



Planning and Development

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November 5th, 2020

Elisha Hewgill, Secretary-Treasurer
Township of Southgate
185667 Grey County Rd. 9, RR #1
Dundalk, Ontario N0C 1B0

RE: Consent Application B09.2020
Concession 3, Part Lot 64, Parts 3 & 4 of Plan 17R-331
Township of Southgate (former geographic Township of Egremont)
Owner/Applicant: Randy Bye c/o H Bye Construction Ltd.
Agent: Cuesta Planning Consultants Inc.

Dear Ms. Hewgill,

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

The purpose of the subject application is to sever 4,137m² of land containing the shop, from the existing house and merge it with the adjacent land to create a parcel that is 25869m². The retained parcel, comprising 4068m² and containing one single detached house would retain 58.5m of frontage on Southgate Sideroad 41. The lands to be merged would have access and frontage via the lands to be merged with being 411272 Southgate Sideroad 41. No new developable lot would be created as a result of this lot line adjustment.

The effect would be to reorganize the lot lines to have one parcel form 4068m² that contains the house and a separate 25869m² parcel that would contain the shop along with the existing house on the neighbouring lot. No new lots would be created.

Schedule A of the County OP designates the subject lands as 'rural' and 'hazard lands'. Section 5.4.3(3) states,

Consents are permitted for lot addition purposes, or to correct lot boundaries where the land being added is to be added to an existing use provided the

enlarged lot and retained lots are greater than 0.4 hectares each. The above-noted lot density provisions in Table 9 do not apply to lot additions.

The lot size of the retained and severed parcel both exceed 0.4 hectares in size. Because no new lots will be created, County planning staff have no concerns.

Schedule A of the Official Plan further designates a portion of the subject property as 'Hazard Lands'. Policy 7.2(3) states,

in the Hazard lands designation, buildings and structures are generally not permitted.

No development is proposed aside from the lot addition, County planning staff have no concerns.

Schedule B of the County OP designates a portion of the subject lands as an 'aggregate resource area'. Section 5.6.2(8) states, *non-farm sized lot creation of lots less than 20 hectares in size will not be permitted in Aggregate Resource Areas. Lot creation for infrastructure or public use purposes may be exempted from this requirement provided all reasonable measures are taken to mitigate any impacts on the aggregate resource.* The subject properties forming part of this proposal are currently both non-farm sized. Through the proposal, no additional lots will be created. County planning staff have no concerns with the above noted policy.

Appendix B identifies a 'stream' on the subject property. Section 7.9(2) states,

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

The proposed lot addition exceeds the setback review area from the stream for the conservation authority, County planning staff have no concerns.

Provided the severed parcel merges on title with the retained parcel and no new lot is created, 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 do not hesitate to contact me.

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Yours truly,

A handwritten signature in black ink that reads "Stephanie" followed by a stylized surname.

Stephanie Lacey-Avon
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