figwort Family												
<i>Veronica officinalis</i>	Common Speedwell	0	5	SE5						X	X		
Solanaceae	Nightshade Family												
<i>Solanum dulcamara</i>	Bittersweet Nightshade	0	0	SE5						X	X	X	X
Ulmaceae	Elm Family												
<i>Ulmus americana</i>	American Elm	3	-3	S5						X	X	X	X
Valerianaceae	Valerian Family												
<i>Valeriana officinalis</i>	Common Valerian	0	3	SE3							X	X	
Violaceae	Violet Family												
<i>Viola affinis</i>	LeConte's Violet	6	-3	S4?						X	X		
Vitaceae	Grape Family												
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	6	3	S4?						X	X		
<i>Vitis riparia</i>	Riverbank Grape	0	0	S5						X	X	X	
Monocotyledons	Monocots												
Alismataceae	Water-plantain Family												

<i>Alisma triviale</i>	Northern Water-plantain	1	-5	S5						X				
Cyperaceae	Sedge Family													
<i>Carex crinita</i>	Fringed Sedge	6	-5	S5						X				
<i>Carex flava</i>	Yellow Sedge	5	-5	S5						X		X	X	
<i>Carex gracillima</i>	Graceful Sedge	4	3	S5								X	X	
<i>Carex intumescens</i>	Bladder Sedge	6	-3	S5								X		X
<i>Carex pseudocyperus</i>	Cyperus-like Sedge	6	-5	S5						X				
<i>Carex stricta</i>	Tussock Sedge	4	-5	S5						X	X	X		X
<i>Scirpus atrovirens</i>	Dark-green Bulrush	3	-5	S5								X		X
Iridaceae	Iris Family													
<i>Iris versicolor</i>	Harlequin Blue Flag	5	-5	S5							X	X		
Liliaceae	Lily Family													
<i>Allium tricoccum</i>	Wild Leek	7	3	S4						X				
Orchidaceae	Orchid Family													
<i>Cypripedium parviflorum</i>	Yellow Lady's-slipper	5	0	S5								X	X	
<i>Epipactis helleborine</i>	Eastern Helleborine	0	3	SE5							X	X	X	
Poaceae	Grass Family													
<i>Bromus inermis</i>	Smooth Brome	0	5	SE5								X	X	
<i>Phalaris arundinacea</i>	Reed Canary Grass	0	-3	S5							X	X		
<i>Phleum pratense</i>	Common Timothy	0	3	SE5							X	X	X	
Typhaceae	Cattail Family													
<i>Typha angustifolia</i>	Narrow-leaved Cattail	0	-5	SE5								X		X
<i>Typha latifolia</i>	Broad-leaved Cattail	1	-5	S5							X	X		
Total										20	52	81	43	23

*NHIC Atlas Squares: Square #

References

Oldham, M.J., W.D. Bakowsky and D.A. Sutherland. 1995. Floristic quality assessment for southern Ontario. OMNR, Natural Heritage Information Centre, Peterborough. 68 pp.

Oldham, M.J., W.D. Bakowsky and D.A. Sutherland. 1995. Floristic quality assessment for southern Ontario. OMNR, Natural Heritage Information Centre, Peterborough. 68 pp.

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Bird Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	NRSI 2007	NRSI 2021	OBBA*
		MNRF 2021a	MNRF 2021a	Government of Canada 2021	Government of Canada 2021	Government of Canada 2021			Cadman et al. 2007
Anatidae	Ducks, Geese & Swans								
<i>Aix sponsa</i>	Wood Duck	S5B, S3N							CO
<i>Anas platyrhynchos</i>	Mallard	S5							CO
<i>Branta canadensis</i>	Canada Goose	S5							CO
<i>Lophodytes cucullatus</i>	Hooded Merganser	S5							PO
Phasianidae	Partridges, Grouse & Turkeys								
<i>Bonasa umbellus</i>	Ruffed Grouse	S5							CO
<i>Meleagris gallopavo</i>	Wild Turkey	S5							PO
Podicipediformes	Grebes								
<i>Podilymbus podiceps</i>	Pied-billed Grebe	S4B, S2N							PO
Columbidae	Pigeons & Doves								
<i>Columba livia</i>	Rock Pigeon	SNA							CO
<i>Zenaidura macroura</i>	Mourning Dove	S5					X	PO	CO
Cuculiformes	Cuckoos & Anis								
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	S4B							PO
<i>Coccyzus erythrophthalmus</i>	Black-billed Cuckoo	S4S5B							PO
Trochilidae	Hummingbirds								
<i>Archilochus colubris</i>	Ruby-throated Hummingbird	S5B							PR
Rallidae	Rails, Gallinules & Coots								
<i>Rallus limicola</i>	Virginia Rail	S4S5B							PO
Charadriidae	Plovers & Lapwings								
<i>Charadrius vociferus</i>	Killdeer	S4B							CO
Scolopacidae	Sandpipers & Allies								
<i>Actitis macularia</i>	Spotted Sandpiper	S5B							PO
<i>Bartramia longicauda</i>	Upland Sandpiper	S2B							PR
<i>Scolopax minor</i>	American Woodcock	S4B							PO
Ardeidae	Hérons & Bitterns								
<i>Ardea herodias</i>	Great Blue Heron	S4							PO
<i>Butorides virescens</i>	Green Heron	S4B						PO	PO
Cathartidae	Vultures								
<i>Cathartes aura</i>	Turkey Vulture	S5B, S3N							CO
Pandionidae	Osprey								
<i>Pandion haliaetus</i>	Osprey	S5B							PR
Accipitridae	Hawks, Kites, Eagles & Allies								
<i>Buteo jamaicensis</i>	Red-tailed Hawk	S5	NAR	NAR	NS	No schedule	PO		CO
<i>Circus hudsonius</i>	Northern Harrier	S5B, S4N	NAR	NAR	NS	No schedule	PO		PR
Strigidae	Typical Owls								
<i>Bubo virginianus</i>	Great Horned Owl	S4							PO
<i>Megascops asio</i>	Eastern Screech-Owl	S4	NAR	NAR	NS	No schedule			PR
Alcedinidae	Kingfishers								
<i>Megasceryle alcyon</i>	Belted Kingfisher	S5B, S4N					X		CO
Picidae	Woodpeckers								
<i>Colaptes auratus</i>	Northern Flicker	S5						PO	CO
<i>Dryobates pubescens</i>	Downy Woodpecker	S5						PO	PO
<i>Dryobates villosus</i>	Hairy Woodpecker	S5							PO
<i>Dryocopus pileatus</i>	Pileated Woodpecker	S5						PO	CO
<i>Melanerpes carolinus</i>	Red-bellied Woodpecker	S5							PO
Falconidae	Caracaras & Falcons								
<i>Falco sparverius</i>	American Kestrel	S4							CO
Tyrannidae	Tyrant Flycatchers								
<i>Contopus virens</i>	Eastern Wood-Pewee	S4B	SC	SC	SC	Schedule 1			PR
<i>Empidonax alnorum</i>	Alder Flycatcher	S5B							PR
<i>Empidonax minimus</i>	Least Flycatcher	S5B							PR
<i>Empidonax traillii</i>	Willow Flycatcher	S4B							PO

<i>Myiarchus cinerascens</i>	Ash-throated Flycatcher	SNA					PO		
<i>Myiarchus crinitus</i>	Great Crested Flycatcher	S5B							PR
<i>Sayornis phoebe</i>	Eastern Phoebe	S5B							CO
<i>Tyrannus tyrannus</i>	Eastern Kingbird	S4B					PO	PO	CO
Vireonidae	Vireos								
<i>Vireo gilvus</i>	Warbling Vireo	S5B							CO
<i>Vireo olivaceus</i>	Red-eyed Vireo	S5B							CO
Corvidae	Crows & Jays								
<i>Corvus brachyrhynchos</i>	American Crow	S5					PO		CO
<i>Corvus corax</i>	Common Raven	S5							PR
<i>Cyanocitta cristata</i>	Blue Jay	S5					PO	PO	CO
Alaudidae	Larks								
<i>Eremophila alpestris</i>	Horned Lark	S4							CO
Hirundinidae	Swallows								
<i>Hirundo rustica</i>	Barn Swallow	S4B	THR	SC	T	Schedule 1	PO		CO
<i>Riparia riparia</i>	Bank Swallow	S4B	THR	T	T	Schedule 1			CO
<i>Tachycineta bicolor</i>	Tree Swallow	S4S5B							CO
Paridae	Chickadees & Titmice								
<i>Poecile atricapillus</i>	Black-capped Chickadee	S5						PO	CO
Sittidae	Nuthatches								
<i>Sitta canadensis</i>	Red-breasted Nuthatch	S5					PO	PO	PO
<i>Sitta carolinensis</i>	White-breasted Nuthatch	S5					PO	PO	CO
Certhiidae	Creepers								
<i>Certhia americana</i>	Brown Creeper	S5							CO
Troglodytidae	Wrens								
<i>Troglodytes aedon</i>	House Wren	S5B					X		CO
<i>Troglodytes hiemalis</i>	Winter Wren	S5B, S4N							CO
Turdidae	Thrushes								
<i>Catharus fuscescens</i>	Veery	S5B							PR
<i>Hylocichla mustelina</i>	Wood Thrush	S4B	SC	T	T	Schedule 1			PR
<i>Sialia sialis</i>	Eastern Bluebird	S5B, S4N	NAR	NAR	NS	No schedule			CO
<i>Turdus migratorius</i>	American Robin	S5					PO	PO	CO
Mimidae	Mockingbirds, Thrashers & Allies								
<i>Dumetella carolinensis</i>	Gray Catbird	S5B, S3N					PO	PO	CO
<i>Toxostoma rufum</i>	Brown Thrasher	S4B							CO
Sturnidae	Starlings								
<i>Sturnus vulgaris</i>	European Starling	SNA							CO
Bombycillidae	Waxwings								
<i>Bombycilla cedrorum</i>	Cedar Waxwing	S5						PO	CO
Passeridae	Old World Sparrows								
<i>Passer domesticus</i>	House Sparrow	SNA							CO
Fringillidae	Finches & Allies								
<i>Haemorhous mexicanus</i>	House Finch	SNA							CO
<i>Haemorhous purpureus</i>	Purple Finch	S5							PR
<i>Spinus tristis</i>	American Goldfinch	S5					PO	PO	PR
Emberizidae	New World Sparrows & Allies								
<i>Melospiza georgiana</i>	Swamp Sparrow	S5B, S4N					PO	PO	PR
<i>Melospiza melodia</i>	Song Sparrow	S5					PR		PR
<i>Passerculus sandwichensis</i>	Savannah Sparrow	S5B, S3N					PO		PR
<i>Pipilo erythrophthalmus</i>	Eastern Towhee	S4B, S3N							PR
<i>Spizella passerina</i>	Chipping Sparrow	S5B, S3N					PO		CO
<i>Spizella pusilla</i>	Field Sparrow	S4B, S3N							PR
<i>Zonotrichia albicollis</i>	White-throated Sparrow	S5					PO	PO	CO
Icteridae	Troupials & Allies								
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	S5					PO	PO	CO
<i>Dolichonyx oryzivorus</i>	Bobolink	S4B	THR	T	T	Schedule 1			PR
<i>Icterus galbula</i>	Baltimore Oriole	S4B							CO
<i>Molothrus ater</i>	Brown-headed Cowbird	S5					PO		CO
<i>Quiscalus quiscula</i>	Common Grackle	S5							CO
<i>Sturnella magna</i>	Eastern Meadowlark	S4B, S3N	THR	T	T	Schedule 1	PO		CO

Parulidae	Wood Warblers								
<i>Geothlypis philadelphia</i>	Mourning Warbler	S5B							PR
<i>Geothlypis trichas</i>	Common Yellowthroat	S5B, S3N					CO	PO	CO
<i>Leiothlypis ruficapilla</i>	Nashville Warbler	S5B							PR
<i>Mniotilta varia</i>	Black-and-white Warbler	S5B						PO	PR
<i>Parkesia noveboracensis</i>	Northern Waterthrush	S5B							PO
<i>Seiurus aurocapilla</i>	Ovenbird	S5B							PR
<i>Setophaga coronata</i>	Yellow-rumped Warbler	S5B, S4N					PO		PR
<i>Setophaga pensylvanica</i>	Chestnut-sided Warbler	S5B							PO
<i>Setophaga petechia</i>	Yellow Warbler	S5B					PO		CO
<i>Setophaga ruticilla</i>	American Redstart	S5B							CO
<i>Setophaga virens</i>	Black-throated Green Warbler	S5B							PR
Cardinalidae	Cardinals, Grosbeaks & Allies								
<i>Cardinalis cardinalis</i>	Northern Cardinal	S5					PO	PO	CO
<i>Passerina cyanea</i>	Indigo Bunting	S5B					PO	PO	CO
<i>Pheucticus ludovicianus</i>	Rose-breasted Grosbeak	S5B							CO
<i>Piranga olivacea</i>	Scarlet Tanager	S5B							PR
Total							28	21	94

*OBBA Atlas Squares: Square # 17NJ17

**No NHIC Atlas data

References

Ministry of Natural Resources and Forestry (MNR). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
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Mammal Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	Ontario Mammal Atlas	NRSI Observed
		MNRF 2021a	MNRF 2021a	Government of Canada 2021	Government of Canada 2021	Government of Canada 2021	Dobbyn 1994	NRSI Results from 2021
Didelphimorphia	Opossums							
<i>Didelphis virginiana</i>	Virginia Opossum	S4					X	
Eulipotyphla	Shrews, Moles, Hedgehogs, and Allies							
<i>Blarina brevicauda</i>	Northern Short-tailed Shrew	S5					X	
<i>Condylura cristata</i>	Star-nosed Mole	S5					X	
<i>Parascalops breweri</i>	Hairy-tailed Mole	S4					X	
<i>Sorex cinereus</i>	Masked Shrew	S5					X	
<i>Sorex fumeus</i>	Smoky Shrew	S5					X	
<i>Sorex palustris</i>	Water Shrew	S5					X	
Chiroptera	Bats							
<i>Eptesicus fuscus</i>	Big Brown Bat	S4					X	
<i>Lasionycteris noctivagans</i>	Silver-haired Bat	S4					X	
<i>Lasiurus borealis</i>	Eastern Red Bat	S4					X	
<i>Lasiurus cinereus</i>	Hoary Bat	S4					X	
<i>Myotis leibii</i>	Eastern Small-footed Myotis	S2S3	END				X	
<i>Myotis lucifugus</i>	Little Brown Myotis	S3	END	E	E	Schedule 1	X	
<i>Myotis septentrionalis</i>	Northern Myotis	S3	END	E	E	Schedule 1	X	
<i>Perimyotis subflavus</i>	Tri-colored Bat	S3?	END	E	E	Schedule 1	X	
Lagomorpha	Rabbits and Hares							
<i>Lepus americanus</i>	Snowshoe Hare	S5					X	
<i>Lepus europaeus</i>	European Hare	SNA					X	
<i>Sylvilagus floridanus</i>	Eastern Cottontail	S5					X	
Rodentia	Rodents							
<i>Castor canadensis</i>	Beaver	S5					X	
<i>Erethizon dorsatum</i>	Porcupine	S5					X	
<i>Glaucomys sabrinus</i>	Northern Flying Squirrel	S5					X	
<i>Marmota monax</i>	Woodchuck	S5					X	
<i>Microtus pennsylvanicus</i>	Meadow Vole	S5					X	
<i>Microtus pinetorum</i>	Woodland Vole	S3?	SC	SC	SC	Schedule 1	X	
<i>Mus musculus</i>	House Mouse	SNA					X	
<i>Napaeozapus insignis</i>	Woodland Jumping Mouse	S5					X	
<i>Ondatra zibethicus</i>	Muskrat	S5					X	
<i>Peromyscus leucopus</i>	White-footed Mouse	S5					X	
<i>Peromyscus maniculatus</i>	Deer Mouse	S5					X	
<i>Rattus norvegicus</i>	Norway Rat	SNA					X	
<i>Sciurus carolinensis</i>	Eastern Gray Squirrel	S5					X	
<i>Synaptomys cooperi</i>	Southern Bog Lemming	S4					X	
<i>Tamias striatus</i>	Eastern Chipmunk	S5					X	X
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	S5					X	X
<i>Zapus hudsonius</i>	Meadow Jumping Mouse	S5					X	
Canidae	Canines							
<i>Canis latrans</i>	Coyote	S5					X	
<i>Vulpes vulpes</i>	Red Fox	S5					X	
Felidae	Felines							
<i>Lynx rufus</i>	Bobcat	S4					X	
Mephitidae	Skunks and Stink Badgers							
<i>Mephitis mephitis</i>	Striped Skunk	S5					X	
Mustelidae	Weasels and Allies							
<i>Mustela erminea</i>	Ermine	S5					X	
<i>Mustela frenata</i>	Long-tailed Weasel	S4					X	
<i>Neovison vison</i>	American Mink	S4					X	
<i>Taxidea taxus jacksoni</i>	American Badger (Southwestern Ontario)	S1	END	E	E	Schedule 1	X	
Procyonidae	Raccoons and Allies							
<i>Procyon lotor</i>	Northern Raccoon	S5					X	X
Ursidae	Bears							
<i>Ursus americanus</i>	American Black Bear	S5	NAR	NAR	NS	No schedule	X	
Artiodactyla	Deer and Bison							
<i>Odocoileus virginianus</i>	White-tailed Deer	S5					X	X
Total							46	4

*Mammal Atlas Square Numbers: Square #NU

**No NHIC Atlas data found

References

Ministry of Natural Resources and Forestry (MNRF). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Government of Canada. 2021. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2021-05-05. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>
Dobbyn, J.S. 1994. Atlas of the Mammals of Ontario. Don Mills, Federation of Ontario Naturalists. 120p.

Reptile and Amphibian Species Reported from the Study Area - Falladown EIS (Project #2651)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	NRSI 2007	ORAA*
		MNRF 2021a	MNRF 2021a	Government of Canada 2021	Government of Canada 2021	Government of Canada 2021		Ontario Nature 2019
Turtles								
<i>Chelydra serpentina</i>	Snapping Turtle	S4	SC	SC	SC	Schedule 1		X
<i>Chrysemys picta marginata</i>	Midland Painted Turtle	S4		SC	SC	Schedule 1	X	X
Snakes								
<i>Thamnophis sirtalis sirtalis</i>	Eastern Gartersnake	S5						X
Salamanders								
<i>Plethodon cinereus</i>	Eastern Red-backed Salamander	S5						X
Frogs and Toads								
<i>Anaxyrus americanus</i>	American Toad	S5						X
<i>Hyla versicolor</i>	Gray Treefrog	S5						X
<i>Pseudacris crucifer</i>	Spring Peeper	S5						X
<i>Lithobates catesbeianus</i>	American Bullfrog	S4						X
<i>Lithobates clamitans</i>	Green Frog	S5					X	X
<i>Lithobates palustris</i>	Pickereel Frog	S4	NAR	NAR	NS	No schedule		X
<i>Lithobates pipiens</i>	Northern Leopard Frog	S5	NAR	NAR	NS	No schedule	X	X
<i>Lithobates sylvaticus</i>	Wood Frog	S5						X
Total							3	12

*ORAA Atlas Squares: Square #17NJ17

**No NHIC Atlas data

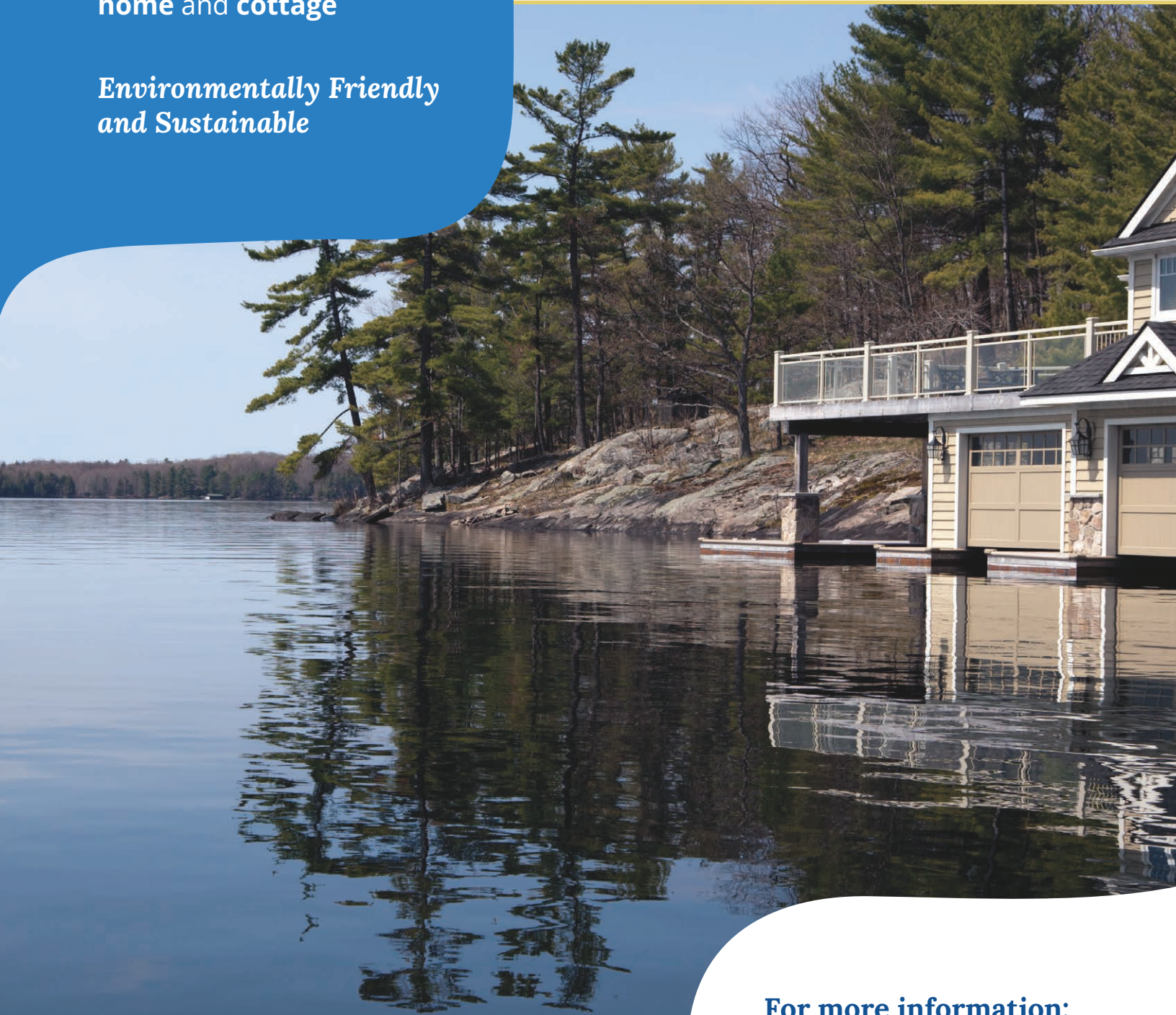
References

Ministry of Natural Resources and Forestry (MNRF). 2021a. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2021-03-18. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Government of Canada. 2021. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2021-05-05. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>

Advanced Septic Systems

The ideal solution for your
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*Environmentally Friendly
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For more information:

www.waterloo-biofilter.com

1-866-366-4329

info@waterloo-biofilter.com



The Waterloo Advantage

Waterloo Biofilter Systems Inc. is a Canadian-owned and operated company that has for over 20 years developed, designed, manufactured, and maintained advanced onsite wastewater treatment systems.

We are committed to helping protect the environment with technology focused on high quality treatment, low energy usage, and system robustness.



UNIVERSITY OF
WATERLOO

The patented Waterloo Biofilter system was developed at the University of Waterloo's Centre for Groundwater Research.



Permanent Filter Medium

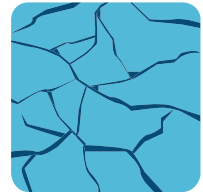
The key to the Waterloo Biofilter system is the absorbent foam filter medium that has been optimized to physically filter and biologically treat sewage. This filter medium is warranted for 20 years and will likely last generations.



A Waterloo is designed to perform on difficult sites



Small or Remote Lots



Bedrock or Clay Soils



High Watertable



Environmentally Sensitive Areas

The environmentally friendly choice

Step 1

Wastewater is collected and distributed over the Waterloo foam filter medium.



Step 2

Wastewater slowly trickles down through the foam pieces where natural occurring bacteria remove contaminants.



Step 3

After passing through the foam, the treated water is put back into the environment.





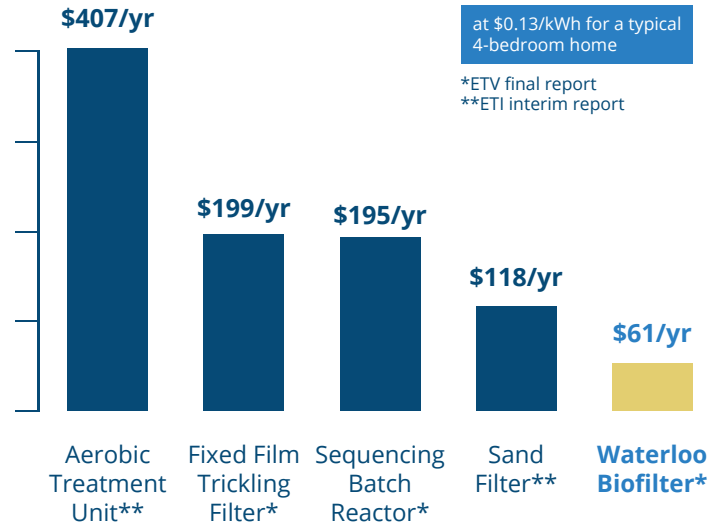
Low Energy, Low Operating Cost

Waterloo Biofilters use very little energy; up to **85% less** power than aeration technologies using air compressors. In the long-term we have the lowest operating costs.

Few moving parts

Less energy use

No noisy air compressor



Nitrogen Removal

Standard Waterloo systems remove up to **50-65% total nitrogen**, helping to reduce nitrate levels in groundwater and protect surface waters. With the **WaterNOx-LS™** system add-on, up to **95% TN removal** can be achieved passively and cost-effectively.



Phosphorous Removal

With the **Waterloo EC-P™** system add-on, greater than **95% total phosphorus** can be removed – helping protect surface waters from blue-green algae and lake eutrophication. Compact and low energy, the Waterloo EC-P™ permanently removes phosphorus without chemicals or additional sludge production.



Small Footprint

A Waterloo is discrete and minimizes raised mounding and tree removal. A variety of product configurations are available to suit your unique site conditions and personal tastes.



Seasonal Performance

Whether for seasonal or year-round use, the Waterloo is designed to withstand extreme cold temperatures and can easily handle variable flow rates.



Made in Canada
Tough Enough for Canada

Residential Products



Waterloo Shed Biofilters are spray foam insulated for winter operation, clad in attractive composite siding, and roofed with 50-year shingles. Shed Biofilters are compact and require only a single pump to operate.



Waterloo Flat Bed Biofilters are constructed of strong yet lightweight fibreglass shells. Flat Bed Biofilters easily blend in with landscaping and require only a single pump to operate.



Waterloo Basket Biofilters are constructed of a rigid steel mesh coated for corrosion protection. Basket Biofilters are placed in a below-ground concrete tank and are ideal for larger homes or increased nitrogen removal.



Waterloo HDPE Tank Biofilters are constructed using very durable below-ground high-density polyethylene tanks. HDPE Tank Biofilters are ideal for difficult access sites and increased nitrogen removal.

Proved and Approved

The Waterloo Biofilter has been thoroughly tested and proven effective by numerous 3rd party verification programs. We pride ourselves on the high treatment levels our technology consistently demonstrates.

Is yours a Waterloo?

CAN/BNQ Certification

	Median Concentration	Percent Removal
cBOD ₅	4 mg/L	98%
TSS	4 mg/L	> 98%
Fecal Coliforms	17,900 cfu/100mL	> 99%

ETV Verification

	Median Concentration	Percent Removal
cBOD ₅	7 mg/L	96%
TSS	5 mg/L	97%
Total Nitrogen	13 mg/L	65%



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 **September 28, 2022 @ 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, Holly Malynyk using the below information.

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

APPLICATION FOR CONSENT - FILE NO. B4/21

OWNERS: Rodger and Lynda Falladown

SUBJECT LAND: Con 1 PT DIV 2 to 3 LOT 21, Geographic Township of Egremont.

The Purpose is to sever 0.929ha of land with 60m of Frontage on Highway 6, from the existing 33.5ha lot. The retained parcel, will be 32.52ha and have 321.5m of frontage on Southgate Road 10.

The Effect would be to create a new residential lot. The retained lot would remain as primarily wetland but have a building envelope for a residence identified.

SEE SKETCH ATTACHED (reverse side)

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

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

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

Additional information regarding this application is available at

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B4-21-Lynda-and-Rodger-Falladown> 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. **B4-21**

HOLLY MALYNYK, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 233 Toll Free 1-888-560-6607 FAX (519) 923-9262



**Subject
Land**

From: [CA - Circulations](#)
To: [Holly Malynyk](#)
Subject: RE: Notice of Public Planning Meeting - C16-22 Roger and Lynda Falladown
Date: September 14, 2022 9:43:34 AM
Importance: Low

Thank you for your circulation on Notice of Public Planning Meeting - C16-22 Roger and Lynda Falladown . Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated at CA.Circulations@wsp.com on any future materials related to this development project or infrastructure/policy initiative.

Development Application Circulations

Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Infrastructure and Policy Initiative Circulations

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure/policy initiative circulation received at this time.

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.



wsp.com

From: Holly Malynyk <hmalynyk@southgate.ca>

Sent: Friday, September 2, 2022 1:59:41 PM

To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <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>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.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>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Riel Warrilow <associate.ri@saugeennojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; CA - Circulations <CA.Circulations@wsp.com>

Subject: Notice of Public Planning Meeting - C16-22 Roger and Lynda Falladown

Good morning,

Please find below the link for the Notice of Public Meeting for Zoning By-law amendment Application C16-22.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C16-22-Lynda-and-Roger-Falladown>

The meeting is scheduled for September 28, 2022 at 1:00PM. Please supply all comments on the above notification by September 21, 2022 so they may be included on the public agenda.

Comments can be received by:

Email: hmalynyk@southgate.ca

Fax: 519-923-9262 Attn: Holly Malynyk

Mail: Holly Malynyk, Legislative and Administrative Assistant
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Holly Malynyk
Administrative and Legislative Assistant
Township of Southgate

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

519-923-2110 ext. 233 | Fax 519-923-9262

✉ hmalynyk@southgate.ca | www.southgate.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: [LANDUSEPLANNING](#)
To: [Holly Malynyk](#)
Subject: Southgate Twp - 311700 Southgate Rd -10- B4-21
Date: September 9, 2022 8:54:05 AM
Attachments: [image001.png](#)

Hello,

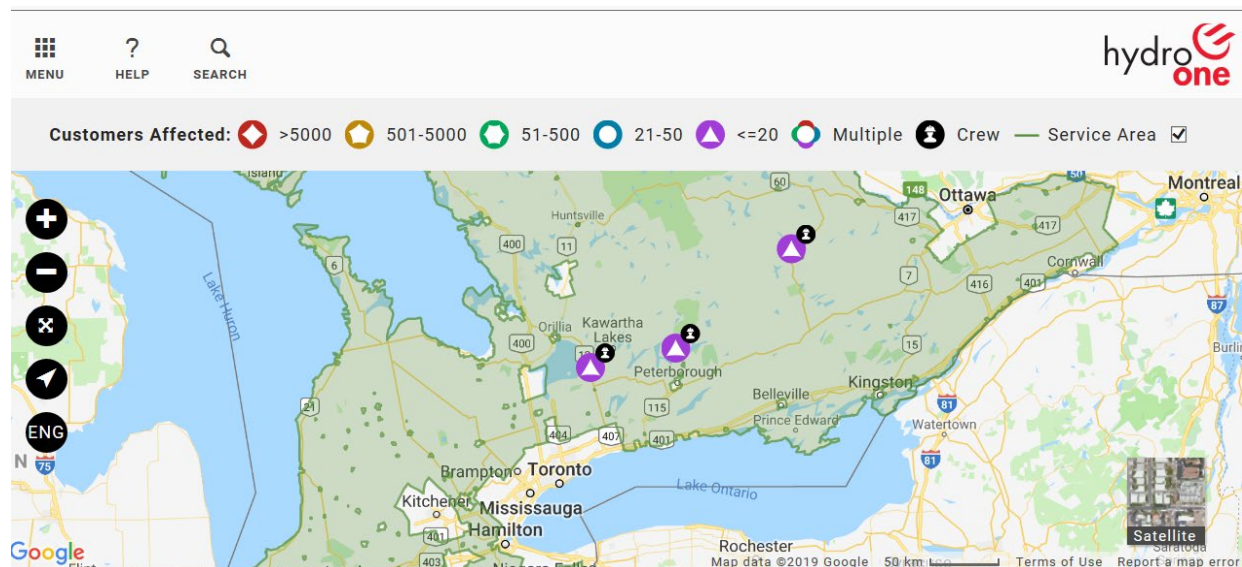
We are in receipt of your Consent Application, 10- B4-21 dated September 2, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

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:

[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com/)

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,

Kitty Luk

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road
Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com

From: Holly Malynyk <hmalynyk@southgate.ca>

Sent: Friday, September 2, 2022 10:51 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 <hsmrcc@bmts.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenonibwaynation.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>; Riel Warrilow <associate.ri@saugeenonibwaynation.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>

Subject: Notice of Public Hearing - B4-21 Roger and Lynda Falladown

***** 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 File B4-21

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B4-21-Lynda-and-Rodger-Falladown>

The hearing has been scheduled for **September 28, at 9:00AM**. Comments will be received on the above notification up until the hearing date, but if possible, please forward by **September 21, 2022** for inclusion on the public agenda.

Comments can be received by:

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

Thank you for your attention to this matter.

Holly Malynyk
Administrative and Legislative Assistant
Township of Southgate
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0
☎ 519-923-2110 ext. 233 | Fax 519-923-9262
✉ hmalynyk@southgate.ca | www.southgate.ca

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Township of Southgate

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

Jim Ellis,

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



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: September 7, 2022

File No.: C16-22 & B4/21

Can a safe access be provided? Yes ☐ No ☐

Road Drainage Concern:

Road Standard: MTO jurisdiction for Hwy 6, Southgate Road 10 No Winter Maintenance from Hwy 6 to SDR 33

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: MTO jurisdiction on Hwy 6, Southgate for Road 10

Load Restricted Road: Yes ☐ No ☐ Hwy 6 no load restrictions, Road 10 is a load restricted road

Comments:

A clearing noted on Southgate Road 10 corner would require entrance permit within the MTO intersection approval.

An entrance on Southgate Road 10 would require winter maintenance, road upgrades would have to be considered, not knowing where entrance is located

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

SENT ELECTRONICALLY ONLY: hmalynyk@southgate.ca

September 21, 2022

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

ATTENTION: Holly Malynyk, Administrative and Legislative Assistant

Dear Ms. Malynyk,

RE: Proposed Zoning By-law Amendment C16-22 (Falladown)
vacant lands
Part Lot 21 Concession 1 EGR, Part Division 2-3
Roll No.: 420706000305800
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 proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.

Background

As part of the pre-submission consultation process, SVCA staff was contacted on July 16, 2021 by Barb Crummer (the proposed purchaser of a severed portion of the property). SVCA requested that an update to a historical Environmental Impact Study (EIS) be prepared to support development on the property. SVCA reviewed the updated EIS, dated September 15, 2021 by Natural Resources Solutions Inc., and found it to be acceptable.

Recommendation

The application is generally 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 Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

The natural hazard features affecting the property are wetlands (Part of Letterbreen Bog Provincially Significant Wetlands), and any watercourse and its floodplain. The Hazard Lands and Provincially Significant Wetlands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the Environmental Protection (EP) and Wetlands (W) Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincided with the SVCA Hazardous Lands mapping for the property.

However, it is the opinion of SVCA staff that the Hazard Land designation and EP zone can be revised to better reflect site conditions, and as shown in the EIS, dated September 15, 2021 by Natural Resources Solutions Inc., and as shown on the proposed Schedule A of page 50 of the Planning Justification Report, dated June 2022 by Cuesta Planning Consultants Inc.

It is the understanding of SVCA staff that the PSW designation is derived from the Ministry of Natural Resources and Forestry (MNRF), and any change to the SPW boundary may require MNRF approval.

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. Based on the plans submitted with the application, and sketch of proposed zoning, it is the opinion of SVCA staff that development would generally be 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 based on the plans submitted with the application, and sketch of proposed zoning, the application would be consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Natural Heritage:

Based on SVCA's in-office review, the following significant natural heritage features were identified as affecting the property: significant woodlands, significant wetlands, fish habitat, and significant wildlife habitat.

As mentioned above, an EIS, dated September 15, 2021 was prepared by Natural Resources Solutions Inc, to address the natural heritage features affecting the property. SVCA found the report to be acceptable. Provided recommendations of the report are followed, it is the opinion of SVCA staff that the application appears to generally be consistent with Section 2.1 of the Provincial Policy Statement, and the natural heritage policies of the Grey County County OP, and the Township of Southgate OP.

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 entirety of both the parcel proposed to be severed, and the parcel to be retained 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, within the SVCA watershed, may require 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.

For this property the SVCA Approximate Screening Area represents all wetlands and watercourses, plus an offset distance of 120 metres outwards from the wetland edge. 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>.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, proposed on the property will require permission (SVCA Permit) prior to those works commencing. Based on the site plan submitted with the application an SVCA permit will be required and can be issued for the proposed development.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the local Drinking Water Source Protection Plan official.

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 and/or County of Grey 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 Coordinator
Saugeen Conservation
MO/

cc: Barbara Crummer, agent (via email: barbcrummer@gmail.com)
Cuesta Planning Consultants Inc., planning consultant (via email)
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



Planning and Development

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

September 21st, 2022

Clint Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk ON, N0C 1B0

**RE: Consent Application B4/21 and Zoning By-law Amendment Application
C16-22
Concession 1 Part Division 2 to 3 Lot 21
Geographic Township of Egremont
Owner: Rodger and Lynda Falladown**

Dear Mr. Stredwick,

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 subject consent application B4/21 is to sever 0.929 ha of land with 60 m of frontage on Highway 6, from the existing 33.5 ha lot. The retained parcel will be 32.52 ha and have 321.5 m of frontage on Southgate Road 10. The effect would be to create a new residential lot. The retained lot would remain as primarily wetland but have a building envelope for a residence identified.

The purpose of the proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.

Schedule A of Recolour Grey designates as the subject property as 'Rural'. Section 5.4.3 (1) of the 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 lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

Table 9: Permitted Rural Severances based on Original Township Lot Size

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

The subject property is located on an Original Township Lot Size of 63 hectares. Currently, the Original Township Lot has four (4) lots. The creation of one more lot would be permitted. County Planning staff have no concern in this regard.

Schedule A of the County OP also designated the subject property as 'Provincially Significant Wetlands'. Section 7.3.1 of the County states,

1) No *development* or *site alteration* is permitted within the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* (shown on Schedule A), except where such activity is associated with forestry and uses connected with the conservation of water, soil, wildlife, and other natural resources but does not include buildings and will not negatively impact the integrity of the *Wetland*.

2) No *development* or *site alteration* may occur within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* 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*.

Development or *site alteration* within the *adjacent lands* of the Provincially *Significant Wetlands* and *Significant Coastal Wetlands land use type* will require a permit from the appropriate *conservation authority*.

Lastly, Schedule A designates the subject property as 'Hazard Lands'. Section 7.2 (3) states

In the *Hazard Lands land use type* buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section .7 Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

The location of proposed residential buildings will be located adjacent to the Provincially Significant Wetlands. An EIS was completed to support the proposed development provided that the recommended mitigation measures be implemented. However, the proposed driveway will be located within the Provincially Significant Wetlands. The above noted policies do not permit any type of development or site alteration within a Provincially Significant Wetlands. County Planning staff recommend the applicant find

an alternative location for the driveway. Further comments from the Conservation Authority should be received in this regard.

Schedule B of the County OP designates a small portion of the property 'Aggregate Resource Area'. Section 5.6.2 (7) states,

In Aggregate Resource Areas shown on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, which would prevent or hinder new extraction operations, and may only be permitted if:

- a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of *incompatible development* patterns. The quality and quantity of the material will be determined by having a *qualified individual* dig test pits within the area proposed for the non-agricultural *development* as well as the *adjacent lands* within 300 metres of the *aggregate resource area*; or that

The subject property currently contains less than .20 hectares of Aggregate Resource Area. The extraction of this material on the subject property would not be feasible due to the quantity of material. County Planning staff have no concerns in this regard.

Appendix B of the OP indicates that there are 'Significant Woodlands', 'Lakes and Rivers', 'Streams' and 'Other Wetlands' on the subject property. Section 7 of the OP states,

The other natural features and areas are constraints, which are identified on Appendix A and Appendix B. For constraints, *development* can be permitted within these areas or adjacent to these areas, subject to addressing the specific policies identified in this Section, or any *provincial and federal requirements*.

The buffers required from the above noted natural heritage features range from 30 metres to 120 metres. County Planning staff recommend that any mitigation features recommended in the EIS be implemented. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Planning staff recommend deferral of the subject applications in order for the applicant to relocate the proposed driveway outside of the Provincially Significant Wetlands.

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

Page 4
September 21st, 2022

If you wish to discuss this matter further, please contact me.

Yours truly,



Hiba Hussain
Planner
(519) 372-0219 ext. 1296
hiba.hussain@grey.ca
www.grey.ca



Staff Report PL2022-072

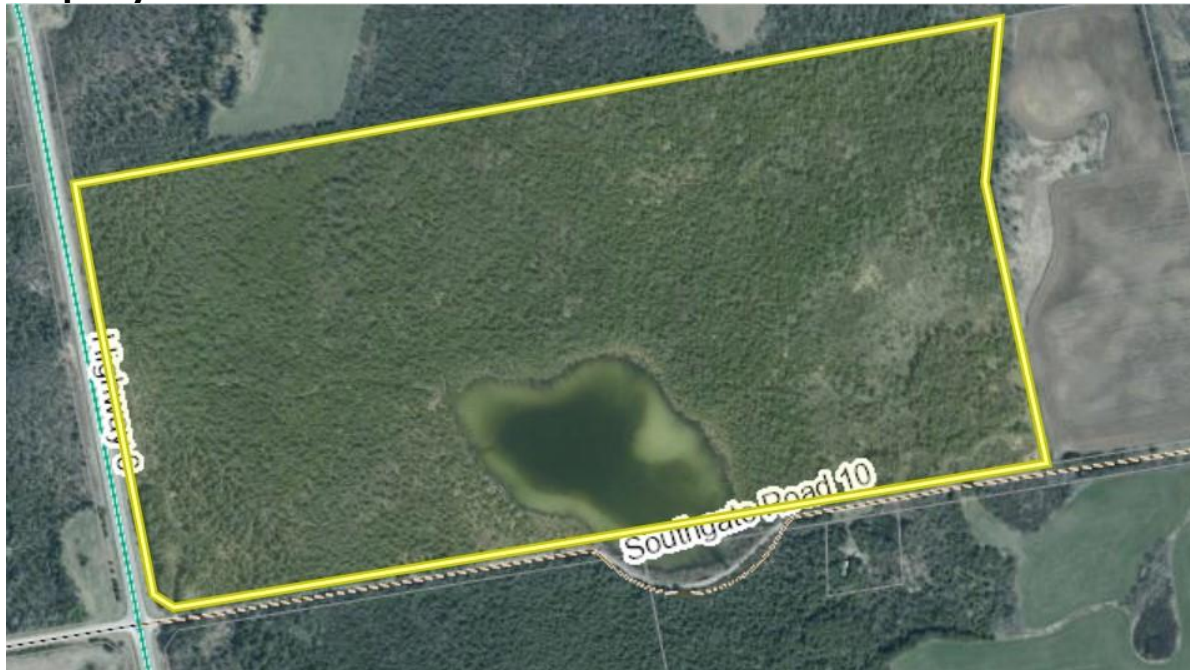
Title of Report: PL2022-072-B4-21 Falladown
Department: Clerks
Branch: Planning Services
Council Date: September 28, 2022

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-072 for information; and

That the Committee of Adjustment consider deferral of the application until the issues with the County of Grey and public works can be addressed or resolved.

Property Location:



Subject Lands: The subject lands are known as Con 1 Pt Div 2 to 3 Lot 21 geographic Township of Egremont, in the Township of Southgate.

The Purpose of the is to sever 0.92ha of land with 60m Frontage on Highway 6, from the existing 33.5ha lot. The retained parcel, will be 32.43ha and have 321.5m of frontage on Southgate Road 10.

The Effect of the consent would be to create a new residential lot. The retained lot would remain primarily wetland but have a building envelope for a residence identified.

Background

The application (B4-21) and comments can be reviewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B4-21-Lynda-and-Rodger-Falladown>

The comments received include:

The Public Works Department indicate that MTO has jurisdiction for Hwy 6, Southgate Road 10 No Winter Maintenance from Hwy 6 to SDR 33. A clearing noted on Southgate Road 10 corner would require entrance permit within the MTO intersection approval. An entrance on Southgate Road 10 would require winter maintenance, road upgrades would have to be considered, not knowing where entrance is located

The phone call with the County of Grey at the time of writing this report indicated that the County is recommending refusal of this application as the entrances to the severed and retained lots would go through areas identified as wetland. Written comments will be provided shortly.

The SVCA has reviewed the EIS that was prepared for the severed and retained lots and accepts the findings of the report and that there is a suitable building envelope for the severed and retained lands. Provided the mitigation measures recommended in the EIS can be implemented and a permit from the SVCA is obtained then the SVCA are generally supportive of the application.

Hydro One has no concerns.

Bell Canada has no concerns

No comments were received from members of the public.

Staff Review

The public works department has indicated that the road for the retained lot is not a year round road and would require significant upgrades at the applicant expense. Lots are not to be created without year round, opened and maintained frontage. The County of Grey has also recommended refusal of the application based on the entrance way going through the wetland areas.

Based on the above it is recommended that the Committee of Adjustment defer the application until the issues surrounding the upgrade to Southgate Road 10 and the County of Grey issues can be addressed.

Site Inspection A site visit was not conducted for this application at the time of writing this report. It is recommended that a site visit with the County of Grey, Township staff and conservation Authority occur to review the wetland boundaries.

Conclusions The application is recommended to be deferred pending addressing the comments from the Southgate Public Works Department and the County of Grey.

Respectfully Submitted,

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



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

Attachments:

1. Consent Sketch



Part Lot 21, Concession 1
Geographic Township of Egremont
Township of Southgate
County of Grey

Legend

- Subject Lands
- Proposed Lot

* measurements are approximate



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Dwn. By:	Date Printed:
V.Muhunthan	June 10 2022
File:	Project Name:
x221172	Crummer