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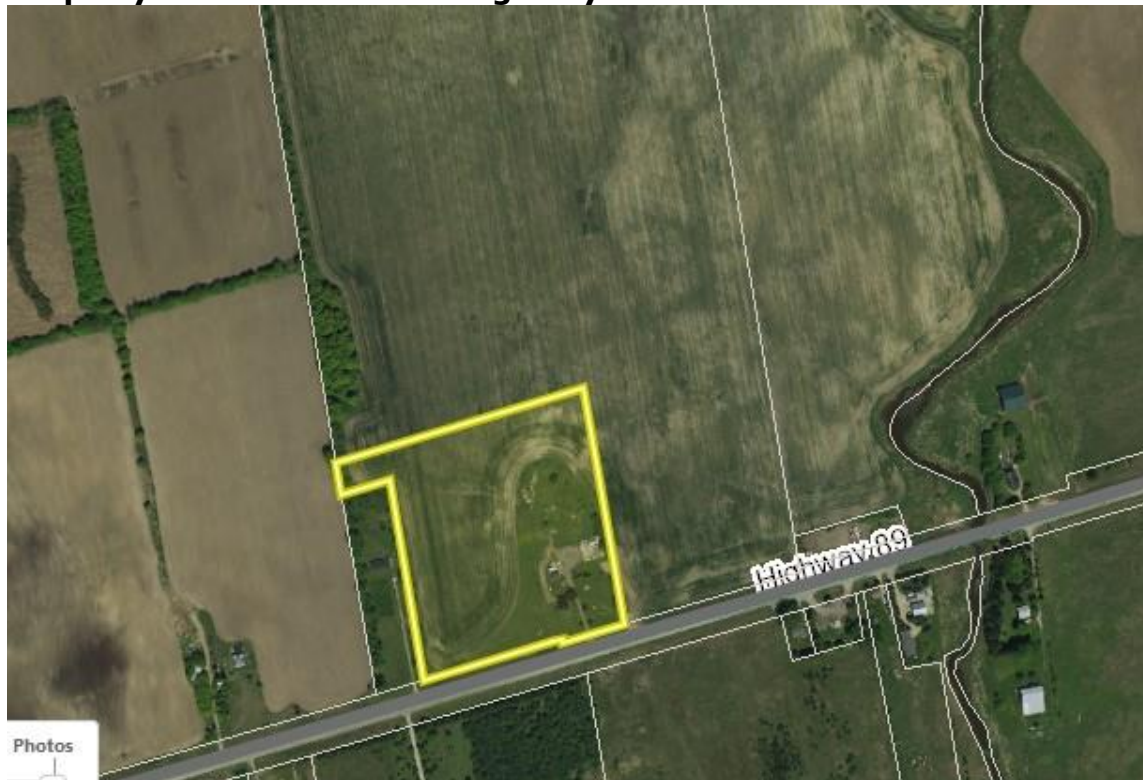
## **Staff Report PL2021-052**

**Title of Report:** PL2021-052-C7-21 Larry Schill  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** June 16, 2021

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2021-052 for information; and  
**That** Council consider approval of By-law 2021-092.

**Property Location: 026735 Highway 89**



**Subject Lands:** The subject lands are known as Con. 1, PT lot 40, RP16R8767 Pt1, Geographic Township of Proton, Township of Southgate. Known municipally as 026735 Highway 89. They are approx. 10.4 acres in size.

**The Purpose** of the zoning bylaw amendment application is to implement a condition of consent for a lot addition. Parcel A on the sketch included with the consent file B10-20 will be rezoned to recognize a reduced lot frontage and lot area. Parcel B which will be merged with the agricultural lot, will be rezoned to reflect the same zoning as the agricultural parcel.

**The Effect** of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property for parcel B from A1-115 to A1-148 to have the parcel reflect the same zone standards as the agricultural parcel that it is being added to. Parcel A will remain zoned Agricultural exception (A1-115) but the provisions of the bylaw will be altered to reflect a smaller lot size of 1.3 ha and a smaller lot frontage of 99m.

### **Background**

A consent application B10-20 was approved November 25 of this year and as a condition of consent a Zoning Bylaw amendment is required to recognise the new lot sizes for both the severed and retained lots on the subject lands. The B10-20 file is available at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B10-20-AG-Holdings-Inc-Larry-Schill->

A Public meeting was held virtually on May 26, 2021. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C7-21-AG-Holdings-Inc-co-Larry-Schill>

The comments received include:

The Building Department has no concerns.

Enbridge Gas has no concerns.

The Historic Saugeen Metis have no concerns.

The Public Works Department indicate that the road is MTO jurisdiction.

The County of Grey indicate that provided that 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.

The GRCA indicate they have no concerns.

No comments were received from members of the public.

### **Financial Implications:**

#### **Staff Review**

Staff reviewed this application based on the Planning Act, the Provincial Policy Statement (PPS), Southgate Official Plan and the Zoning By-law.

### **The Provincial Policy Statement 2020 (PPS)**

The PPS has been reviewed in its entirety however only the most relevant policies have been identified below. The subject land would constitute a "Rural Area" under the definition of Rural Area in the PPS. The lands are considered to be rural lands. The PPS allows for a variety of uses in the rural lands areas which are supported by the following policies:

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

The proposed lot addition will support agriculture by returning good agricultural land to the larger farm parcel instead of leaving it with the residential lot.

The proposal does not conflict with MDS and is consistent with the Provincial Policy Statement.

### **Township Official Plan**

The Township of Southgate Official Plan (OP) designates the subject lands "Rural". The OP provides for lot creation policies in section 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.

This policy clearly allows lots for agricultural purposes such as lot additions.

There are no Hazard lands on the subject lands. The proposal conforms to the Official Plan Policies.

### **Zoning By-law**

The subject property is currently zoned Agricultural exception (A1-115). The proposed zoning by-law amendment would change the zoning symbol on a portion of the property (parcel B) from A1-115 to A1-148 to have the parcel reflect the same zone standards as the agricultural parcel that it is being added to. Parcel A will remain zoned Agricultural exception (A1-115) but the provisions of the bylaw will be altered to reflect a smaller lot size of 1.3 ha and a smaller lot frontage of 99m.

MDS is not a concern and the reduction of the intent of the zoning bylaw and policy to keep as much agricultural land as possible with the farm policy.

The proposal meets the intent of the Comprehensive Zoning Bylaw and is considered good planning.

**Site Inspection** A site visit was not conducted for this application.

**Conclusions** The application is consistent with the Provincial Policy Statement, Township official Plan. Staff are supportive of the proposal and recommend the application be approved.

Respectfully Submitted,

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



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

### **Attachments:**

1. Consent sketch