



Staff Report PL2020-051

Title of Report: PL2020-051-B7-20 Ina Martin
Department: Clerks
Branch: Planning Services
Committee Date: November 25, 2020

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-051 for information; and

That the severance be approved with the following conditions:

1. **That** a zoning by-law amendment be prepared to recognize the reduce lot area for the severed and retained lots
2. **That** a 3m road widening be provided if a road widening has not been provided for in the past.
3. **That** if not already done, a pin consolidation be done for the retained lot and the residential lot that was merged previously.
4. **That** a survey be provided; and
5. **That** all outstanding taxes, fees and charges are paid, if any.

Property Location: 045558 Sg Rd 04



The Proposal:

The purpose of the application is to sever the farm lot into two 20 ha (50 acre) parcels. Specifically, the effect of the proposed severance is to sever a 20 ha parcel of land with 201m of frontage on Southgate Road 04. The retained parcel will be 20ha in size with frontage on Southgate Road 04. The retained lot, if not already completed will be merged with the small residential lot on lot 16 containing the house.

The lot is legally described as Con 2, Pt lot 16 and is approximately 40 ha with 400m of frontage on Southgate Road 04.

Background:

Application B7-20 has been circulated for comments and the following comments have been received as of the writing of this report.

Bell Canada has no concerns.

The Historic Saugeen Metis have no objection to the proposed development.

The County of Grey indicates that provided positive comments are received from the Conservation Authority regarding the Hazard Lands, Significant Woodlands, and the stream, County planning staff have no further concerns with the subject application.

Public Works indicates that a road widening is required if one has not been provided for in the past.

The civic number is attached under mailbox, requirement to be displayed at current house entrance on a stake for emergency identification. Within less than 100 metres, there are 4 entrances, 1 grassed over abandoned with culvert in ditch, house has circular type entrance, there is also one commercial entrance.

SVCA staff is of the opinion that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated, with the exception of Section 2.1.7 habitat of endangered species and threatened species, which the applicant must address.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated, with the exception of habitat of endangered species and threatened species, which the applicant must address.

Policy Review:**Provincial Policy Statement:**

Provincial Policy within the Rural area does allow for the creation of lots on rural lands. In this case the creation of two smaller farm parcels of 20 ha in size. The creation of these lots will not negatively impact either natural heritage of the site as the comments from the SVCA indicate.

The small amount of agricultural land will be entirely contained on the one half of the lot and therefore not spilt between two lots.

The lots also meet MDS requirements for large farm parcels and will not negatively impact agricultural operations in the area.

The proposal is consistent with the PPS.

Township Official Plan:

The Township of Southgate Official Plan designates the lands primarily as Rural with a portion of the lands being Hazard and slightly less than one quarter of the lands are designated agricultural.

Since the majority of the property is Rural including all of the frontage the Township is utilizing the policies of the Rural designation to evaluate this proposal.

The Consent policies allow for one severance per 40ha of land. Provided that the residential lot has been merged with the larger farm parcel the proposal meets this policy.

Section 5.2.2 (2) indicates lots may be considered for agricultural uses, provided both the severed and retained parcels are 20 hectares or greater.

The proposal would conform to the above policy.

Zoning By-law:

The lands are zoned as A1 agricultural and EP Environmental Protection. The lands will need to be rezoned to recognize the reduced lot area for the severed and retained lots. The minimum lot area is 40ha and so both severed and retained will have to be recognized for their new 20ha lot areas.

Financial Implications:

Minor increase to the assessment base with the addition of a new building lot.

Concluding Comments:

Based on the above, comments received the proposal conforms to the relevant planning policies and should be approved. Provided no negative comments are received at the hearing, it is staff's opinion, that the proposal should be approved.

Respectfully Submitted,

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



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

Attachments:

1. Attachment 1 - Van Harten Preliminary Survey