



Staff Report PL2021-053

Title of Report: PL2021-053-C8-21 Peter Weber
Department: Clerks
Branch: Planning Services
Council Date: July 7, 2021

Recommendation:

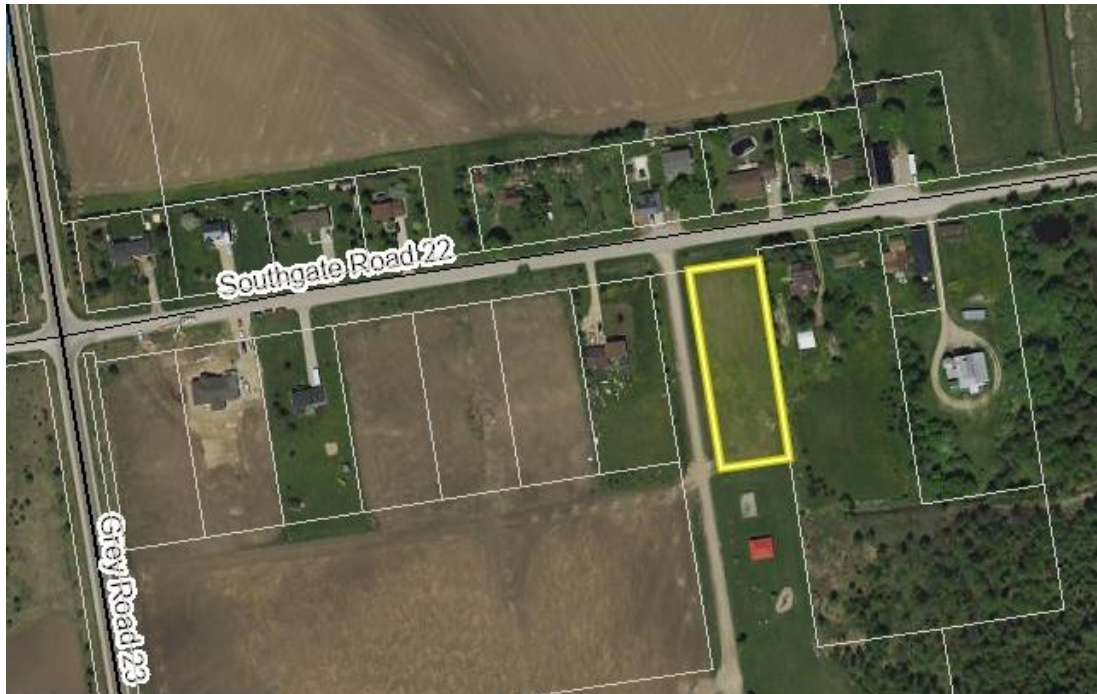
Be it resolved that Council receive Staff Report PL2021-053 for information; and
That Council consider approval of By-law 2021-097.

The Proposal

The applicants Peter and Ruth Weber wish to establish a secondary unit within the R5 zone on private services. The parcel is being rezoned to add the secondary unit to the R5 zone.

Subject Lands

The subject land is described as Con. 17, Pt lot 16, geographic Township of Egremont, in the Township of Southgate. Below is an image with the property location.



Background

Application C8-21 was received and a public meeting was held on May 26th , 2021. The link to the electronic file is below.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C8-21-Peter-and-Ruth-Weber>

The following comments were received at the public meeting:

The County of Grey indicate that provided positive comments are received from the local CA and adequate servicing can be ensured for the subject development, County planning staff have no concerns.

The Building Department has no concerns. They indicate that applicable permits will be required as well as a fire number and entrance permit.

Enbridge Gas has no concerns.

The Public Works department indicates that it is a rural asphalt road standard. The municipal drain that traverses the property has been relocated.

The Saugeen Valley Conservation Authority find the application acceptable.

The Historic Saugeen Metis have no objection to the application. No comments were received from members of the public.

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Financial Implications:

The approval of this application would not generate a negative financial impact on the Township.

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 lands are also considered to be rural lands. The PPS and Planning Act permit a variety of housing types including, in the Rural areas including secondary units. Minimum Distance Separation (MDS) Regarding MDS 1, it has been reviewed and there are no barns in the area that would be negatively impacted by this development. MDS is also not applicable within a settlement area. Staff have no concerns regarding MDS. The proposal will not hinder surrounding agricultural operations and will not require infrastructure development. Based on the above, the proposal appears to be consistent with the PPS.

Township Official Plan

The Township of Southgate Official Plan (OP) designates the subject lands "Rural". The OP allows for secondary units to be established provided they can be adequately serviced and are recognized through an implementing zoning bylaw. The proposed secondary unit is appropriate for the area and can be adequately serviced. The proposed secondary unit is consistent with the policies of the Official Plan.

Zoning By-law

The subject property is currently zoned Residential Type 5. The addition of a secondary unit will not negatively affect other agricultural or residential uses in the area and will be adequately serviced on private services. MDS is not applicable within the settlement area of Dromore and the lot is sufficiently sized to accommodate a septic system for both the residence and the secondary unit. The proposal meets the intent of the bylaw and legislation to permit secondary units where they can be serviced appropriately. The secondary unit will be an additional permitted use to the R5 zone. The secondary unit will be located attached to the residence. The proposal meets the intent of the Comprehensive Zoning Bylaw and is considered good planning.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the property from Residential Type 5 (R5) to Residential Type 5 exception (R5-488) to add the new use to the property.

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. Based on the above and the lack of negative comments received staff recommend that the zoning by-law amendment to allow for a garden suite be approved.

Respectfully Submitted,

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



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

Attachments: