

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

Staff Report PL2021-077

Title of Report: PL2021-077-C15-21 Levesque
Department: Clerks
Branch: Planning Services
Council Date: October 6, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-077 for information; and
That Council consider approval of By-law 2021-142 permitting the erection of a garden suite on the subject lands.

Property Location: 106008 Southgate Road 10



Subject Lands:

The subject lands are described as Con 6 Pt Lot 23 RP 17R2305;Parts 1 & 2 Geographic Township of Proton and are approximately 2 acres. The lands have frontage on Southgate Side Road 15 and Southgate Road 10. The are alternatively described as 106008 Southgate Road 10.

The Purpose of the zoning bylaw amendment is to consider a change to allow for a garden suite to be permitted on the property for a period of up to 20 years.

The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on the property from Agricultural (A1) to Agricultural Exception (A1-495) to allow for the garden suite and accommodate any reduced setbacks. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

Background

A Public meeting was held virtually on June 23, 2021. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C15-21-Theresa-and-Marc-Levesque>

The comments received include:

The Historic Saugeen Metis have no concerns or objections.

The Public Works Department indicate that the property has a safe access and is on a rural asphalt road.

The County of Grey staff indicate they have reviewed Zoning application C15-21 - Theresa & Marc Levesque and generally have no comments or concerns.

Enbridge Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

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 "Rural". 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 and appropriate for the area and can be adequately serviced. The proposed garden suite is consistent with the policies of the Official Plan.

Zoning By-law

The subject property is currently zoned Agricultural A1 but because of its size reverts to the Residential Type 6 zoning provisions. The addition of a temporary Garden Suite will not negatively affect other agricultural or residential uses in the area and will be adequately serviced on private services. The large pond on the subject property and the house being constructed toward the back of the property have created a situation where some relief is required from the setbacks for the garden suite. It is proposed to have a minimum rear yard setback of 3m. Given that the adjacent property is agriculture this should not negatively affect the adjacent property. All other provisions of the bylaw continue to apply. The proposal meets the intent of the bylaw. The Garden suite permitted use will be an additional permitted use to the A1-495 zone. The garden suite will be located in the exterior side yard as per the submitted drawings.

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.