



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3

October 9, 2021

Ms. Lindsey Green, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, ON, N0C 1B0

*Sent via E-mail

**RE: Zoning By-law Amendment Application C25-21
Lot 23 – 25, Concession 19
Township of Southgate (geographic Township of Egremont)
Civic Address: 244562 Southgate Road 24
Applicant/Owner: Ciarra Pennings / Jackie Pennings**

Dear Ms. Green,

This correspondence is in response to the above noted zoning by-law amendment application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan. We offer the following comments.

The purpose of the proposed zoning by-law amendment is to permit a garden suite for a period of up to 20 years to be located on the subject property.

Schedule A of Recolour Grey designates the subject property as 'Agricultural,' 'Hazard Lands' and 'Rural.' The proposed garden suite would be within the Agricultural designation.

Section 4.2.6 of the County's Official Plan outlines key policies relating to Garden Suites as follows:

"Garden Suites are portable, self-contained dwellings without a basement. As defined by the Planning Act, a garden suite is a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. They must generally be located within or in proximity to the farm buildings and/or main residence on a property. Servicing is typically connected to the principal residence services, of which, sufficient capacity to service the garden suite must exist."

The circulated site plan shows the garden suite in close proximity to the existing house, barn, and shed on the property, which aligns with the County policies requiring such structures to be located within the farm cluster.

One of the key features of the garden suite policies is also the 'portable' nature of these units. It was not clear in the application materials whether this garden suite would be designed to be portable, or whether it was more permanent in nature.

October 9, 2021

Page 2

Of a general planning nature, County staff would raise the question of whether a temporary garden suite is the preferred option here, or if the lands could instead accommodate a permanent 'Additional Residential Unit', as defined by the *Planning Act*. Section 16 (3) of the *Planning Act* states:

"An official plan shall contain policies that authorize the use of additional residential units by authorizing,

*the use of two residential units in a detached house, semi-detached house or rowhouse;
and*

the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse."

Staff would recommend that this proposal could possibly be considered an additional residential unit "in a building or structure ancillary to a detached house." It should be noted that the County's policies under section 4.2.5 of the County Plan also speak to permitting 'second units' within detached ancillary structures. The County is currently in the process of undertaking a housekeeping update to further align our policies with recent changes to the *Planning Act*.

The County Plan also maps some 'Significant Woodlands', a watercourse and 'Other Identified Wetlands' on this property. The proposed garden suite is outside of these environmental features and their associated adjacent lands.

Provided the proposed garden suite can be adequately serviced and is designed to be portable, County staff have no concerns with the subject zoning by-law amendment application. Similarly, if the proponent wished to create a permanent additional residential unit, instead of a garden suite, then County staff have no issues with that, subject to the ability to service the unit.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in dark ink, appearing to read "Scott Taylor", is written over a light yellow rectangular background.

Scott Taylor, MCIP, RPP
Manager of Planning Services
519-372-0219 ext. 1238
scott.taylor@grey.ca