



Staff Report PL2020-031

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

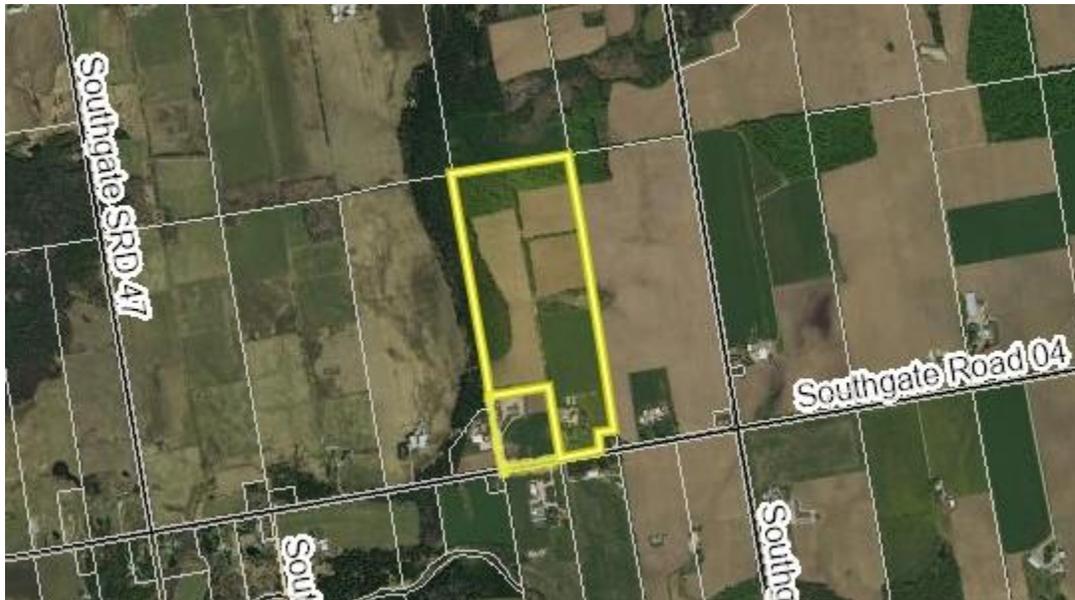
Recommendation:

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

That the severance be approved with the following conditions:

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

Property Location: 043853 and 048873 Southgate Road 04



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

The Proposal:

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

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

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

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

Background:

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

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

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

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

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

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

Bell Canada has no concerns.

The Building Department has no concerns.

The Historic Saugeen Metis has no objection

Hydro One has no comment.

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

The SVCA find the application acceptable.

The BWDSB have no concerns

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

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

Policy Review:

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

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

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

Financial Implications:

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

Concluding Comments:

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

Respectfully Submitted,

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



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments:

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