



## **Staff Report PL2020-060**

**Title of Report:** PL2020-060-B9-20 Randy Bye  
**Department:** Clerks  
**Branch:** Planning Services  
**Committee Date:** November 25, 2020

**Recommendation:**

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2020-060 for information; and

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

1. **That** a one foot strip of land along the retained frontage be deed as part of the Township Road allowance.
2. **That** the severed lot be merged and a pin consolidation occur.
3. **That** the certificate affixed to the deed reference Section 50 (5) of the Planning Act to allow the new parcel to merge with the abutting lands to the south.
4. **That** a survey be provided; and
5. **That** all outstanding taxes, fees and charges are paid, if any.

**Property Location:** 411280 Southgate Side Road 41



**The Proposal:**

The proposal is to sever 4137m<sup>2</sup> of land containing the shop, from the existing house and merge it with the adjacent land to the south to create a parcel that is 25869m<sup>2</sup>. The retained parcel, comprising 4068m<sup>2</sup> 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.

**Background:**

The lot enlargement was approved previously in the early 2000s, but the consent lapsed as the deed was not stamped. The current proposal includes a slight enlargement to the parcel to be severed, however the intent of the application remains the same as the previously approved consent. Both the retained and enlarged parcel will meet the requirements of local land use policies and zoning provisions. In particular, both the severed and enlarged parcels will be of sufficient size to adequately accommodate existing servicing infrastructure.

As part of this application, a 0.3 metre strip of land from the subject lands (retained parcel) is to be conveyed to the municipality , and added to the road allowance in order to dissolve the lot fabric and allow for the subsequent merger. As well, the certificate affixed to the deed should reference Section 50 (5) of the Planning Act to allow the new parcel to merge with the abutting lands to the south.

Comments received to date are as follows:

Bell Canada has no concerns with the proposal.

Enbridge Gas indicates that they have lines in the area, and it is the owners responsibility to move them should that be required. They generally have no concern with the proposal.

The SVCA indicate that the application for consent to sever land is acceptable to SVCA staff.

The County of Grey indicate that 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.

Public Works indicate that it is a load restricted road and that a road widening is not necessary.

The Historic Saugeen Metis have no concerns.

**Policy Review:****Provincial Policy Statement:**

The lands are considered to be Rural lands within the context of the PPS. residential development is considered a permitted use within the Rural area and lot line adjustments such are permitted.

MDS issues are not a concern and no new developable lots will be created.

There are also no natural hazards that will be impacted by this severance.

The proposal is consistent with the PPS.

**Township Official Plan:**

The Official Plan permits limited non farm residential development with the Rural designation. Consents are generally limited in rural areas however, the following section permits lot line adjustments.

- 5.2.2. (5) Consents may be considered where the land being conveyed is to be added to an existing farm or non-farm use or to provide for minor lot line adjustments or correct lot boundaries. The granting of such a consent shall not be permitted if it results in the creation of an undersized remnant lot.

As was mentioned the lands have already been zoned with a new minimum lot size to reflect the severance and as such an undersized lot would not be created. Similarly, the retained lot would also be of sufficient size to maintain a well and septic system.

The Lands can be adequately serviced and will not impact the natural heritage or agricultural operations that may be in the area.

The proposal is consistent with the Official Plan.

**Zoning By-law:**

As previously noted, the proposal had been approved a number of years ago and as such, the zoning for the consent is already in place. The retained lands would be zoned R6-130 and the severed lands are zoned R6-117.

The proposal is consistent with the purpose and intent of the Zoning By-law.

**Financial Implications: None**

## Concluding Comments:

Based on the above comments the proposal is appropriate and conforms to policy. Provided there are no negative comments received the recommendation by staff is to approve the proposed lot addition.

Respectfully Submitted,

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

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



## Attachments:

1. Attachment 1 - Site Plan From Application