



**Township of Southgate  
Committee of Adjustment Agenda**

**April 26, 2023**

**9:00 AM**

**Holstein Council Chambers**

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	<b>Pages</b>
<b>1. Call to Order</b>	
<b>2. Confirmation of Agenda</b>	
<b>Be it resolved that the Committee confirm the agenda as presented.</b>	
<b>3. Declaration of Pecuniary Interest</b>	
<b>4. Adoption of Minutes</b>	<b>4 - 6</b>
<b>Be it resolved that the Committee approve the minutes from the March 22, 2023 Committee of Adjustment meeting as presented.</b>	
<b>5. Hearing</b>	
<b>5.1 A1-23 - Maynard Bearinger, Con 14 Pt Lot 8 RP 16R5303 Parts 1&amp;2, Geographic Township of Egremont</b>	
5.1.1 Application and Notice of Public Hearing	7 - 14
5.1.2 Comments Received from Agencies and the Public	15 - 20
5.1.3 Applicant or Agent	
5.1.4 Committee Member Questions	
5.1.5 Comments and Planning Report	
5.1.5.1 PL2023-021-A1-23-Maynard Bearinger	21 - 24
5.1.6 Members of the Public to Speak	
5.1.7 Further Questions from the Committee	

### 5.1.8 Approval or Refusal

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2022-021 for information; and  
**That** the application for minor variance of an interior side yard setback of 2.43m (8ft) be approved subject to the following condition; and  
**That** a residential entrance permit is obtained from the Township.

## 5.2 B2-23 - Cleon Martin, Property Location, Geographic Township of

5.2.1 Application and Notice of Public Hearing 25 - 38

5.2.2 Comments Received from Agencies and the Public 39 - 52

5.2.3 Applicant or Agent

5.2.4 Committee Member Questions

5.2.5 Comments and Planning Report

5.2.5.1 PL2023-019-B2-23-Woodland School 53 - 56

5.2.6 Members of the Public to Speak

5.2.7 Further Questions from the Committee

### 5.2.8 Approval or Refusal

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2023-019 for information; and

**That** the severance be approved with the following conditions:

1. **That** a survey be provided; and
2. **That** a Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
3. **That** a zoning amendment is approved to recognize the school use.
4. **That** all outstanding taxes, fees and charges are paid, if any.

**5.3 B3-23 - Watra Residents Association, Con 21, Pt Lot 11, Plan 812 Blk 29 Watra Road, Geographic Township of Egremont**

**5.3.1 Application and Notice of Public Hearing** 57 - 70

**5.3.2 Comments Received from Agencies and the Public** 71 - 80

**5.3.3 Applicant or Agent**

**5.3.4 Committee Member Questions**

**5.3.5 Comments and Planning Report**

**5.3.5.1 PL2023-020-B3-23-Watra Residents Association** 81 - 93

**5.3.6 Members of the Public to Speak**

**5.3.7 Further Questions from the Committee**

**5.3.8 Approval or Refusal**

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2023-020 for information; and **That** the severances be approved with the following conditions:

1. **That** a Zoning by-law amendment be obtained to implement the consents.
2. **That** Lots 20 and 21 be merged with the retained lands and a pin consolidation obtained
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

**6. Adjournment**

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



**Township of Southgate**  
**Minutes of Committee of Adjustment**

March 22, 2023  
9:00 AM  
Holstein Council Chambers

Members Present: Mayor Brian Milne  
Deputy Mayor Barbara Dobreen  
Councillor Martin Shipston  
Councillor Joan John  
Councillor Monica Singh Soares

Members Absent: Councillor Jason Rice  
Councillor Jim Ferguson

Staff Present: Lindsey Green, Clerk  
Clinton Stredwick, Planner  
Elisha Milne, Legislative Assistant  
Holly Malynyk, Legislative Assistant

**1. Call to Order**

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

**2. Confirmation of Agenda**

**Moved By** Councillor Singh Soares

**Seconded By** Mayor Milne

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

**Carried**

**3. Declaration of Pecuniary Interest**

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

**4. Adoption of Minutes**

**Moved By** Councillor Shipston  
**Seconded By** Councillor John

**Be it resolved that** the Committee approve the minutes from the January 25, 2023 Committee of Adjustment meeting as presented.

**Carried**

## **5. Hearing**

### **5.1 B1-23 - 2669552 Ontario Inc. - Elias Martin, Con 2 SWTSR Lot 204 Pt Lot 205 Pt Lot 206, Geographic Township of Proton**

#### **5.1.1 Application and Notice of Public Hearing**

**The Purpose** is to sever a 19ha area lot with 192m of frontage and add it to the existing 4.5ha residential lot to create an enlarged lot that has is approximately 23ha in lot area. The retained parcel will have 361m of frontage and be 38.5ha in area.

**The Effect** would be to create a new agricultural parcel from the existing residential parcel. The lot density will not be increased with this lot addition.

#### **5.1.2 Comments Received from Agencies and the Public**

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

#### **5.1.3 Applicant or Agent**

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

#### **5.1.4 Committee Member Questions**

Committee Members asked questions and staff provided responses.

#### **5.1.5 Comments and Planning Report**

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

#### **5.1.6 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.

#### **5.1.7 Further Questions from the Committee**

There were no further questions from Members of the Committee.

#### **5.1.8 Approval or Refusal**

**Moved By** Councillor Shipston

**Seconded By** Mayor Milne

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2023-016 for information; and

**That** the severance be approved with the following conditions:

1. **That** a survey be provided; and
2. **That** a Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
3. **That** all outstanding taxes, fees and charges are paid, if any.

**Carried**

### **6. Adjournment**

**Moved By** Councillor Shipston

**Seconded By** Councillor John

**Be it resolved that** the Committee adjourn the meeting at 9:18 AM.

**Carried**

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Chair Barbara Dobreen

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Secretary-Treasurer Elisha Milne



**Township of Southgate Committee  
of Adjustment**

**Application for Minor Variance**

Fees Effective January 1, 2023  
By-law 2022-180

**Instructions:**

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

- Please check all applicable boxes and answer all applicable questions
- Failure to provide adequate, correct information may result in your application being refused
- All measurements must be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Applications are not accepted without the required fees \$1267 (\$976 application plus \$111 sign fee and if required, \$180 SVCA fee) in cash or by cheque made payable to the Corporation of the Township of Southgate.

**For office use only:**

File No. A-1-23  
Pre-Consult Date: Jan 30/23  
Date received: March 8/23  
Accepted by: \_\_\_\_\_  
Roll #42 07 060 004 08601  
Conservation Authority Fee  
Required: Yes  
Official Plan: Rural  
Property's Zone: A1  
Other Information: \_\_\_\_\_

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

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

Pre-Consultation Fee	\$ 500.00 due prior to the application being submitted
Application Fee	\$ 1400.00 due with submitted application
Public Notice Sign Fee	\$ 145.00
Conservation Authority Fees	
Saugeen Valley CA	\$190.00
Grand River CA	Contact directly for details

**Note on fees:**

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

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

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

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

1. Name of Owner/Applicant (circle one) \* Maynard Bearinger  
Address 143769 Southgate Rd 14 Holstein  
Postal Code NOG 2A0 Telephone Number [REDACTED]

\*See Note 1

2. Name of Agent\* Laura Bearinger  
Address 143769 Southgate Rd 14 Holstein  
Postal Code NOG 2A0 Telephone Number [REDACTED]

\*\* See Note 2

3. Nature and extent of relief applied for: MINOR VARIANCE  
APPLICATION

4. Why is it not possible to comply with the provisions of the by-law? LACK OF PROPERTY SPACE

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):  
LOT 8 CON 14  
143769 SOUTHGATE RD 14

6. Dimensions of land affected in metric units:

Frontage: 36.5 m Area:  
Depth: 36.5 m Width of Street: 20 m

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

Existing: 1 STOREY HOUSE  
7.9 m WIDE X 17.8 LONG  
4.8 m HIGH TO TOP OF ROOF  
Proposed: 11.8 m WIDE  
11.8 m LONG  
5 m HIGH

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

Existing: 17.8 m TO NORTH LINE / 1.3 m TO EAST LINE  
12.8 m TO WEST LINE / 41.5 FT TO NORTH LINE / 52.5 TO SOUTH LINE  
15.5 m TO SOUTH LINE / 42 FT TO WEST LINE / 19.5 FT TO EAST LINE  
Proposed: 8 FT TO NORTH LINE  
0.2 m TO WEST LINE / 29.5 FT TO NORTH LINE  
52.5 TO SOUTH LINE

9. Date of acquisition of subject land: Dec 2016

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

1965

11. Existing uses of the subject property:

Residential

12. Existing uses of the abutting properties:

North: Farm East: Farm

South: Farm / Road Frontage West: Farm

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

55 years

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

       publicly owned and operated piped water system

X privately owned and operated individual or communal well

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

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

       publicly owned and operated sanitary sewage system

X privately owned and operated individual or communal well

       privy or other means (please explain)

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

Sewers:        Ditches        Swales: X

Other means (please explain)       

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

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

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

Yes ☐ No ☒

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

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

Yes ☐ No ☒

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

21. Owners authorization and declaration:

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(date)

23. Affidavit or sworn declaration :

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

I/ (We) Laura Bearinger  
Name of Owner(s) or Authorized Agent or Applicant

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

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

Declared before me at the:

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

This 24 day of January, 2023

[Redacted Signature]  
Signatures of Owner

Jan 24/23  
Date

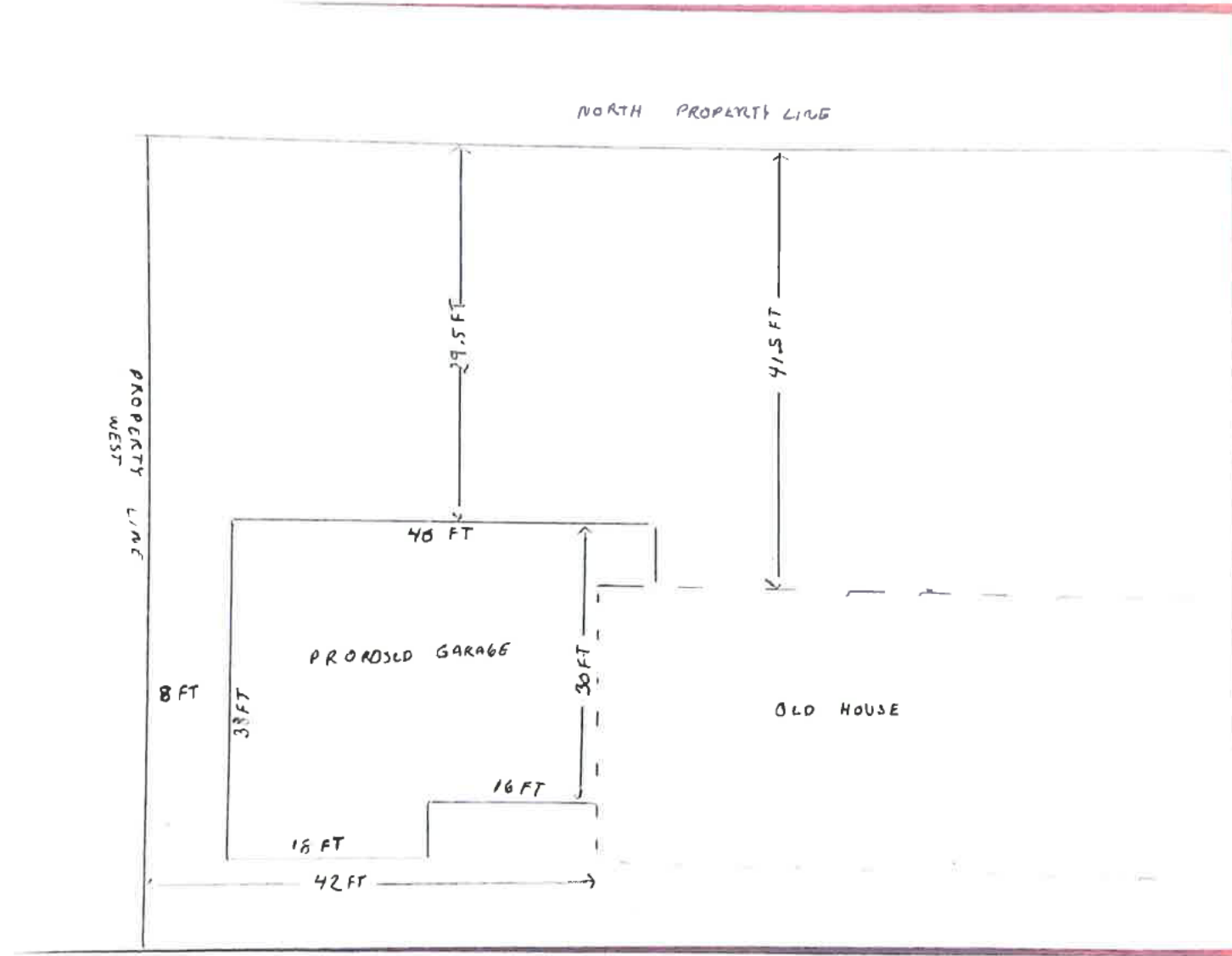
\_\_\_\_\_  
Signatures of Owner

\_\_\_\_\_  
Date

[Redacted Signature]  
Signature of Commissioner

January 24, 2023  
Date

[Redacted Signature]  
Eliza M. M. a Commissioner, etc.,  
Legislative Assistant for The Corporation of  
the Township of Southgate, County of Grey.





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

**NOTICE OF APPLICATION AND PUBLIC HEARING  
FOR MINOR VARIANCE FILE # A1-23**

**PROPERTY LOCATION:** legally known as Con 14 Pt Lot 8 RP 16R5303 Parts 1&2 (Geographic Township of Egremont) in the Township of Southgate (see the key map below). Also described as 143769 Southgate Road 14

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

**April 26, 2023 at 9:00 AM**

for the purpose of holding a hearing located in the Township of Southgate Council Chambers at 123273 Southgate Road 12, Holstein ON, N0G 2A0, to hear the application for a Minor Variance:

**File # A1-23**

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

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

**Purpose:** The Variance is to vary the provisions of section 13.2(e) allowing for a reduction in the interior side yard setback. All other provisions of the bylaw shall apply.

Approval of this application would provide relief from the by-law to permit an attached garage to be located closer to the side lot line. The current setback requirement is 5m (16.3ft). The proposal will reduce this setback to 2.43m (8ft) to relocate the garage and entrance to the house to the opposite side of the lot. This will reduce potential conflicts with the shared laneway entrance.

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

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

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

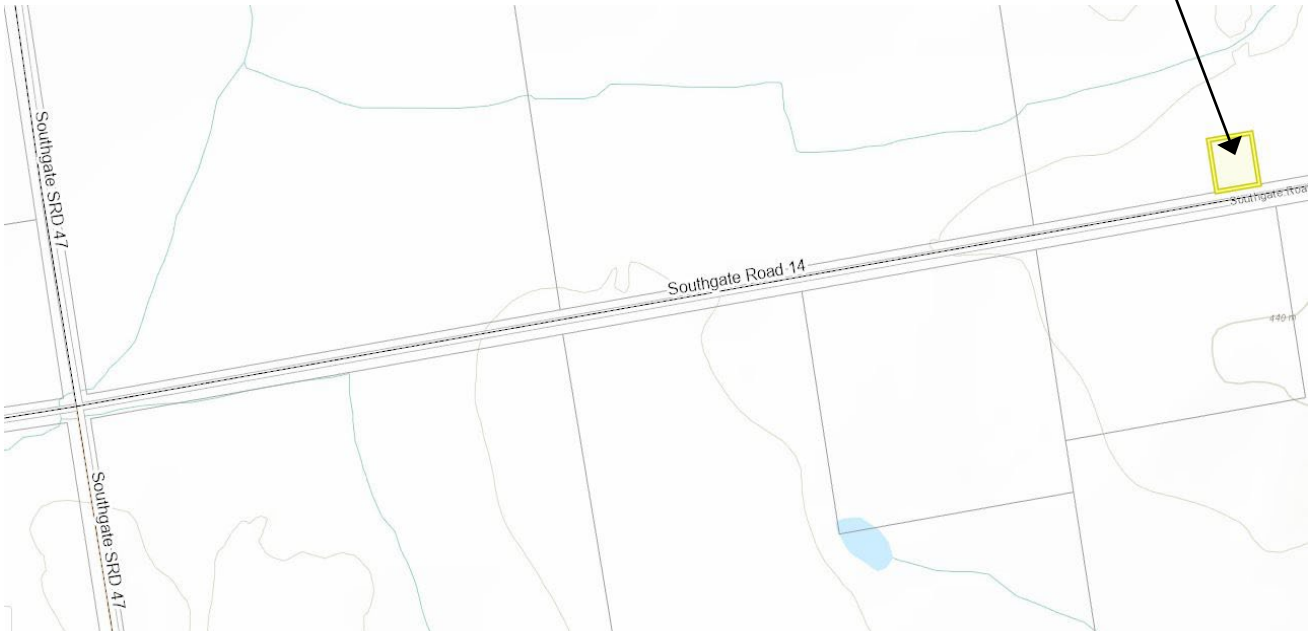
**ADDITIONAL INFORMATION** regarding this application is available for public viewing during office hours at the address below or on the Township Website at:  
<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#A1-23-Maynard-Bearinger>

Township of Southgate  
185667 Grey Rd. 9,  
Dundalk, ON N0C 1B0  
(519) 923-2110 ext. 233  
Toll Free: 1-888-560-6607

DATED AT THE TOWNSHIP OF  
SOUTHGATE  
THIS 29<sup>th</sup> DAY OF MARCH 2023  
Elisha Milne  
Secretary-Treasurer  
Committee of Adjustment



**Subject Lands**



**From:** [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
**To:** [Elisha Milne](#)  
**Subject:** Request for Comments - Southgatge (Bearinger) - Minor Variance  
**Date:** April 4, 2023 10:17:01 AM

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## Southgate Municipality

### **RE: A1-23**

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

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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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: March 31, 2023

File No.: A1-23

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Residential entrance permit required

Load Restricted Road: Yes ☒ No ☐

Comments: \_\_\_\_\_

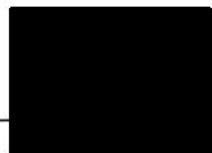
### Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments: \_\_\_\_\_

Signed: \_\_\_\_\_



Jim Ellis, Public Works Manager / Risk Management Official

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

April 3, 2023

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

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: Proposed Minor Variance A1-23 (Maynard Bearinger)  
143769 Southgate Road 14  
Part Lot 8 Concession 4  
Roll No.: 420706000408601  
Geographic Township of Egremont  
Township of Southgate

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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 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. The application has also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

## Purpose

The purpose of the application is to provide relief from the by-law to permit an attached garage to be located closer to the side lot line. The current setback requirement is 5m (16.3ft). The proposal will reduce this setback to 2.43m (8ft) to relocate the garage and entrance to the house to the opposite side of the lot. This will reduce potential conflicts with the shared laneway entrance.

## Recommendation

The application is acceptable to SVCA staff.

## Delegated Responsibility and Advisory Comments - Natural Hazards

There are no natural hazard features affecting the property, therefore, it is the opinion of SVCA staff that the proposal is consistent with Section 3.1.1 of the PPS, 2020; and the natural hazard policies of the Southgate OP and the Grey County OP.

## 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 Jim Ellis, Drinking Water Source Protection Risk Management Official at: [jellis@southgate.ca](mailto:jellis@southgate.ca).

## SVCA Regulation 169/06

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 property is not within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. Therefore, review and permission/permit from the SVCA is not required for development on the property.

## Summary

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

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

- 1) Consistent with Section 3.1, Natural Hazard policies of the PPS.
- 2) Consistent with Grey County OP and Township of Southgate policies for natural hazards.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
MO/

cc: Barbara Dobreen, SVCA member representing the Township of Southgate (via email)



## Planning and Development

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

April 17<sup>th</sup>, 2023

Elisha Milne  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Minor Variance Application A1-23**  
**Concession 14, Part Lot 8, RP 16R5303 Parts 1 and 2 (143769 Southgate Road 14)**  
**Township of Southgate (geographic Township of Egremont)**  
**Roll: 420706000408601**  
**Owner/Applicant: Maynard Bearinger**  
**Agent: Laura Bearinger**

Dear Ms. Milne,

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

The purpose and effect of the subject application is to vary the provisions of section 13.2(e) allowing for a reduction in the interior side yard setback. All other provisions of the by-law shall apply. The reduced setback would be 2.43m, whereas 5m is the requirement. This allows for the garage and entrance to the house to be located on the opposite side of the lot and will reduce potential conflicts with the shared laneway entrance.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.4.1(1) of the County OP states,

*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).*

Further, Section 5.2.1(4) states,

*Residential dwellings are generally permitted on existing lots of record, unless otherwise restricted by a zoning by-law amendment in the case of a surplus*

*farmhouse severance. Where a new dwelling is permitted, Provincial Minimum distance separation formulae is applied to the new house.*

The proposed development is not a new dwelling but is a residential use. The minor variance would allow for a new garage attached to the existing dwelling to be built. Therefore, County Planning staff have no concerns.

County Planning staff have no concerns with the subject application.

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

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

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie  
Planner  
(519) 372 0219 ext. 1239  
[Derek.McMurdie@grey.ca](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://www.grey.ca)

**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](http://www.southgate.ca)

## **Staff Report PL2022-021**

**Title of Report:** PL2023-021-A1-23-Maynard Bearinger  
**Department:** Planning  
**Branch:** Planning Services  
**Committee Date:** April 26, 2023

**Recommendation:**

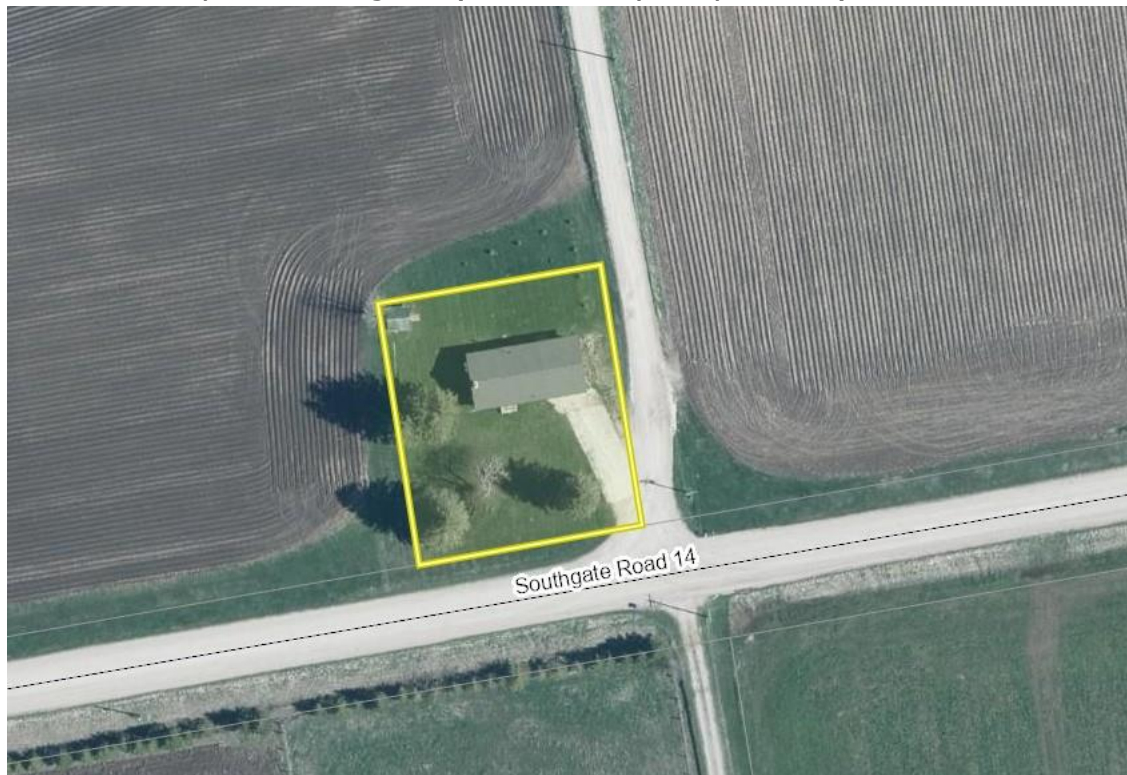
**Be it resolved that** the Committee of Adjustment receive Staff Report PL2022-021 for information; and

**That** the application for minor variance of an interior side yard setback of 2.43m (8ft) be approved subject to the following condition.

**That** a residential entrance permit is obtained from the Township.

**Property Location:**

Known as 143769 Southgate Road 14 (Geographic Township of Egremont) in the Township of Southgate (see the key map below).



### **Application Brief**

Approval of this application would provide relief from the by-law to permit an attached garage to be located closer to the side lot line. The current setback requirement is 5m (16.3ft). The proposal will reduce this setback to 2.43m (8ft) to relocate the garage and entrance to the house to the opposite side of the lot. This will reduce potential conflicts with the shared laneway entrance.

### **Background**

The applicants have submitted their application and it has been deemed complete and has been circulated for comment. The Application and comments can be found [here](https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#A1-23-Maynard-Bearinger).

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#A1-23-Maynard-Bearinger>

The application was circulated, and the comments received are as follows:

### **Comments received**

Public Works indicate a safe access can be provided, the road is a Rural gravel standard and a residential entrance permit is required.

The Saugeen Conservation Authority has no concern with the proposed minor variance.

The Historic Saugeen Metis have no objections to the proposal.

County of Grey indicate that they have no concerns.

No Comments from the public have been received.

### **Policy Context**

Applications for a variance to the Zoning By-law must be consistent with the Provincial Policy Statement and satisfy Section 45 (1) of the Planning Act.

### **Provincial Policy Statement (PPS)**

The PPS provides guidance for comprehensive planning decisions at the provincial, county and local levels but does not address specific development provisions at the local level. The intent of the PPS as it applies to the Township of Southgate is to encourage growth and development that is suitable to the area. The proposed

minor variance is to permit a reduction of a interior side yard setback requirement. The proposed use is in keeping with other residential land uses. The proposed variance is consistent with the Provincial Policy Statement.

### **Minor Variance**

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

1. The variance must be minor in nature.

The reduction of interior side yard setback from 5m to 2.43m, which is a reduction of 2.57m may be considered minor in terms of the actual number value. The lots existing size and the existing location of the house leave little option to construct the garage in a different location on the lot and so a variance is required. For this reason it is my opinion that the minor variance is minor in nature.

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

The addition of a garage to an existing residence is an appropriate use of land. The proposal meets this test.

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

The subject lands are designated as 'Rural' within the Township Official plan which permits a residential use.

The Official Plan generally permits residential, and accessory uses within the Rural area designation.

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

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

The subject lands are zoned Agriculture however, the size of the lot reverts the zoning to the R6 zone provisions within the Township of Southgate Zoning By-law No. 19-2002, as amended. The setback required in the R6 zone is 5m for an interior side yard setback in the R6 zone. The main purpose of the Side yard setback is to insure that there is sufficient amenity space and separation from neighbouring uses. Given that this is a rural area and the adjacent lot is a farm sized parcel there is no concerns with the proximity to the adjacent lot line for an attached garage. With the addition there will still be a significant front yard and rear yard that can be utilized as amenity space. The reduction in setback still allows for access to the interior side yard and provides amenity space elsewhere on the lot. It therefore, meets the intent of the bylaw.

## Summary

The comments received to date support the proposal and the application passes the four tests required by the Planning Act. Based on the above it is recommended that the application be approved.

Respectfully Submitted,

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



**CAO Approval:** *Original Signed By*  
Dina Lundy, CAO

**Attachments:**



## The Corporation of The Township of Southgate

### Consent Application Form

Fees Effective January 1, 2023

By-law 2022-180

#### 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: B2-23  
Pre-Consult Date: Feb 9/23  
Date received: Feb 10/23  
Date accepted: March 7/23  
Accepted by: CS  
Roll # 42 07 060 006 04800  
Conservation Authority Fee  
Required: \_\_\_\_\_  
Other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

#### Required Fees:

Pre-Consultation Review Fee	\$ 500.00 due prior to the application being submitted
Application Fees	\$ 1600.00 due with submitted application
	\$ 300.00 due on completion (if approved)
Public Notice Sign Fee	\$ 145.00
Parkland Dedication Fee	\$ 3,500.00 (all new residential lots)
Deed Stamping	\$ 380.00 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 Fee's and Charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

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

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

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

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

\*To be completed by the applicant

1. Name of registered owner: Clean R. Martin

Mailing address: \_\_\_\_\_

Phone# : (H) \_\_\_\_\_

(B) \_\_\_\_\_

Email Address: \_\_\_\_\_

2. Name of applicant (if different than above): Woodland Springs School

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: Maynard Wideman

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 &amp; the parcel to be retained.

Former Municipality Egermont TownshipRoad Name Southgate Subd 49 Civic Address (911) No. 491233Lot No. 11 Plan/Concession 6

Part \_\_\_\_\_ Reference Plan No. \_\_\_\_\_

7. Description of Subject Land:

a) Existing use of the subject land:

☒ Agricultural ☐ Rural ☐ Commercial/Industrial ☐ Residential
☐ Other(explain) \_\_\_\_\_b) Existing buildings house & dairy barnsc) Is the "subject land" presently subject to any of the following: NA
☐ 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

Frontage 1456 metres  
Depth 73 metres  
Area 3278.47 m<sup>2</sup> hectares

Dimensions of land intended  
to be RETAINED

Frontage 300 metres  
Depth 1405 metres  
Area 52.65 hectares

*\*These dimensions must be accurate*

#### 9. Reason for severance

(a) Reason for severance additional school yard

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: Existing: Woodland Springs School

Address: 044037 Southgate Rd 04 RR#1/2 Forest ON  
N0G 2L0

#### 10. Proposed use of land to be severed

Existing buildings no buildings

Proposed buildings none

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

#### 11. Proposed use of land to be retained

Existing buildings house & dairy barns

Proposed buildings none

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

12. Original lot being added to (lot addition only): School yard  
 Existing buildings/structures: no existing buildings on addition  
 Use: \_\_\_\_\_  
 Access: NA  
 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)	<u>04</u> <input checked="" type="checkbox"/>	<u>49</u> <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 <u>NA</u>		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

## 14. Servicing:

a) What type of water supply is proposed?

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

b) What type of sewage disposal is proposed?

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

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

Electricity ☒ School Bus ☒ Telephone ☒ Garbage Collection ☒

## 15. Agricultural property history

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

## Part Four

### Statement of Compliance

#### 16. Applicable legislation and policies

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

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

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

☐ Yes ☐ No

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

<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Space Extensive Industrial/Commercial
<input type="checkbox"/> Rural	<input type="checkbox"/> Mineral Aggregate Extraction
<input type="checkbox"/> Village Community	<input type="checkbox"/> Hazard Lands <i>NONE</i>
<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: *NA*

<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? *2*

Indicate year, file #'s, if known *house 0.3 acres - no details*

*school 1991 application B018/91, Plan #17R-3293*

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

☐ Yes ☒ No ☐ Unknown

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

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

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

☐ Yes ☒ No

i) If yes, please provide some additional information:

File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

## Part Five

### Authorization and affidavit

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

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

I (we), Clean Martin and Martha Martin  
name of owner(s)

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

\* [Redacted Signature]  
Signature of Owner  
\* [Redacted Signature]  
Signature of Owner

Feb. 9/23  
date  
Feb. 9/23  
date

#### 19. Owner authorization for agent

I/we Clean Martin and Martha Martin  
authorize Maynard Wideman

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

\* [Redacted Signature]      [Redacted Signature]  
Signature of Owner      Signature of Witness

Dated at the Township of Southgate,  
this 9<sup>th</sup> day of February, 20 23.

#### 20. Owners authorization for access

I/we Clean Martin and Martha Martin

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

\* [Redacted Signature]  
Signature of Owner  
\* [Redacted Signature]  
Signature of Owner

Feb. 9/23  
date  
Feb. 9/23  
date

## 21. Affidavit or sworn declaration

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

I/ (We) MAYNARD WIDENAN  
*Name of Owner(s) or Authorized Agent*  
 of the MOUNT FOREST of SOUTHGATE in the \_\_\_\_\_ 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 10th day of FEBRUARY, 2023

[Signature]  
*Signature of Owner or Authorized Agent*

02/10/2023  
*Date*

\_\_\_\_\_  
*Signature of Owner*

\_\_\_\_\_  
*Date*

[Signature]  
*Signature of Commissioner*

Feb 10, 2023  
*Date*

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

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

## 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 checked="" 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: calves 150-300 lbs milk + creep feed, growing heifers + mature cows 300-1500 lbs hay, forages + grain

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

If yes, answer the questions below:

- a) Indicate the condition of the barn: well maintained
- b) Size of Barn: 11,000 sq ft
- c) Present Use of Barn: Dairy
- d) Livestock Capacity of Barn: 80 head
- 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? 31 years
- ☐ No – When did you stop farming? \_\_\_\_\_
- a) If no, for what reason did you stop farming? \_\_\_\_\_

4. How long have you owned the farm? 31 years
5. Area of total farm holdings: 53.42 HA
6. Number of tillable hectares: 49.77 HA
7. Do you own any other farm properties? ☐ Yes ☒ No
- If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_
- Former Township: \_\_\_\_\_
- Total Hectares: \_\_\_\_\_
8. Do you rent any other land for farming purposes? ☐ Yes ☒ No
- If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_
- Former Township: \_\_\_\_\_
- Total Hectares: \_\_\_\_\_

9. Adjacent and nearby farms

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

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

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

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

SEE ATTACHED MINIMUM DISTANCE MAP

- 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

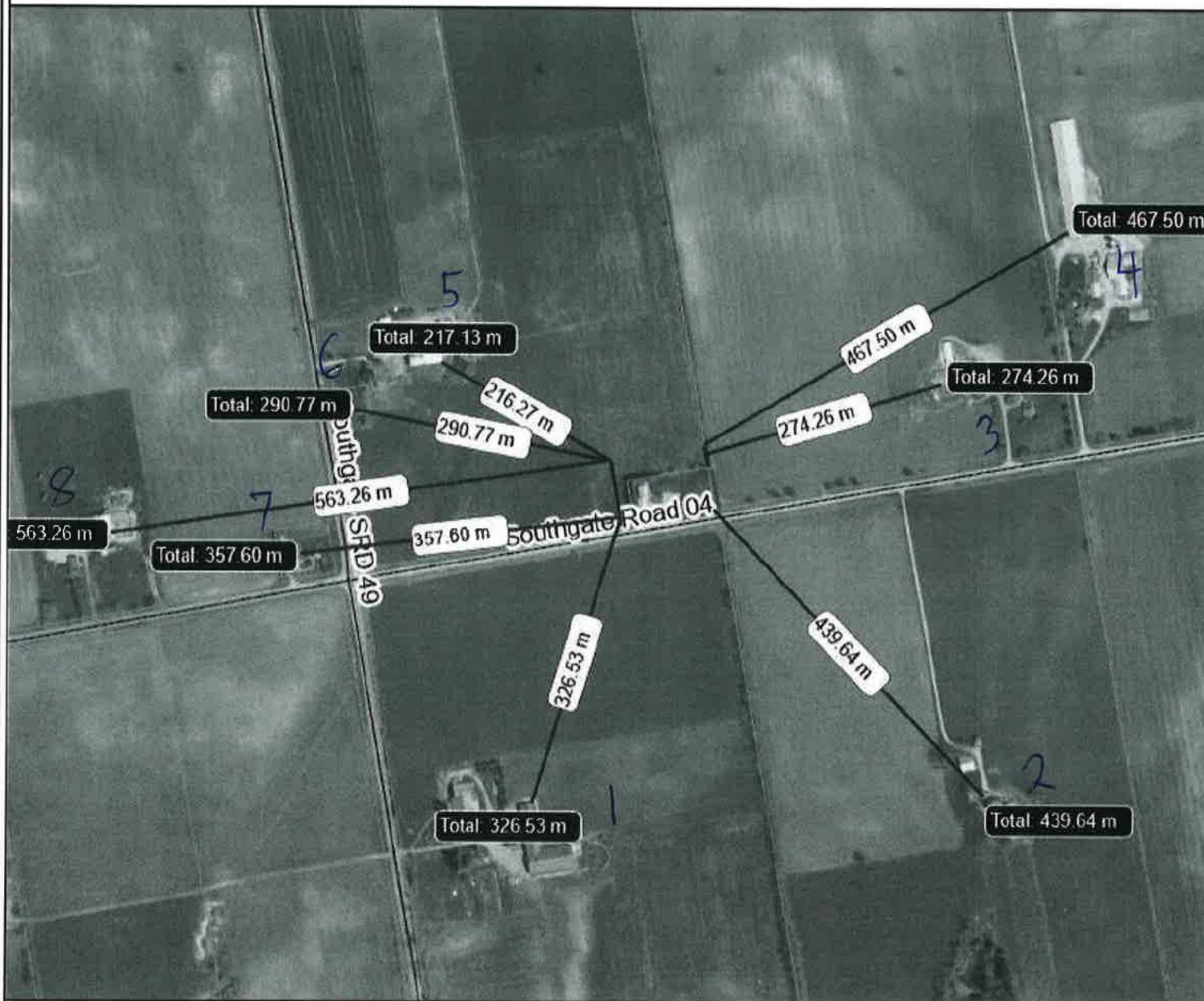
### Legend

#### Large Scale Roads

- Provincial Highway
- County Road
- Township Road
- Seasonal Road

- ☐ Parcels - Current
- ☐ Grey County Boundary

- 1 DAIRY FARM w/  
RESIDENCE
- 2 SMALL SCALE BEEF  
w/ RESIDENCE
- 3 BEEF FEEDLOT w/  
RESIDENCE
- 4 POULTRY, BEEF w/  
RESIDENCE
- 5 DAIRY FARM w/  
RESIDENCE
- 6 RESIDENCE ONLY
- 7 RESIDENCE ONLY
- 8 SMALL SCALE SHEEP  
w/ RESIDENCE



444 0 222 444 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of Grey



This map is a user generated static output from an Internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed February 9, 2023



THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

### Legend

#### Large Scale Roads

- Provincial Highway
- County Road
- Township Road
- Seasonal Road

-  Parcels - Current
-  Grey County Boundary



### Notes

56 0 28 56 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of Grey



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Printed February 9, 2023

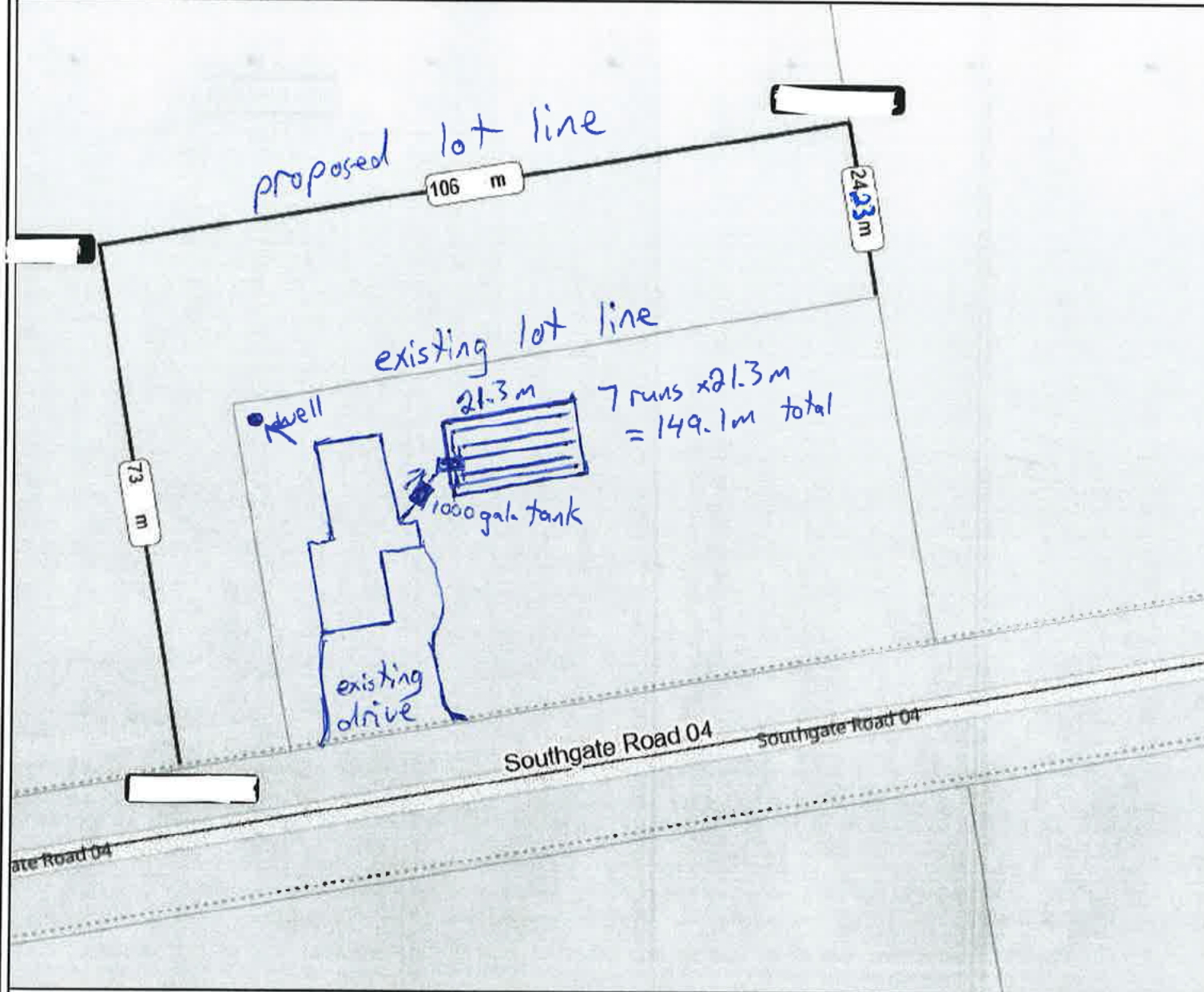
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Large Scale Roads

- Provincial Highway
- County Road
- Township Road
- Seasonal Road

- ☐ Parcels - Current
- ☐ Grey County Boundary



Notes



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

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**TAKE NOTICE** that the Township of Southgate Committee of Adjustment has appointed **April 26, 2023 at 9:00 am** for the purpose of a public hearing located in the Township of Southgate Council Chambers at 123273 Southgate Road 12, Holstein ON, N0G 2A0, to hear the application for a Consent.

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

The meeting will be livestreamed on the Township YouTube Channel:  
<https://www.youtube.com/user/SouthgateTownship>

**APPLICATION FOR CONSENT - FILE NO. B2-23**

**OWNERS:** Cleon Martin

**SUBJECT LAND:** Con 6 and 7 Pt Lot 11 and RP 16R9791 Part 2, Geographic Township of Egremont. The lands are further described as 491233 Southgate Sideroad 49.

**The Purpose** is to sever a 3278.47 m<sup>2</sup> parcel of land with 14.56m of Frontage on Southgate Road 04. This parcel is to be added to the adjacent schoolhouse lot. The retained parcel will have 300m of frontage and be 52.65ha in area. No new development lots will be created by this consent application. It is considered to be a minor lot line adjustment.

**The Effect** would be to create an enlarged schoolhouse lot once the lot addition is complete.

**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.

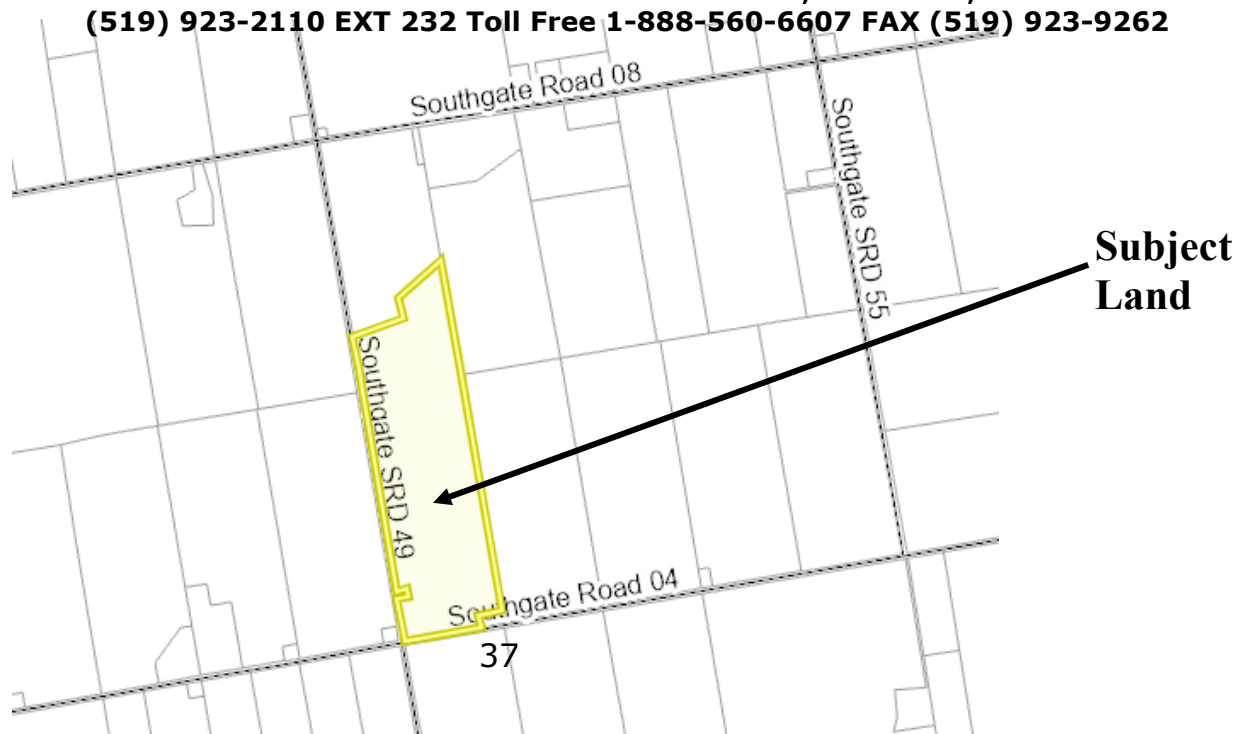
**If** a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Ontario Land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

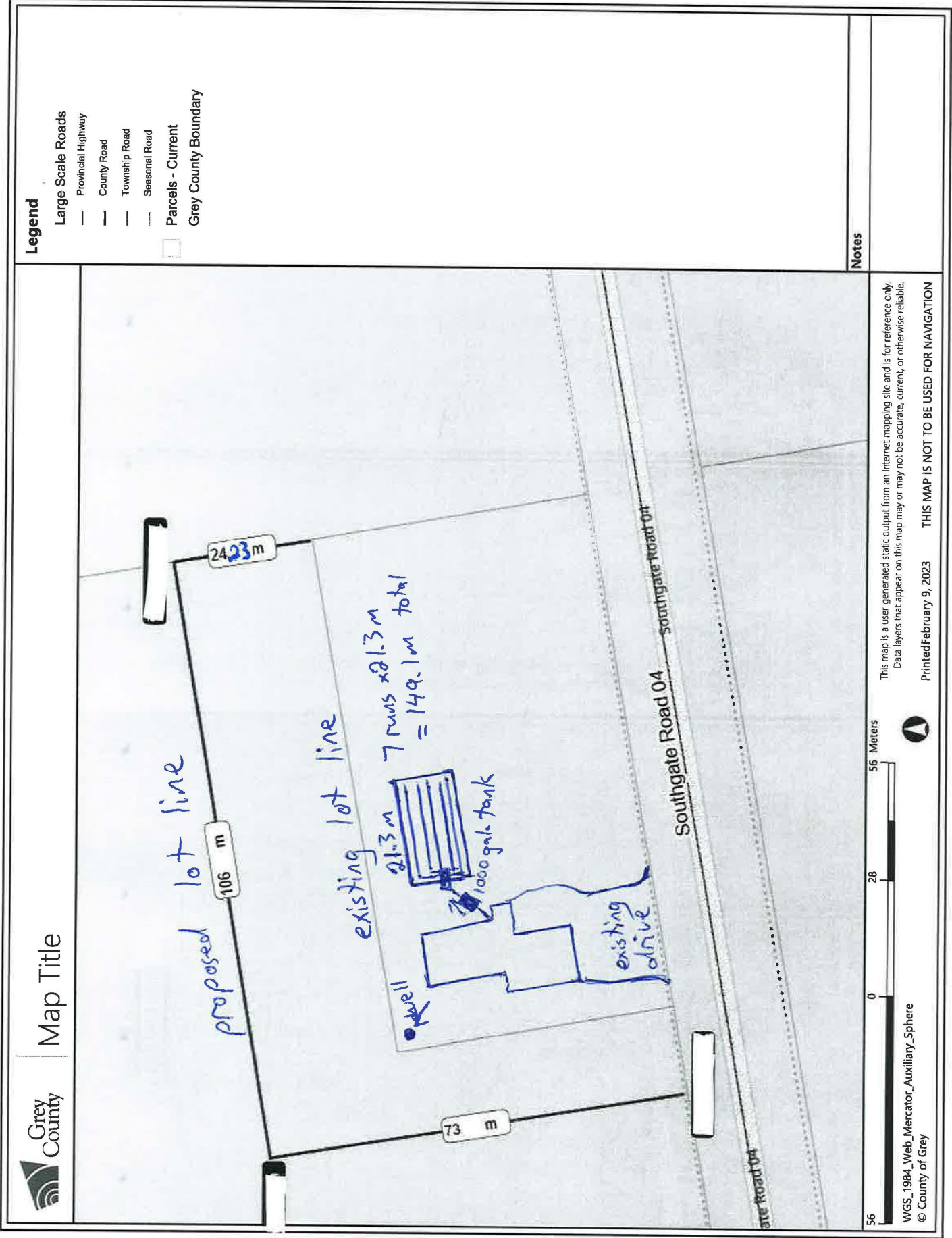
**If** you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

Additional information regarding this application is available at  
<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B2-23-Woodland-Springs-School-Cleon-Martin> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235 or email at [planning@southgate.ca](mailto:planning@southgate.ca).

When requesting information please quote **File No. B2-23**

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





## Planning Application Comments

### Building Department

Date: March 13 2023

File No: B2-23

Property Owner: Cleon Martin

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

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

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

**Bev Fisher**  
**Chief Building Official | Township of Southgate**

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

☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262

✉ [bfisher@southgate.ca](mailto:bfisher@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)



## Planning and Development

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

March 16<sup>th</sup>, 2023

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

**RE: Consent Application B2-23**  
**Concession 6 and 7, Part Lot 11, RP 16R9791 Part 2 (491233 Southgate**  
**Sideroad 49)**  
**Township of Southgate (Formerly Township of Egremont)**  
**Roll: 4207060006048000**  
**Owner: Cleon Martin**  
**Applicant: Woodland Springs School**  
**Agent: Maynard Wideman**

Dear Ms. Green,

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

The purpose and effect of the subject application is to sever a 3,278.47m<sup>2</sup> agricultural parcel and add it to the existing school property. The retained parcel would have a lot area of 52.65 hectares. This would create an expanded schoolyard for the existing school.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(3) states,

*Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.*

Moreover, 'legal and technical reasons' is defined in the County's Official Plan as follows:

*LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.*

The proposed lot addition is relatively small and a new lot is not created. Further the school is already existing; therefore, the lot addition would be considered a minor boundary adjustment. County Planning staff have no concerns.

Schedule B of the County OP indicates the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(11) states,

*Minor lot additions to existing lots may be permitted in Aggregate Resource Areas, provided reasoning is provided to:*

- a) Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.); and*
- b) To explain the hardship imposed by not permitting the severance.*

*All reasonable efforts shall be made to minimize any impacts on the aggregate resource through any lot additions.*

*Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.*

The proposed lot addition is relatively small and would likely have minimal impacts on the aggregate resource. Further, there may be justification as a 'legal' or 'technical reason', as the proposal would be considered a minor boundary adjustment. Therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands'. The proposed lot addition is located outside of the Significant Woodlands; therefore, County Planning staff anticipate that there will not be any negative impacts to the Significant Woodlands. County Planning staff have no concerns.

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 <http://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 have no concerns with the subject application.

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

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

Page 3  
March 16<sup>th</sup>, 2023

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie  
Planner  
(519) 372 0219 ext. 1239  
[Derek.McMurdie@grey.ca](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://www.grey.ca)

**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)  
**Subject:** County comments for B2-23 Woodland Springs School  
**Date:** April 11, 2023 11:22:15 AM

## County comments for B2-23 Woodland Springs School



Hello Southgate,

There are no further comments regarding the County Comments dated March 16th for B2-23.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

**From:** [Ontario Lands](#)  
**To:** [Elisha Milne](#)  
**Subject:** RE: Notice of Public Hearing - B2-23 Cleon Martin (Woodland Springs School)  
**Date:** March 28, 2023 12:46:48 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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

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

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

**Kelly Buchanan**

Land Analyst

—  
**ENBRIDGE GAS INC.**

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

50 Keil Dr N, Chatham ON N7M 5M1

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect.**

---

**From:** Elisha Milne <emilne@southgate.ca>

**Sent:** Tuesday, March 28, 2023 12:43 PM

**To:** Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley\_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme\_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al\_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Derek Malynyk <firechief@southgate.ca>; Dina Lundy <dlundy@southgate.ca>; Ontario Lands <ONTLands@enbridge.com>; Group\_PlanningDeptEmails <Group\_PlanningDeptEmails@grey.ca>; Haudenosaunee <info@hdi.land>; Historic Saugeen Metis <hsmlrcc@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>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <associate.ri@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>

**Subject:** [External] Notice of Public Hearing - B2-23 Cleon Martin (Woodland Springs School)

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good afternoon,

Please find the below link for the Notice of Public Hearing for Consent Application B2-23 Cleon Martin (Woodland Springs School).

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B2-23-Woodland-Springs-School-Cleon-Martin->

The meeting is scheduled for **April 26, 2023, at 9:00AM**. Please supply all comments on the above notification by **April 19, 2023**, so they may be included in the public agenda.

Comments can be received by:

Email: [emilne@southgate.ca](mailto:emilne@southgate.ca)

Fax: 519-923-9262 Attn: Elisha Milne

Mail: Elisha Milne, Legislative Assistant  
185667 Grey County Road 9  
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

**Elisha Milne**

Administrative & Legislative Assistant

**Township of Southgate**

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

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

[emilne@southgate.ca](mailto:emilne@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)



## Clinton Stredwick

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**From:** Coordinator LRC HSM <hsmrcc@bmts.com>  
**Sent:** March 28, 2023 3:20 PM  
**To:** Southgate Planning  
**Subject:** Request for Comments - Southgate (Martin) - proposed Consent Application

### Southgate Municipality

#### **RE: B2-23**

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Consent Application as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmrcc@bmts.com](mailto:hsmrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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From: [SHILLAKU, Paul](#)  
To: [Elisha Milne](#)  
Subject: Township of Southgate-B2-23  
Date: April 11, 2023 2:30:06 PM  
Attachments: [image001.png](#)

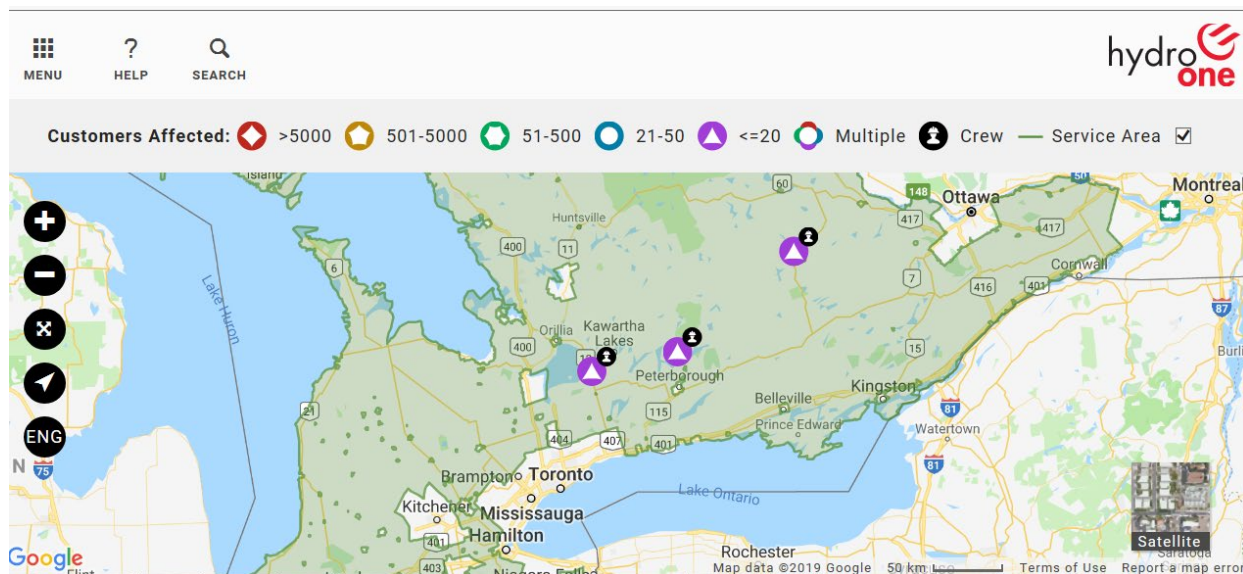
Hello,

We are in receipt of your Application for Consent, B2-23 dated March 28, 2023. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

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

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

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



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

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

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

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## Township of Southgate

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

**Jim Ellis,**

**Public Works Manager / Risk Management Official**

**jellis@southgate.ca**



**Phone:** 519-923-2110 ext. 250

**Toll Free:** 1-888-560-6607

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: March 8, 2023

File No.: B2-23

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: None

Load Restricted Road: Yes ☒ No ☐

Comments: \_\_\_\_\_

### Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Jim Ellis, Public Works Manager / Risk Management Official

## Township of Southgate

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

**Jim Ellis,**

**Public Works Manager / Risk Management Official**

**jellis@southgate.ca**



**Phone:** 519-923-2110 ext. 250

**Toll Free:** 1-888-560-6607

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: April 3, 2023

File No.: B2/23

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt SDR 49, Road 04 rural gravel

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: None

Load Restricted Road: Yes ☒ No ☐

Comments: \_\_\_\_\_

### Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Jim Ellis, Public Works Manager / Risk Management Official

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

April 3, 2023

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

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: Consent B2-23 (Woodland Springs School – Cleon Martin)  
491233 Southgate Sideroad 49  
Part Lot 11 Concession 6 and 7; Part 2 Plan 16R9791  
Roll No.: 420706000604800  
Geographic Township of Egremont  
Township of Southgate

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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 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. The application has also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

## Purpose

The purpose of the application is to sever a 3278.47 m<sup>2</sup> parcel of land with 14.56m of Frontage on Southgate Road 04. This parcel is to be added to the adjacent schoolhouse lot. The retained parcel will have 300m of frontage and be 52.65ha in area. No new development lots will be created by this consent application. It is considered to be a minor lot line adjustment.

## Recommendation

The application is acceptable to SVCA staff.

## Delegated Responsibility and Advisory Comments

### Natural Hazards

There are no natural hazard features located on the property or on the schoolhouse property. However, Woodland Springs Creek is located on lands to the north of the property.

### **Provincial Policy Statement – Section 3.1**

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. It is the opinion of SVCA staff that the application is consistent with Section 3.1.1 of the PPS, 2020.

### **Township of Southgate Official Plan and Grey County Official Plan**

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. It is the opinion of SVCA staff that the application is consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

### **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 Jim Ellis, Drinking Water Source Protection Risk Management Official at: [jellis@southgate.ca](mailto:jellis@southgate.ca).

### **SVCA Regulation 169/06**

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 schoolhouse property and the lands to be severed and merged with the schoolhouse property are not within the SVCA Approximate Screening Area, and so review or permit from the SVCA is not required for this development proposal.

However, a very small area in the very northwest corner of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. For the property the SVCA Approximate Screening Area includes the larger of the following natural features that are located on lands adjacent to the property: the watercourse – Woodland Springs Creek and its floodplain and valley and an area 15 metres outwards from the floodplain of the watercourse and/or from the top of stable valley of the watercourse; and any wetlands/swamps plus an area 30 metres outwards from any wetlands/swamps. As such, development and/or site alteration within the Approximate Screening Area requires the permission from SVCA, prior to carrying out the work.

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

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

And;

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

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

#### **SVCA Permission for Development or Alteration**

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, agricultural tile drainage, proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

However, as noted above, based on the plans submitted with the application, no new development is proposed in the SVCA Approximate Screening Area, therefore a SVCA permit will not be required for development.

#### **Summary**

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

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

- 1) Consistent with Section 3.1, Natural Hazard policies of the PPS.
- 2) Consistent with Grey County OP and Township of Southgate policies for natural hazards.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
MO/

cc: Barbara Dobreen, SVCA member representing the Township of Southgate (via email)



## **Staff Report PL2023-019**

**Title of Report:** PL2023-019-B2-23-Woodland school  
**Department:** Planning  
**Committee Date:** April 26, 2023

### **Recommendation:**

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2023-019 for information; and

**That** the severance be approved with the following conditions:

- 1. That** a survey be provided; and
- 2. That** a Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
- 3. That** a zoning amendment is approved to recognize the school use.
- 4. That** all outstanding taxes, fees and charges are paid, if any.

### **Property Location:**

Con 6 and 7 Pt lot 11 and RP 16R9791 Pt 2, Geographic Township of Egremont. The lands are further described as 491233 Southgate SRD 49.



### **The Proposal:**

The proposal is to sever a 3278.47 m<sup>2</sup> parcel of land with 14.56m of Frontage on Southgate Road 04. This parcel is to be added to the adjacent schoolhouse lot. The

retained parcel will have 300m of frontage and be 52.65ha in area. No new development lots will be created by this consent application. It is considered to be a minor lot line adjustment.

The effect would be to create an enlarged schoolhouse lot once the lot addition is complete.

### **Background:**

The Consent application B2-23 and associated comments can be found at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B2-23-Woodland-Springs-School-Clean-Martin->

The following comments have been received for the application.

Public Works indicate that a safe access can be provided. Side Road 49 is a rural asphalt standard while Southgate road 04 is a rural gravel standard. A road widening is not required.

SVCA finds the application to be acceptable to SVCA staff.

County Planning Staff indicate that they have no concerns with this subject application.

Township Building Department has no concerns with the subject application.

Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed severance.

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

Hydro One has no concerns or objection to the proposed application.

Historic Saugeen Metis have no objection to the proposed application.

No comments have been received at this time from the public.

### **Policy Review:**

#### **Provincial Policy Statement (PPS):**

The subject lands are considered rural lands for the purposes of the PPS. Lot creation is generally permitted within rural lands provided it does not hinder agricultural operations. The school institutional use is also a permitted use within the rural designation. The proposal will allow for the school to expand and reorient its playground to reduce conflicts with the road.

Township staff have reviewed the relevant Provincial Policies and are confident that the proposed lot addition is consistent with the policies of the PPS.

### **Township Official Plan:**

The Township Official Plan designates the subject lands as Rural and Hazard lands.

#### *"5.4.2.1 Permitted Uses*

*Permitted uses in the Rural designation are: all of the uses permitted in the 'Agricultural' designation as per Section 5.4.1.1; non-farm residential uses; resource-based recreational uses; small-scale transport terminals, buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.; residential farm cooperatives; agri-miniums; institutional uses including cemeteries, churches, or schools; and, recreational or tourist-based rural clusters."*

#### *5.4.2.4*

*"2) A maximum of one lot may be severed from an original 40 hectare Township lot provided no lands have ever been removed from the original lot. This provides for a density of two lots per original 40 hectare lot when including the retained parcel. In situations where the original Township lot comprised 80 hectares, a second severance may be considered. Where the existing lot density has already been met, a lot addition may still be considered where the overall lot density is not further increased.*

Comment: the above policies clearly permits the lot addition to create an enlarged school lot which is a permitted use in the rural area.

MDS must be met for any severance in the rural area. MDS has been reviewed and it is not an issue with the creation of this lot addition as neighbouring farms are further away than the existing development.

With respect to natural heritage. It is not anticipated that natural heritage or hazard areas will be disturbed. This is confirmed by the SVCA which indicates that the proposal is outside of their regulated screening area.

The proposal is consistent with the policies of the Township Official Plan.

## **Zoning By-law:**

The subject lands are currently zoned Agriculture (A1).

A zoning by-law amendment is not required for the retained lands as they will continue to meet the zoning provisions of the A1 zone. The severed lot however, and the lands being added to, are not currently zoned as community facility (CF), and are considered to be a legal non conforming use in the zoning by-law. The lands should be rezoned to reflect the existing use and include the use of the newly severed lands being added.

## **Financial Implications:**

None.

## **Concluding Comments:**

Based on the above and the comments received, staff recommend that the application be approved with conditions.

Respectfully Submitted,

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



**CAO Approval:** *Original Signed By*  
Dina Lundy, CAO

## **Attachments:**

1. Consent sketch



## The Corporation of The Township of Southgate

### Consent application Form

Fees Effective January 1, 2023

By-law 2022-180

#### Instructions:

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

#### **For office use only**

File No: B3-23

Pre-Consult Date: \_\_\_\_\_

Date received: March 8, 2023

Date accepted: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Roll # 42 07 060 002 10629

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:

Pre-Consultation Review Fee	\$ 500.00 due prior to the application being submitted
Application Fees	\$ 1600.00 due with submitted application
	\$ 300.00 due on completion (if approved)
Public Notice Sign Fee	\$ 145.00
Parkland Dedication Fee	\$ 3,500.00 (all new residential lots)
Deed Stamping	\$ 380.00 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.

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

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

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

## Part One

### Owner/Agent/Application Information

\*To be completed by the applicant

1. Name of registered owner: Watra Residents Association

Mailing address: \_\_\_\_\_

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

Email Address: [REDACTED]

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

Mailing address: [REDACTED]

Phone#: [REDACTED] Email: [REDACTED]

Applicant's Relationship to Subject Lands:

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

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

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

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

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

5. Preferred Method of communication: ☐ Phone ☒ email ☐ Postal Mail

## Part Two

## The Subject Lands

- ## 6. Subject Land: (Legal Description)

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

Former Municipality Township of Egremont

Road Name Watra Road Civic Address (911) No. None assigned

Lot No. Block 29 Plan/Concession Plan 812

Part	Reference Plan No.
------	--------------------

- ## 7. Description of Subject Land:

- a) Existing use of the subject land:

- ☐ Agricultural    ☐ Rural    ☐ Commercial/Industrial    ☐ Residential

■ Other(explain) Vacant

- b) Existing buildings No buildings exist

- c) Is the "subject land" presently subject to any of the following: No

- ☐ 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

Frontage 47.3 metres

Depth 66.2 to 88 metres

Area 0.4 hectares

Dimensions of land intended  
to be RETAINED

Frontage Various/Irregular metres

Depth Various/Irregular metres

Area 6.125 hectares

*\*These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance Lot line adjustment that creates one new building lot and removes two undevelopable lots.

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: To be determined

Address: \_\_\_\_\_

10. Proposed use of land to be severed

Existing buildings None

Proposed buildings Detached dwelling

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

11. Proposed use of land to be retained

Existing buildings None

Proposed buildings None

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

12. Original lot being added to (lot addition only): Lots 20 and 21, Plan 812

Existing buildings/structures: None

Use: Conservation

Access: Watra Road

Servicing: None required

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"/> Watra Road	<input checked="" type="checkbox"/> Watra Road
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Major Open Space	<input type="checkbox"/>	Neighbourhood Area
<input type="checkbox"/>	Arterial Commercial	<input type="checkbox"/>	Downtown Commercial
<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Public Space
<input type="checkbox"/>	Special Policy Area		

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

<input checked="" 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\_\_\_\_\_

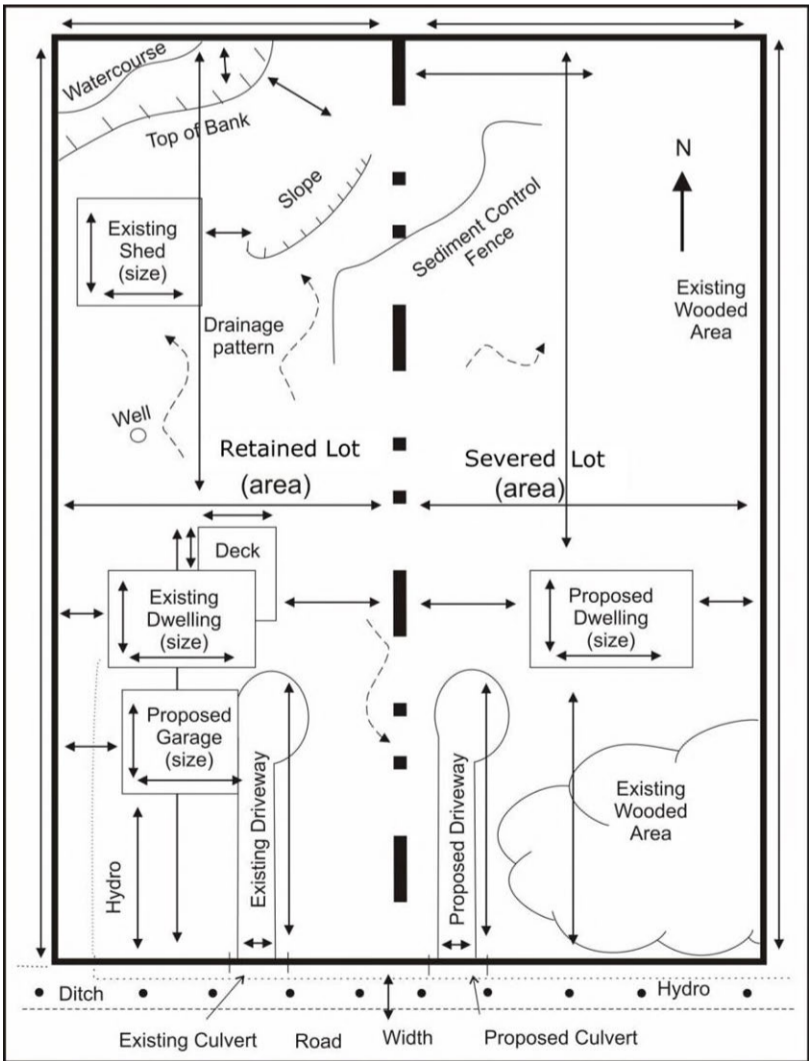
\_\_\_\_\_

- 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 # TBD     Submitted Yes     Approved No  
File # \_\_\_\_\_     Submitted \_\_\_\_\_     Approved \_\_\_\_\_

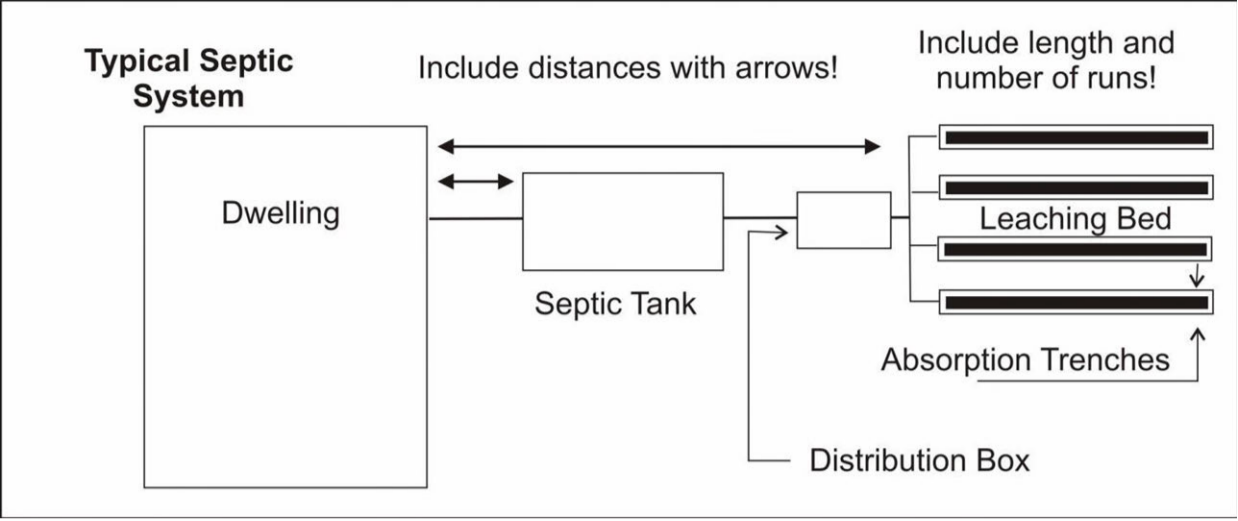
**Additional Requirements**

17. Sketch \*\*\*You must show all of the required information\*\*\*  
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be need and easy to read.
- a) Clearly label which is the severed parcel and which is the retained parcel
  - b) "NORTH ARROW"
  - c) "Subject Land" - all land owned by the applicant - boundaries & dimensions
  - d) Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
  - e) Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
  - f) Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
  - g) Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
  - h) Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
  - i) Location and nature of any easement affecting the subject land
  - j) Location and distances of barns within 450 metres (1476 feet) of severance

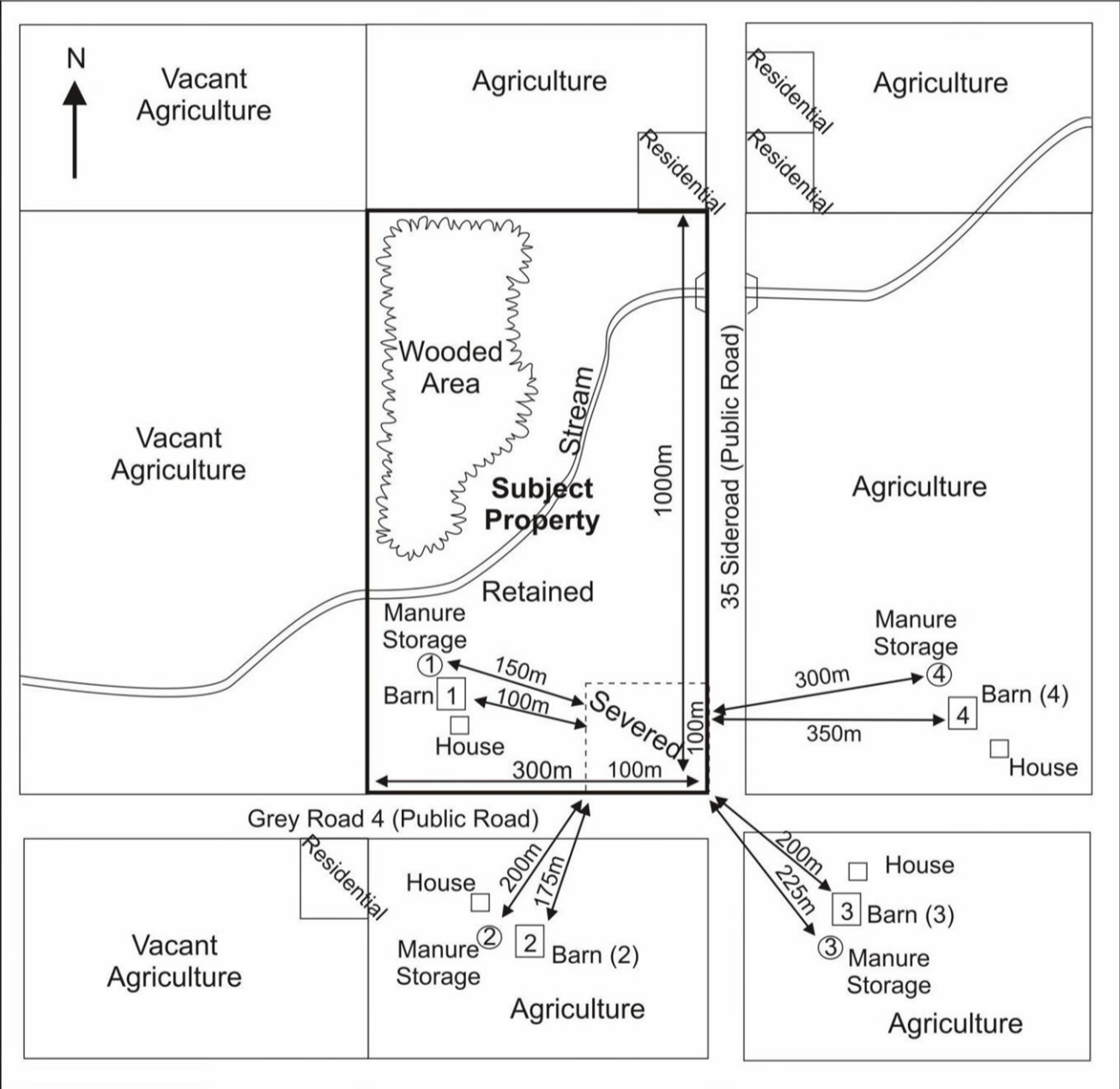


Sample 1 Residential Lot Severance Sketch

\*\*\*Please do not return this page\*\*\*



Sample 2 Septic System Information



Sample 3 Agricultural Severance

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

\*\*\*Please do not return this page\*\*\*

## Part Five

### Authorization and affidavit

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

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

I(we), Trevor Warner  
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] 2023-01-16  
 Signature of Owner date

#### 19. Owner authorization for agent

I/we Trevor Warner

authorize Ron Davidson

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

[Redacted Signature] [Redacted Signature]  
 Signature of Owner Signature of Witness

Dated at the TOWNSHIP of SOUTHGATE,  
 this 16 day of JANUARY, 2023.

#### 20. Owners authorization for access

I/we Trevor Warner

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] 2023-01-16  
 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) Ron Davidson  
*Name of Owner(s) or Authorized Agent*

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

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

Declared before me at the:

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

This 25 day of January, 20 23

  
*Signature of Owner or Authorized Agent*

Jan 25/23  
*Date*

*Signature of Owner*

*Date*

  
*Signature of Commissioner*

Jan 25/23  
*Date*

Heather Ann Warte, a Commissioner, etc.,  
 Province of Ontario, for Andrew Drury  
 Law Professional Corporation.  
 Expires February 4, 2025.

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

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural property history

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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

If yes, answer the questions below:

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

*Please indicate the manure storage facilities on the subject lands*

- ☐ No storage required (manure/material is stored for less than 14 days)
- ☐ Storage already exists
  - i) Type of Storage:
    - ☐ Liquid
      - ☐ inside, underneath slatted floor
      - ☐ outside, with permanent, tight fitting cover
      - ☐ (treated manure/material) outside, no cover
      - ☐ outside, with a permanent floating cover
      - ☐ outside, no cover, straight-walled storage
      - ☐ outside, roof but with open sides
      - ☐ outside, no cover, sloped-sided storage
    - ☐ Solid
      - ☐ inside, bedded pack
      - ☐ outside, covered
      - ☐ outside, no cover, >= 30% DM
      - ☐ outside, no cover, 18-30% DM, with covered liquid runoff storage
      - ☐ outside, no cover, 18-30% DM, with uncovered liquid runoff storage

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

- ☐ Yes – For how long? \_\_\_\_\_
- ☐ No – When did you stop farming? \_\_\_\_\_
  - a) If no, for what reason did you stop farming? \_\_\_\_\_

\_\_\_\_\_

4. How long have you owned the farm? \_\_\_\_\_

5. Area of total farm holdings: \_\_\_\_\_

6. Number of tillable hectares: \_\_\_\_\_

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

If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Former Township: \_\_\_\_\_

Total Hectares: \_\_\_\_\_

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

If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Former Township: \_\_\_\_\_

Total Hectares: \_\_\_\_\_

9. Adjacent and nearby farms

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

☐ Yes ☐ No

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

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

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

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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*):

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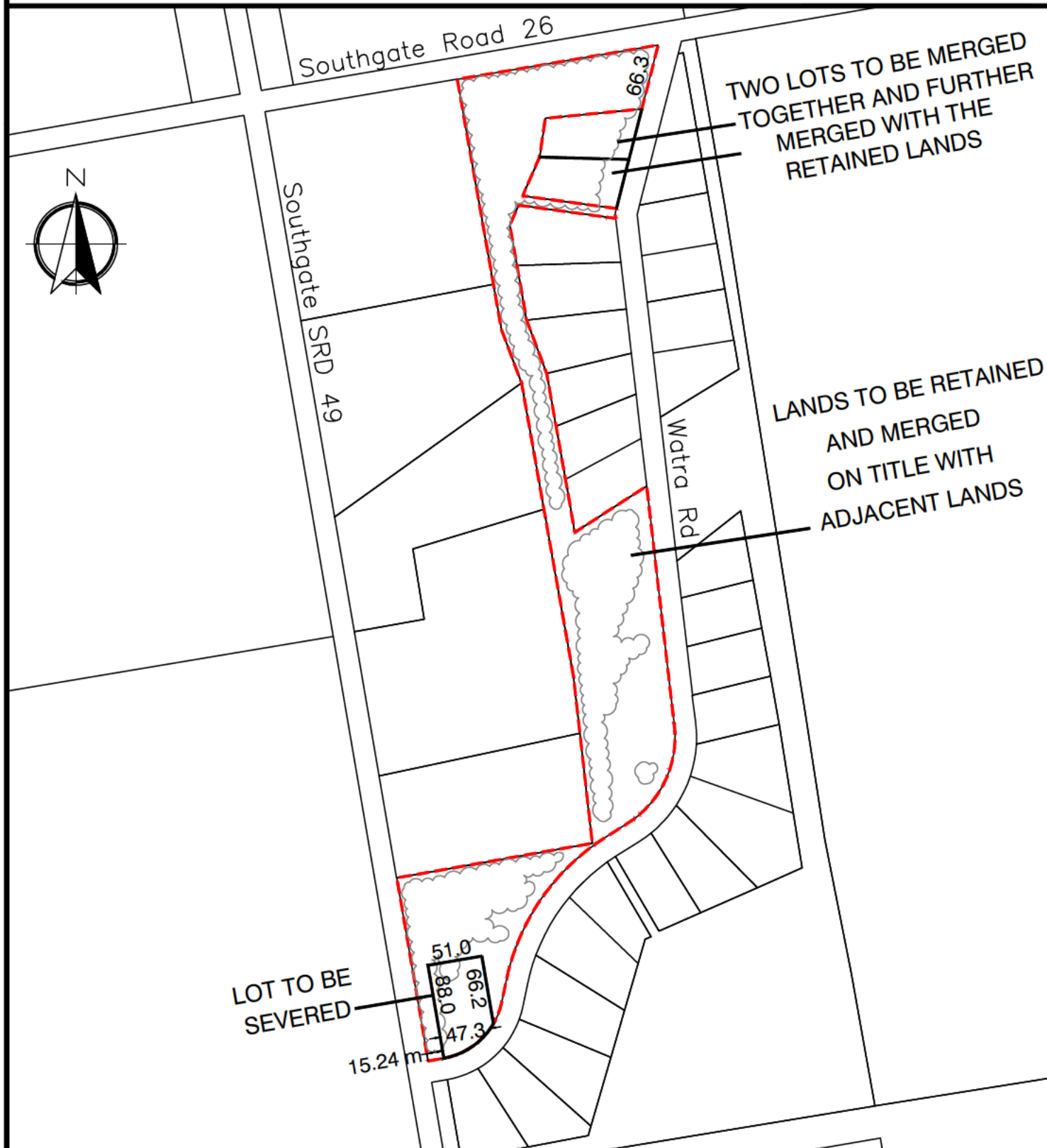
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Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application

Figure 01: Proposed Lot Line Adjustment



Watra Residents Association  
 Block 29, Plan 812  
 Geographic Township of Egremont  
 Township of Southgate

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

SCALE 1:5000



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

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**TAKE NOTICE** that the Township of Southgate Committee of Adjustment has appointed **April 26, 2023 at 9:00 am** for the purpose of a public hearing located in the Township of Southgate Council Chambers at 123273 Southgate Road 12, Holstein ON, N0G 2A0, to hear the application for a Consent.

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

The meeting will be livestreamed on the Township YouTube Channel:  
<https://www.youtube.com/user/SouthgateTownship>

**APPLICATION FOR CONSENT - FILE NO. B3-23**

**OWNERS:** Watra Residents Association

**SUBJECT LAND:** CON 21, Pt Lot 11, Plan 812 BLK 29, Watra Road, Geographic Township of Egremont. There is no civic address assigned.

**The Purpose** is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision.

**The Effect** would be to create a new residential lot but remove two previously created lots that are not developable. The end result would be a decrease in lot density by one lot.

**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#B3-23-Watra-Residents-Association-C4-23> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235 or email at [planning@southgate.ca](mailto:planning@southgate.ca).

When requesting information please quote **File No. B3-23**

---

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

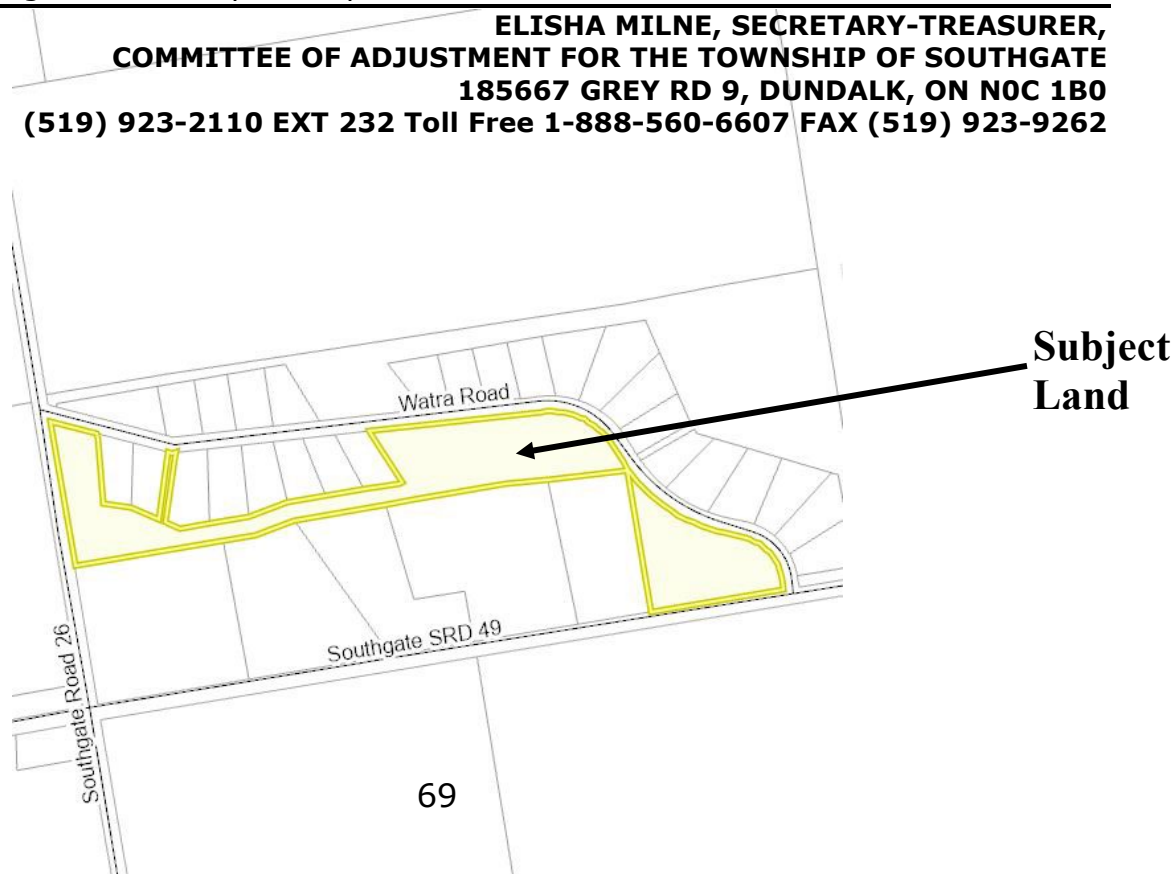
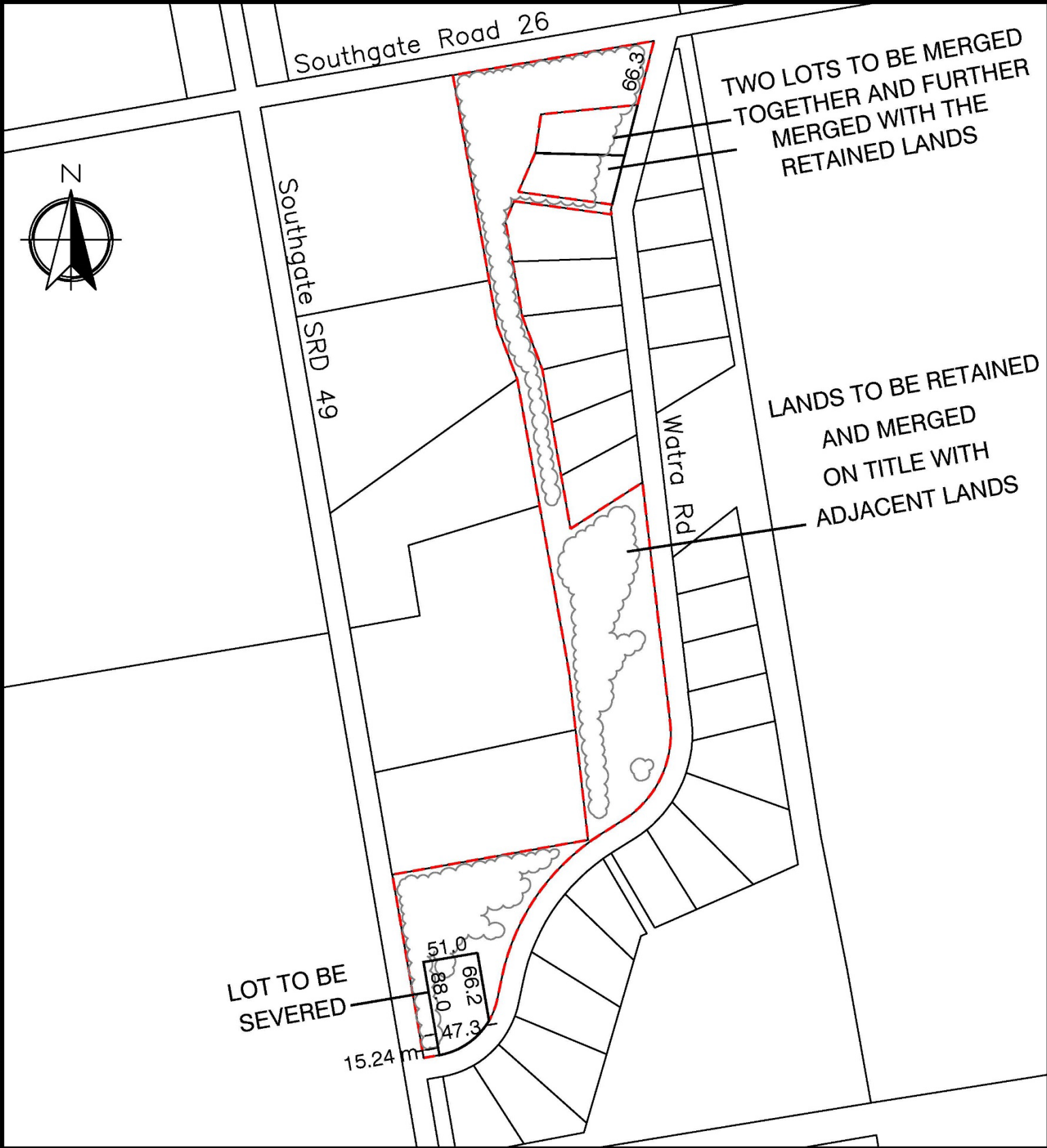


Figure 01: Proposed Lot Line Adjustment



Watra Residents Association  
Block 29, Plan 812  
Geographic Township of Egremont  
Township of Southgate

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO  
SCALE 1:5000

**From:** [Ontario Lands](#)  
**To:** [Elisha Milne](#)  
**Subject:** RE: Notice of Public Hearing - B3-23 Watra Residents Association  
**Date:** March 28, 2023 12:54:17 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

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

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

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

**Kelly Buchanan**

Land Analyst

—

**ENBRIDGE GAS INC.**

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

50 Keil Dr N, Chatham ON N7M 5M1

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect.**

---

**From:** Elisha Milne <emilne@southgate.ca>

**Sent:** Tuesday, March 28, 2023 12:51 PM

**To:** Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley\_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme\_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al\_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Derek Malynyk <firechief@southgate.ca>; Dina Lundy <dlundy@southgate.ca>; Ontario Lands <ONTLands@enbridge.com>; Group\_PlanningDeptEmails <Group\_PlanningDeptEmails@grey.ca>; Haudenosaunee <info@hdi.land>; Historic Saugeen Metis <hsmrlcc@bmts.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>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <associate.ri@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>

**Subject:** [External] Notice of Public Hearing - B3-23 Watra Residents Association

**CAUTION! EXTERNAL SENDER**

**Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?  
DO NOT click links or open attachments unless you are 100% sure that the email is safe.**

Good afternoon,

Please find the below link for the Notice of Public Hearing for Consent Application B3-23 Watra Residents Association.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B3-23-Watra-Residents-Association-C4-23->

The meeting is scheduled for **April 26, 2023, at 9:00AM**. Please supply all comments on the above notification by **April 19, 2023**, so they may be included in the public agenda.

Comments can be received by:

Email: [emilne@southgate.ca](mailto:emilne@southgate.ca)  
Fax: 519-923-9262 Attn: Elisha Milne  
Mail: Elisha Milne, Legislative Assistant  
185667 Grey County Road 9  
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

**Elisha Milne**

Administrative & Legislative Assistant

**Township of Southgate**

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

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

[emilne@southgate.ca](mailto:emilne@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)



## Clinton Stredwick

---

**From:** Coordinator LRC HSM <hsmrcc@bmts.com>  
**Sent:** March 28, 2023 3:25 PM  
**To:** Southgate Planning  
**Subject:** Request for Comments - Southgate (Watra Residents Association) - proposed Consent

### Southgate Municipality

#### **RE: B3-23**

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Consent Application as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmrcc@bmts.com](mailto:hsmrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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## Township of Southgate

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

**Jim Ellis,**

**Public Works Manager / Risk Management Official**

**jellis@southgate.ca**



**Phone:** 519-923-2110 ext. 250

**Toll Free:** 1-888-560-6607

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: April 3, 2023

File No.: C4 & B3-23

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: None

Load Restricted Road: Yes ☒ No ☐

Comments: \_\_\_\_\_

### Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Jim Ellis, Public Works Manager / Risk Management Official



## Planning and Development

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

April 19<sup>th</sup>, 2023

Clint Stredwick  
185667 Grey Road 9  
Dundalk ON  
N0C 1B0

**RE: Consent Application B3-23**  
**Concession 21, Part Lot 11, Plan 812 BLK 29, Watra Road**  
**Township of Southgate**  
**Applicant: Ron Davidson**  
**Owner: Watra Residents Association**

Dear Mr. Stredwick,

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

The purpose is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision. The effect would be to create a new residential lot but remove two previously created lots that are not developable. The end result would be a decrease in lot density by one lot.

Schedule A of the County OP designates the subject lands as 'Rural' and 'Hazard Lands'. Section 5.4.3 of the County OP limits the number of lots created on an original township lot. The lot density for this original township lot has been met, however, the subject property is subject to a historical Plan of subdivision. The applicants have determined that two lots which were created through the Plan of Subdivision process are not suitable for development as they are located within the Hazard Lands. The applicant is proposing to create one lot further south of the property as a development lot, and the merge Lot 20 and 21 with the adjacent lands. The adjacent lands will become conservation lands. The proposal will reduce the overall number of developments lots by one (1) and remove development from occurring in the Hazard Lands. Overall, County Planning staff are of the opinion that the subject proposal meets the intent of the County lot density and Hazard Lands policies. County Planning staff have no concerns.

Further, the Rural policies in the County OP also require lots created within the Rural designation to be a minimum of 0.8 hectares in size. However, the policies do allow for considerations for smaller sized lots provided there is adequate justification for why the minimum size cannot be met. In this case, creating a larger lot would mean extending lands in the Hazard Lands designation. Provided that the applicants are able to find adequate on-site servicing within the reduced lot size, County Planning staff have no concerns.

Schedule B of the OP also indicates that the subject lands are designated as 'Aggregate Resource Area'. Aggregate Resource Area policies stated in section 5.6.2 of the County OP do not permit non-farm sized lot creation within the Aggregate Resource Area. However, the subject property has already been developed through a historical Plan of Subdivision. Therefore, impacts to the aggregate already exists and prevents future extraction. Further, the proposed lot creation would create a favorable outcome in consolidating lands to the north of the property for conservation purposes. County Planning staff have no concerns in this regard.

Appendix B of the County OP indicates that the property contains 'Significant Woodlands', 'Significant Valleylands' 'Steams' and 'Other Wetlands'. The proposed lot creation will consolidate the development lands located within these natural heritage features and retain these lands for conservation purposes. The newly created lot to the south will be located outside of these natural heritage features. County Planning staff have no concerns with the proposed development.

County Planning staff have no concerns with the proposed lot creation.

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

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

Yours truly,



Hiba Hussain  
Senior Planner  
(519) 372-0219 ext. 1296  
[hiba.hussain@grey.ca](mailto:hiba.hussain@grey.ca)  
[www.grey.ca](http://www.grey.ca)

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

April 19, 2023

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

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: C4-23 and B3-23 (Watra Residents Association)  
Unassigned civic address  
Lots 20 and 22, and Block 29, Plan 812  
Roll Nos.: 420706000210629, 420706000210620, 420706000210621  
Geographic Township of Egremont  
Township of Southgate

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 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. The applications have also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

## Purpose

The purpose of the B3-23 application is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision.

The Purpose of the proposed zoning bylaw amendment is to sever a 0.4 hectare parcel that is currently zoned Open Space (OS). The proposed Zoning By-law Amendment would change these lands to Residential Type 6 Exception (R6-XXX). The exception provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.3 meters respectively. The retained parcel is zoned Open Space (OS) and Environmental Protection (EP) and will remain zoned as such. Lots 21 and 22 are currently zoned Environmental Protection (EP), with some Residential Type 6 (R6) zoning along the front portions of these two parcels. The "R6" zoned area will

be changed to Open Space (OS). No development or site alteration will be permitted.

## **Recommendation**

The proposed consent application and proposed zoning by-law amendment application are acceptable to SVCA staff.

## **Background**

In September 1998, SVCA staff reviewed a similar proposal, for the owner at the time, to delete Lots 20 and 21 and have them merge with Block 29. Then, two new lots were proposed opposite Lots 10 and 11. At that time, SVCA staff found the proposal to be acceptable. It is the understanding of SVCA staff that the 1998 proposal did not proceed.

## **Delegated Responsibility and Advisory Comments**

### **Natural Hazards**

The natural hazard features affecting the properties are watercourses, namely: the Beaty Saugeen River, and an unnamed tributary of the Beaty Saugeen River, and their associated valley and floodplain, any other low laying areas, and potentially wetlands/swamps. SVCA Hazardous Lands mapping, depicts areas of the properties to be low in elevation associated with the floodplain of the watercourses and other low laying areas. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, Schedule A of the Southgate OP, and the Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002 generally coincide with the Hazardous Lands as plotted by SVCA staff for the properties. The lot to be created will not include any of the EP zoned lands.

### **Provincial Policy Statement – Section 3.1**

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. It is the opinion of SVCA staff that the applications are consistent with Section 3.1.1 of the PPS, 2020.

### **Township of Southgate Official Plan and Grey County Official Plan**

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. It is the opinion of SVCA staff that the applications are consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

### **Drinking Water Source Protection**

The subject properties 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 Jim Ellis, Drinking Water Source Protection Risk Management Official at: [jellis@southgate.ca](mailto:jellis@southgate.ca).

### **SVCA Regulation 169/06**

SVCA staff has reviewed the applications 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.

Areas of the properties are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. For the properties the SVCA Approximate Screening Area includes the larger of the following: the watercourses and its floodplain and an area 15 metres outwards from the floodplain of the watercourse; and any wetlands/swamps plus an area 30 metres outwards from any wetlands/swamps. As such, development and/or site alteration within the Approximate Screening Area requires the permission from SVCA, prior to carrying out the work.

“Development” as defined under the *Conservation Authorities Act* means:

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

And;

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

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

#### **SVCA Permission for Development or Alteration**

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, agricultural tile drainage, and/or interference with a watercourse, proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

However, based on Figure 01 and 02 of the Planning Justification Report, even though a small portion of the lot to be severed may encroach into the SVCA Approximate Screening Area, a SVCA permit will not be required for development proposed on the lot to be severed, as the lot to be severed will be far enough away from any natural hazard features.

## Summary

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

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

- 1) Consistent with Section 3.1, Natural Hazard policies of the PPS; and
- 2) Consistent with Grey County OP and Township of Southgate policies for natural hazards.

Please inform this office of any decisions made by the Township of Southgate with regard to the applications. 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 Dobreen, SVCA member representing the Township of Southgate (via email)  
Ron Davidson Land Use Planning Consultant, agent (via email)

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



**Phone:** 519-923-2110  
**Toll Free:** 1-888-560-6607  
**Fax:** 519-923-9262  
**Web:** [www.southgate.ca](http://www.southgate.ca)

## **Staff Report PL2023-020**

**Title of Report:** PL2023-020-B3-23-Watra Residents Association  
**O'Donnell**

**Department:** Planning

**Committee Date:** April 26, 2023

**Recommendation:**

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2023-020 for information; and

**That** the severances be approved with the following conditions:

- 1. That** a Zoning by-law amendment be obtained to implement the consents.
- 2. That** Lots 20 and 21 be merged with the retained lands and a pin consolidation obtained
- 3. That** a survey be provided; and
- 4. That** all outstanding taxes, fees and charges are paid, if any.

**Property Location: BLK 29 of Plan 812**



The property is legally described as CON 21, Pt Lot 11, Plan 812 BLK 29, Watra Road, Geographic Township of Egremont. There is no civic address assigned.

The parcel is approximately 6.47 ha (16 acres) with frontage on Watra Road and Southgate Sideroad 49.

**The Proposal:**

The proposal is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision.

**The Effect** would be to create a new residential lot but remove two previously created lots that are not developable. The end result would be a decrease in lot density by one lot.

**Background:**

The consent file B3-22 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B3-23-Watra-Residents-Association-C4-23->

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

County of Grey indicates that the proposal is acceptable to County Staff and have no further concerns.

Public Works Department indicates that a safe access can be provided and that the road is a rural asphalt standard. A road widening is not necessary.

Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed severance. Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

The Historic Saugeen Metis have no concerns or objections to the proposal.

**Policy Review:**

**The Provincial Policy Statement**

The applicants planning consultant Ron Davidson has prepared a planning justification outlining how the proposal conforms to policy. For the PPS he states:

*"The Provincial Policy Statement (PPS) allows for limited lot creation on rural lands. The PPS also allows for development on private services where municipal or communal services are not available provided the site conditions are suitable over the long term. In this regard, the 0.4 hectare lot should be of ample size to accommodate a private septic system and well. There are no known soil or water issues within this existing subdivision.*

*Furthermore, the PPS protects natural heritage features from development. As explained above, however, all of the natural features existing on the site are located at the north end of the property and not in close proximity to the severed parcel.*

*Lastly, the PPS also promotes areas of known aggregate to be protected for possible future extraction. As noted earlier, the subject lands are recognized as having a potential sand and/or gravel deposit, however, establishing a licensed pit on this particular lands would generally represent poor land use planning given the large number and proximity of residential dwellings within the immediate vicinity.*

*Based on the above, the proposal should be deemed consistent with the PPS."*

The Township of Southgate agrees with this assessment of conformity with the Provincial Policy Statement that the proposal is consistent with the Provincial Policy Statement.

## **The County Official Plan and Township of Southgate Official Plan**

The County and Township official Plan designates the lands as Rural and Hazard lands. The portion to be severed is entirely within the rural lands designation.

The Applicants consultant has again reviewed the policies of the County and Township Official plans with respect to the Rural designation as follows:

*"The 'Rural' policies limit lot creation to a four lots per original 40 hectare Crown-surveyed parcel. Previous versions of the Official Plan, however, gave consideration to Plans of Subdivisions within the 'Rural' designation, which explains the large number of lots that have been created from the original 40 hectare parcel known as Lot 11, Concession 21, Egremont Township. The current policies would not allow for any additional parcels to be created, and therefore in order to create the severed parcel, the retained lands must be merged on title with another lot. Since Lots 20 and 21 are undevelopable, the Association decided to acquire those two parcels for the purposes of being able to merge the retained parcel with those lots. This lot addition will actually reduce the overall number of parcels created within Lot 11, Concession 21 by one.*

*With regard to lot size, the 'Rural' policies required new lots to be at least 0.8 hectares in size; however, a reduced lot area may be considered in the case of lot line adjustments provided both the severed and retained parcels are at least 0.4 hectares in size. The proposal is consistent with this policy. Creating a larger lot was discussed during preconsultation; however, it was agreed by all parties that including 'EP' zone lands with the severed parcel for the purposes of reaching a larger lot area didn't have any merit.*

*The majority of the subject lands is identified on Schedule B as 'Aggregate Resource Area'. The intent the Official Plan is to protect these lands from development for possible future sand and gravel extraction. The creation of non-farm lots is generally not allowed within the 'Aggregate Resource Area'; however, in this particular situation, the establishment of a license pit would not be feasible given the large number of residential lots that exist within this subdivision and, frankly, would represent bad land use planning. This issue was discussed during the preconsultation exercise with the Township and County Planning Departments, and it was agreed that the 'Aggregate Resource Area' policies should not interfere with the intended development.*

*Schedule C identifies the north portion of the subject lands as 'Natural Heritage System Linkage'. The creation of new non-farm lots is generally prohibited within this constraint area. Given that the new lot will be created at the south of the property and well beyond the 'Natural Heritage System Linkage' area, the proposal would not conflict with this natural heritage policy.*

*Schedule B places the north portion of the subject property within the 'Significant Valleyland' and 'Significant Woodland' constraint areas. A small area is also shown as 'Other Wetlands'. These lands will be protected from any development and site alteration as a result of the Zoning By-law Amendment and therefore the severance of a lot at the south end of the property will conform with all applicable natural heritage policies. Based on the foregoing, it is apparent that the proposed severance conforms with the Grey County Official Plan.*

*The Township of Southgate Official Plan mirrors the Grey County Official with regard to mapping and the associated policies listed above. It is evident that the proposal also conforms with the local Official Plan."*

The Township of Southgate concurs with above policy review and agrees that the proposal is consistent with the Policies of the County and Township Official Plans.

## **Zoning**

**Currently the subject lands are zoned as Open Space and EP. The retained lands will remain zoned as Open Space and EP.** The 0.4 hectare parcel to be severed is currently zoned Open Space (OS). The proposed Zoning By-law Amendment would change these lands to Residential Type Six exception (R6-XXX). The exception provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.43 metres respectively. The construction of a house and accessory building would be allowed under the new zoning.

Lots 21 and 22 are currently zoned mostly Environmental Protection (EP), with some Residential Type Six (R6) zoning along the front portions of these two parcels. The (R6) zoned area will be changed to 'OS'. No development or site alteration will be permitted on these lands or on the retained parcel which will merge with these lands.

## **Financial Implications:**

There will be a minor increased assessment growth as a result of the creation of one new buildable lot.

## **Concluding Comments:**

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

Respectfully Submitted,

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

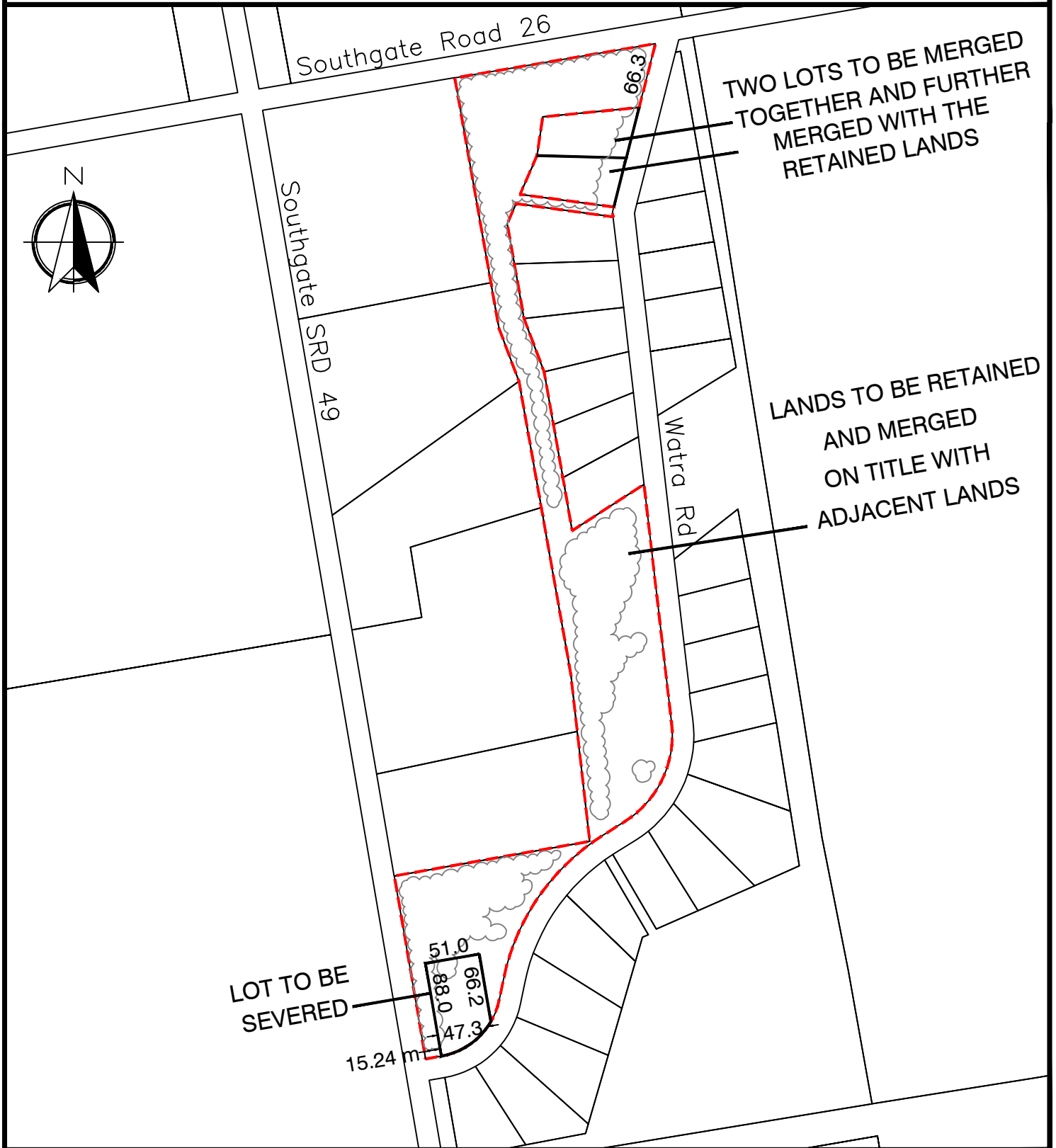


**CAO Approval:** *Original Signed By*  
Dina Lundy, CAO

**Attachments:**

1. Consent Sketch showing proposed lots
2. Planning Justification Report

Figure 01: Proposed Lot Line Adjustment



Watra Residents Association  
Block 29, Plan 812  
Geographic Township of Egremont  
Township of Southgate

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

SCALE 1:5000



RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

---

March 6, 2023

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

Attention: Clint Stredwick  
Planner

Dear Sir:

**Re: Applications for Consent and Zoning By-law Amendment  
Lots 20 and 21, and Block 29, Plan 812  
Geographic Township of Egremont, Township of Southgate  
Owners: Watra Residents Association**

Further to recent preconsultation discussions regarding the above-noted properties, enclosed please find completed Consent and Zoning By-law Amendment applications.

To assist your office in its review of the application, please consider the following:

**Purpose of Applications:**

The Watra Residents Association, which comprises a group of land owners that reside within the Watra Road subdivision, owns a 6.525 hectare parcel known as Block 29, Plan 812. The Association is proposing to sever a building lot and retain the balance of the property for conservation purposes. The proceeds from the sale of the new lot would offset the costs of purchasing this property.

In order to comply with 'Rural' density policies of the Grey County Official Plan and the Township of Southgate Official Plan, the retained parcel will merge on title with two adjacent, undevelopable lots described as Lots 20 and 21, Plan 812. As such, the severance is considered to be a lot line adjustment and not the creation of new lot.

The proposal severance is illustrated on the severance sketch provided in Figure 1 of this Planning Report.

Please be advised that as of March 3, 2023, the Watra Residents Association owns Lots 20 and 21. A copy of the Land Transfer Sheet is attached.

### **Approvals Required:**

The desired lot line adjustment requires approval of a Consent application by the Township's Committee of Adjustment.

Approval of a Zoning By-law Amendment by Township Council is also necessary in order to: (1) change the zoning of the new 0.4 hectare lot from 'OS' to 'R6-special'; and, (2) change the 'R6' zoned portion of Lots 20 and 21 from 'R6' to 'OS'. The 'R6-special' zoning requested for the 0.4 hectare lot would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.43 metres respectively. The zoning proposed for the site is illustrated on Figure 2 of this Planning Report.

Once these two applications have been approved, Council will be requested to pass a Deeming By-law that would have the effect of deeming Lots 20 and 21 not to be lots on a registered plan of subdivision, thereby allowing Lots 20 and 21 and the retained parcel to merge into one parcel. It isn't necessary to include Block 29 in the Deeming By-law because that parcel will lose its existing lot status once the severed parcel is removed from it.

### **Conformity With Grey County Official Plan and Southgate Township Official Plan:**

Schedule A of the County of Grey Official Plan designates the three subject properties as 'Rural' and 'Hazard Lands'. The 0.4 hectare parcel to be severed is situated entirely within the 'Rural' designation.

The 'Rural' policies limit lot creation to a four lots per original 40 hectare Crown-surveyed parcel. Previous versions of the Official Plan, however, gave consideration to Plans of Subdivisions within the 'Rural' designation, which explains the large number of lots that have been created from the original 40 hectare parcel known as Lot 11, Concession 21, Egremont Township. The current policies would not allow for any additional parcels to be created, and therefore in order to create the severed parcel, the retained lands must be merged on title with another lot. Since Lots 20 and 21 are undevelopable, the Association decided to acquire those two parcels for the purposes of being able to merge the retained parcel with those lots. This lot

addition will actually reduce the overall number of parcels created within Lot 11, Concession 21 by one.

With regard to lot size, the 'Rural' policies required new lots to be at least 0.8 hectares in size; however, a reduced lot area may be considered in the case of lot line adjustments provided both the severed and retained parcels are at least 0.4 hectares in size. The proposal is consistent with this policy. Creating a larger lot was discussed during preconsultation; however, it was agreed by all parties that including 'EP' zone lands with the severed parcel for the purposes of reaching a larger lot area didn't have any merit.

The majority of the subject lands is identified on Schedule B as 'Aggregate Resource Area'. The intent the Official Plan is to protect these lands from development for possible future sand and gravel extraction. The creation of non-farm lots is generally not allowed within the 'Aggregate Resource Area'; however, in this particular situation, the establishment of a license pit would not be feasible given the large number of residential lots that exist within this subdivision and, frankly, would represent bad land use planning. This issue was discussed during the preconsultation exercise with the Township and County Planning Departments, and it was agreed that the 'Aggregate Resource Area' policies should not interfere with the intended development.

Schedule C identifies the north portion of the subject lands as 'Natural Heritage System Linkage'. The creation of new non-farm lots is generally prohibited within this constraint area. Given that the new lot will be created at the south of the property and well beyond the 'Natural Heritage System Linkage' area, the proposal would not conflict with this natural heritage policy.

Schedule B places the north portion of the subject property within the 'Significant Valleyland' and 'Significant Woodland' constraint areas. A small area is also shown as 'Other Wetlands'. These lands will be protected from any development and site alteration as a result of the Zoning By-law Amendment and therefore the severance of a lot at the south end of the property will conform with all applicable natural heritage policies.

Based on the foregoing, it is apparent that the proposed severance conforms with the Grey County Official Plan.

The Township of Southgate Official Plan mirrors the Grey County Official with regard to mapping and the associated policies listed above. It is evident that the proposal also conforms with the local Official Plan.

### **Provincial Policy Statement:**

The Provincial Policy Statement (PPS) allows for limited lot creation on rural lands .

The PPS also allows for development on private services where municipal or communal services are not available provided the site conditions are suitable over the long term. In this regard, the 0.4 hectare lot should be of ample size to accommodate a private septic system and well. There are no known soil or water issues within this existing subdivision.

Furthermore, the PPS protects natural heritage features from development. As explained above, however, all of the natural features existing on the site are located at the north end of the property and not in close proximity to the severed parcel.

Lastly, the PPS also promotes areas of known aggregate to be protected for possible future extraction. As noted earlier, the subject lands are recognized as having a potential sand and/or gravel deposit, however, establishing a licensed pit on this particular lands would generally represent poor land use planning given the large number and proximity of residential dwellings within the immediate vicinity.

Based on the above, the proposal should be deemed consistent with the PPS.

#### **Township of Southgate Zoning By-law:**

The 0.4 hectare parcel to be severed is currently zoned 'OS'. The proposed Zoning By-law Amendment would change these lands to 'R6-special'. The special provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.43 hectares respectively. The construction of a house and accessory building would be allowed under the new zoning.

The retained parcel is zoned 'OS' and 'EP' and will remain zoned as such.

Lots 21 and 22 are currently zoned mostly 'EP', with some 'R6' zoning along the front portions of these two parcels. The 'R6' zoned area will be changed to 'OS'. No development or site alteration will be permitted on these lands or on the retained parcel which will merge with these lands.

#### **Conclusion:**

The proposed lot line adjustment will result in the creation of a new building lot while eliminating any building potential on the retained lands and two adjacent parcels.

This development proposal has considerable merit and should be approved.

**Final Comments:**

I trust you'll find the application package to be complete. Should you have any questions regarding the proposal, please contact the undersigned.

On a final note, it would be sincerely appreciated if you could contact me when scheduling the public meetings for these two files in order to ensure my availability.

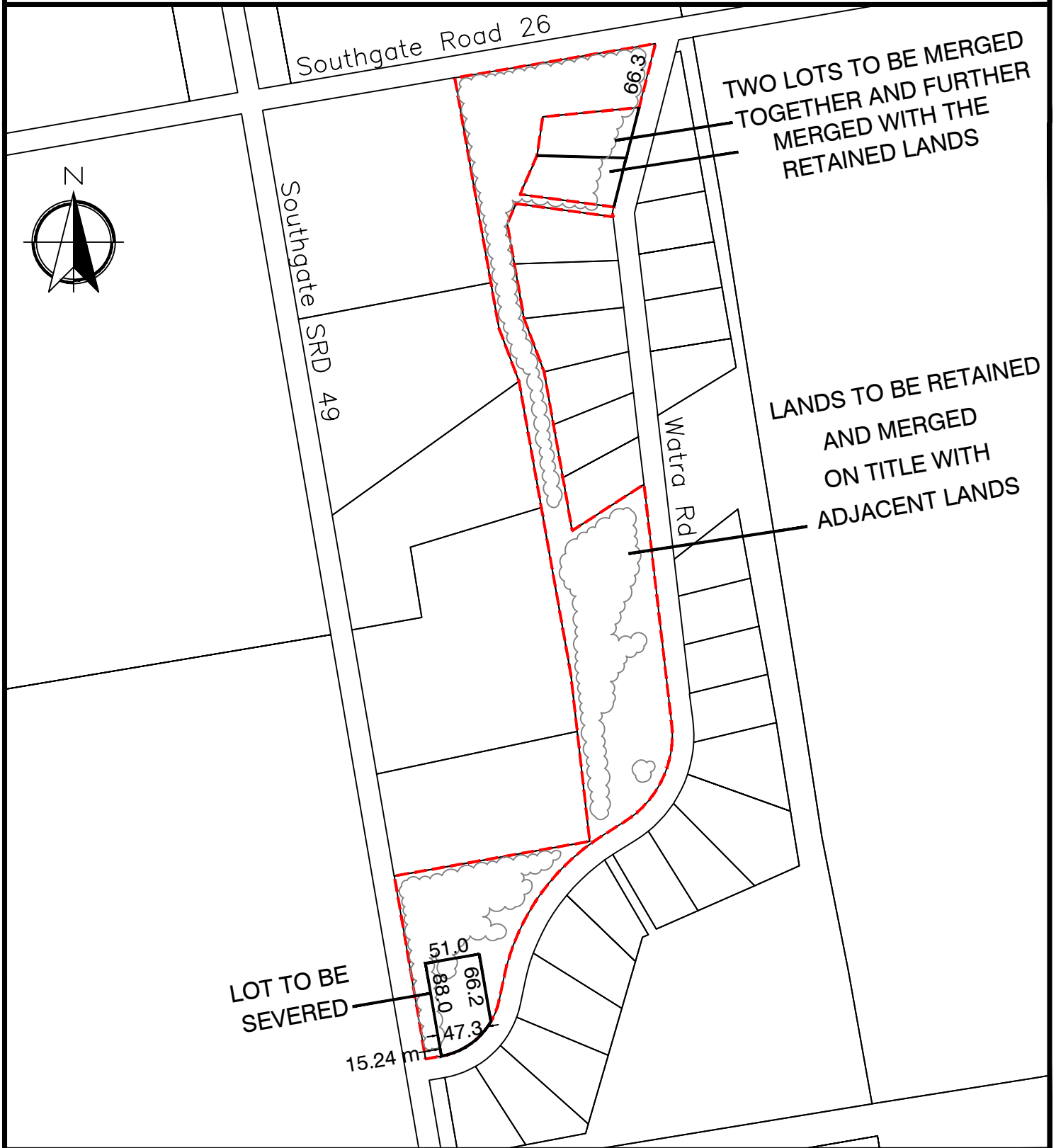
Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, RPP, MCIP

c.c. Watra Residents Association

Figure 01: Proposed Lot Line Adjustment

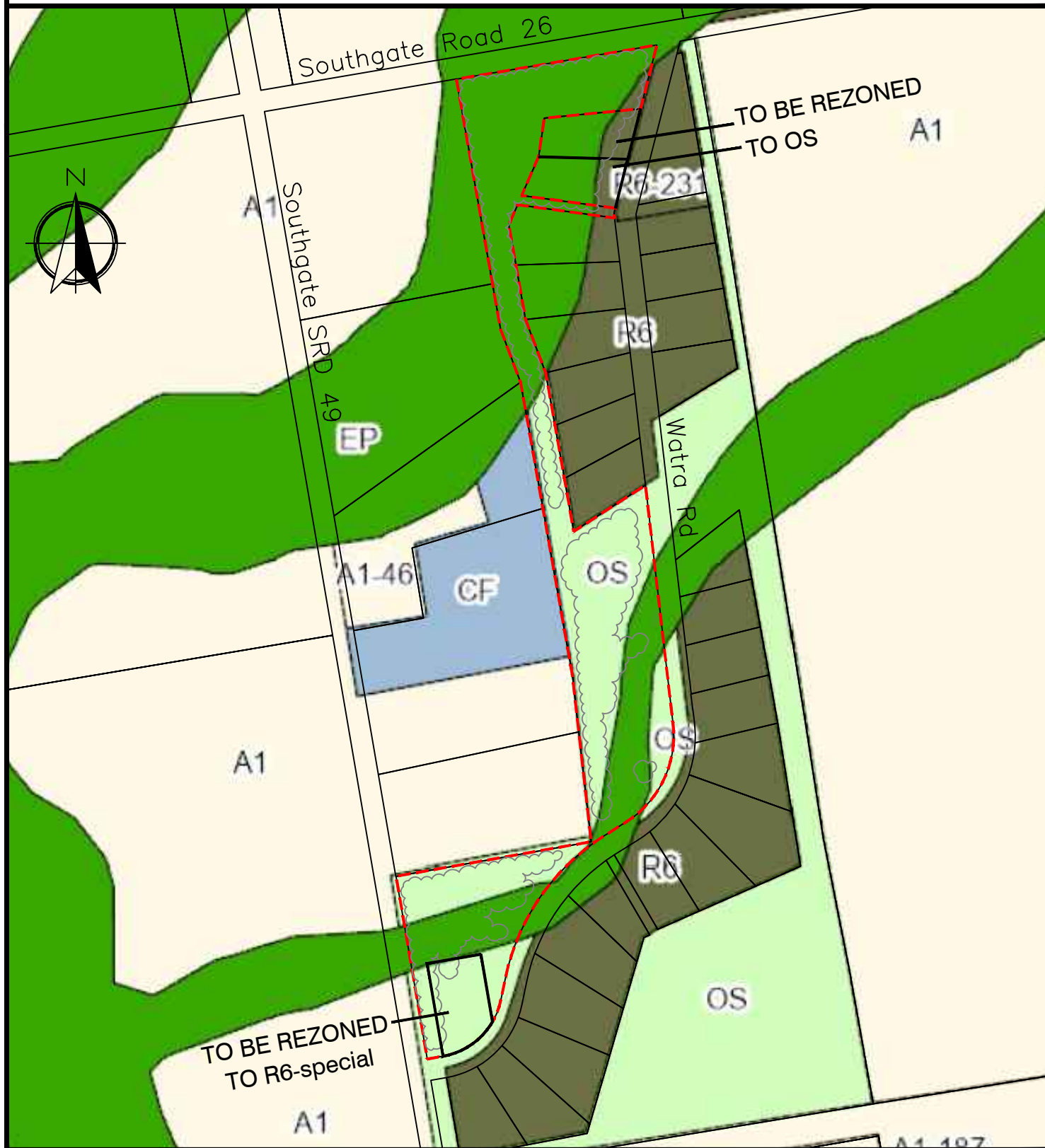


Watra Residents Association  
 Block 29, Plan 812  
 Geographic Township of Egremont  
 Township of Southgate

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

SCALE 1:5000

Figure 02: Proposed Rezoning



Watra Residents Association  
 Lots 20 and 22, and Block 29, Plan 812  
 Geographic Township of Egremont  
 Township of Southgate

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

SCALE 1:5000