



Staff Report PL2021-083

Title of Report: PL2021-083-C18-21 Barlari
Department: Clerks
Branch: Planning Services
Council Date: October 6, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-083 for information; and
That Council consider approval of By-law 2021-143 recognizing the existing cottage as being a garden suite and allowing for a new home to be constructed nearby.

Property Location: 184508 Grey Road 9



Subject Lands:

The subject lands are described as Con 15 W Pt Lot 23 Geographic Township of Egremont and are approximately 51 acres. The lands have frontage on Grey Road 9 and are alternatively described as 184508 Grey Road 9.

The Purpose of the proposed zoning by-law amendment is to consider a Temporary zoning bylaw amendment application, for a period of up to 20 years, to recognise the existing residence as a garden suite and allow for the building of a new residence on the same lot and occupied on a year round basis.

The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural exception (A1-499) to allow for a garden suite, on the property.

Background

A Public meeting was held virtually on September 22, 2021. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C18-21-Margaret-Barlari>

The comments received include:

The Public Works Department indicate that the property fronts on a County Road and is under County of Grey Jurisdiction.

The County of Grey staff indicate that provided MDS can be met and SVCA is generally satisfied with the proposed building location of the new primary dwelling, the County has no further concerns.

The SVCA indicate the proposal is acceptable to SVCA staff.

No comments were received from members of the public.

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 garden suites on a temporary basis.

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. 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 "Agricultural", "Wetland" and "Hazard lands". The OP allows for secondary garden suites to be established provided they are temporary in nature can be adequately serviced and are recognized through an implementing zoning bylaw.

The proposed garden suite is temporary in that it is limited to 20 years and appropriate for the area and can be adequately serviced. The proposed new house will be kept within 100ft of the garden suite to comply with the County policy of development remaining within the building cluster on the lot.

The proposed garden suite is consistent with the policies of the Official Plan.

Zoning By-law

The subject property is currently zoned Agricultural A1, Wetland and Environmental Protection (EP). The addition of a temporary Garden Suite will not negatively affect other agricultural or residential uses in the area because it will be kept in the same building cluster as the existing structure, and it will be over 608m away from the road.

There is no relief required to the existing provisions of the bylaw (save allowing the garden suite), however, a provision requiring that the new structure be located within 30m of the existing cottage will be included. The proposal meets the intent of the bylaw. The Garden suite permitted use will be an additional permitted use to the A1-499 zone. The garden suite will be located in the rear yard to the proposed new residence.

Conclusions

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: None.