



## **Staff Report PL2021-100**

**Title of Report:** PL2021-100- B11-21- Harper Homes  
**Department:** Clerks  
**Branch:** Planning Services  
**Committee Date:** November 24, 2021

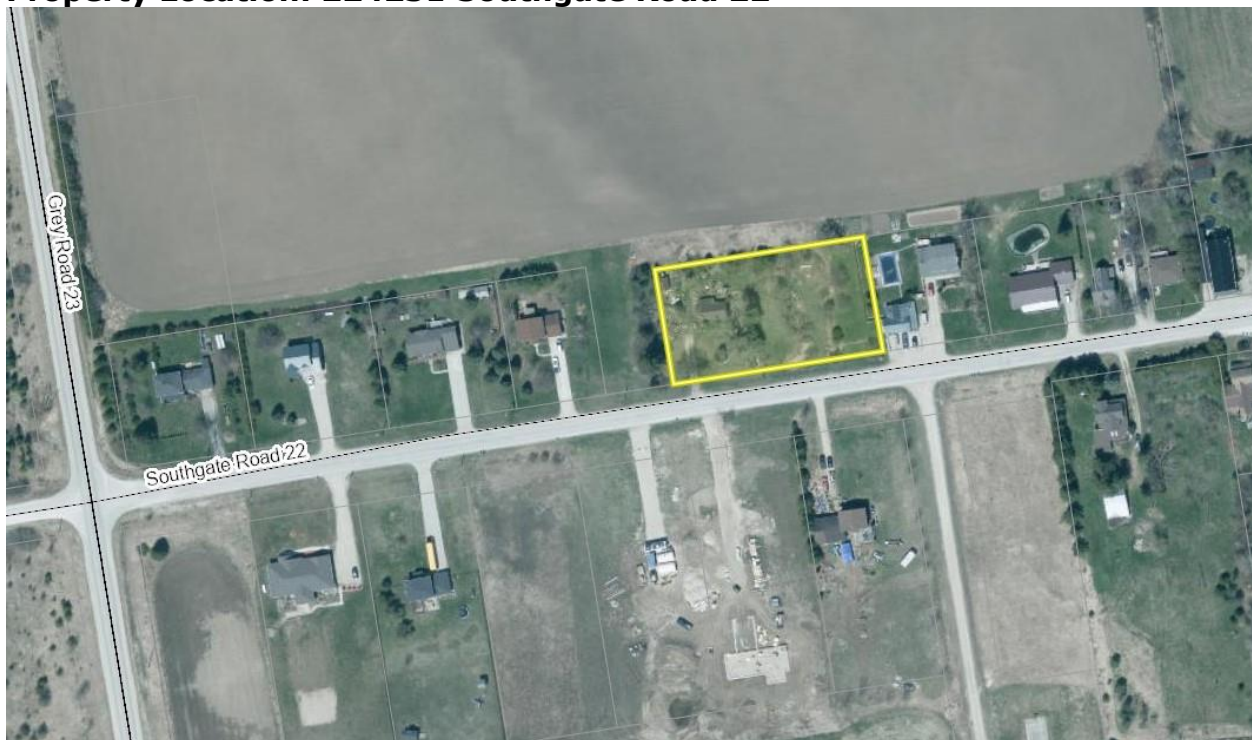
**Recommendation:**

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2021-100 for information; and

**That** the severance be approved with the following conditions:

- 1. That** a 3m road widening be provided to the Township.
- 2. That** a Zoning by-law amendment be obtained to recognize the reduced lot area.
- 3. That** a survey be provided; and
- 4. That** a Grading and Drainage plan be provided to address stormwater management to the satisfaction of the Township public works department and the Chief Building Official.
- 5. That** all outstanding taxes, fees and charges are paid, if any.

**Property Location: 224231 Southgate Road 22**



The property is legally described as Con 18S, Pt lot 16, Geographic Township of Egremont. The lands are further described as 224231 Southgate Road 22. It is approximately 3236m<sup>2</sup> with approximately 80m of Frontage on Southgate Road 22.

**The Proposal:**

The proposal is to sever the lot into two 1618m<sup>2</sup> parcels with 40m of frontage on Southgate Road 22. The lots will have a depth of 40.23m.

**Background:**

The consent file B11-21 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B11-21-Harper-Homes-Inc->

The Comments received to date on the consent applications are as follows:

Bell Canada has no concerns

Enbridge has service lines running within the area which may or may not be affected by the proposed severance. Should the proposed severance impact these services it may be necessary to relocate the line according to the new property boundaries at the owner's expense.

Public Works Department indicates that the lots are on a rural asphalt road. A lot entrance permit will be required for the severed lot. A 3m road widening is required. The property is located in the Dromore Municipal Drainage Works area.

SVCA has not provided comments as of the date of the writing of this report.

Hydro one has no concerns

The County of Grey indicates that the subject lands are within the 'secondary settlement area' of Dromore. It shall be demonstrated that the lands can be adequately and safely serviced by private services (well and septic), in accordance with building code requirements.

Appendix B of the County OP identifies a stream on the subject property (east side). Comments from should be received from the local conservation authority with respect to this stream prior to any site alteration.

No comments have been received from members of the public.

**Staff comments.**

Staff note that the stream referred to in the County Comments is part of the Dromore municipal Drainage works and any drainage plan will have to take that into account.

**Policy Review:**

All applications must be reviewed against Provincial, County and Township policy and all applications must be consistent with those policies. The lands are considered to be within a rural settlement area within the PPS and the Official Plan.

Note that while all policies in the PPS and Official Plans were reviewed only the most relevant, being the consent policy, is discussed below.

Section 1.1.3 addresses policies toward settlement area, both urban and rural. The first policy indicates that *Settlement areas* shall be the focus of growth and development. This policy clearly directs growth of this nature away from the rural areas toward settlement areas such as Dromore.

The PPS also encourages growth that is appropriate for the servicing level and that is adjacent to existing development. The proposal would meet this test as it is adjacent to and directly across from existing strip development that is within the settlement area. The lot sizes proposed are also similar to other lot sizes within the settlement area that are able to be serviced by a private well and septic system.

The proposed consents conforms to the Provincial Policy Statements.

The County of Grey has already commented on conformity with the County official Plan and provide the lots can be adequately serviced and positive comments are received from the SVCA regarding the mapped stream, they have no further comments.

**The Township Official Plan** designates the subject lands as Village Community within the Township Official Plan. The Township anticipates limited growth in these areas during the life of the Official Plan.

The proposed residential lot are a permitted use. Section 5.3.2 requires that the maximum density within the settlement area shall be 1 units per acre.

The entire settlement area of Dromore is 51 acres. Currently there are 27 lots within the settlement area. This allows room for up to 24 more units throughout the settlement area. Based on this, the addition of one additional unit will meet the maximum density provision of 1 unit per acre within the settlement area.

The proposal is consistent with the Township Official Plan

**Zoning**

The subject lands are currently zoned Residential type 5 (R5). The both the lands to be severed and the lands to be retained will need to be rezoned with an exception zone to account for the reduced lot area proposed. The current minimum lot size is 2000m<sup>2</sup> however the proposed lot sizes will be 1618m<sup>2</sup>. All other provisions of the bylaw would continue to apply. A zoning by-law amendment will be required as a condition of approval to meet the new minimum lot sizes .

The Township has no issues with the requested zoning amendment to implement the consent. The lots sizes meet the intent of the zoning by-law in that they are similar to other lots in the area and can be adequately serviced on private services.

**Financial Implications:**

There are no financial implications to this proposal.

**Concluding Comments:**

Based on the above, comments received it is recommended that the consents be approved with conditions provided no negative comments are received at the hearing.

Respectfully Submitted,

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



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

**Attachments:**

1. Consent Sketch showing proposed lot.