



Staff Report PL2020-030

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

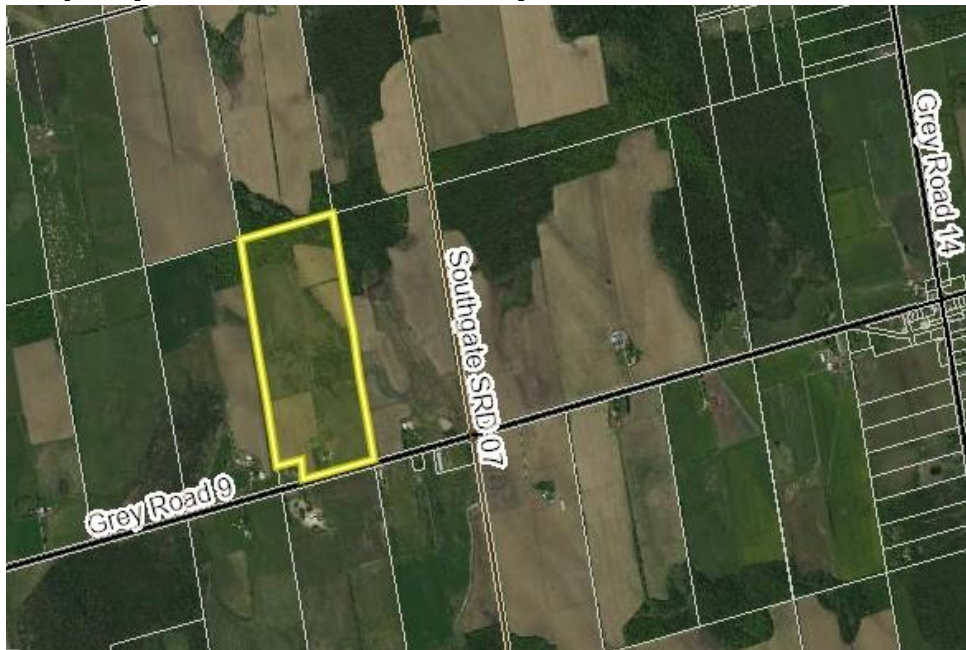
Recommendation:

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

That the severance be approved with the following conditions:

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

Property Location: 185197 Grey Road 9



The Subject Lands:

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

Background:

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

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

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

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

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

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

The Proposal:

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

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

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

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

Bell Canada has no concerns.

The Building Department has no concerns.

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

Hydro One has no comment or concern.

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

SVCA indicate that the proposed consent is acceptable.

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

No comments have been received from the Public.

Policy Review:

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

Concluding Comments:

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

Respectfully Submitted,

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



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

Attachments:

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