

Township of Southgate
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Staff Report PL2021-099

Title of Report: PL2021-099-B7-21- NB Wood Machining Inc
Department: Clerks
Branch: Planning Services
Committee Date: November 24, 2021

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-099 for information; and

That the application be deferred until the County of Grey and Conservation Authority Comments have been addressed.

Property Location: Lot 33 and lot 34 Southgate Road 14



The Proposal:

The proposal is to sever the two original Township lots being lot 33 and lot 34 which have merged. The lots will not be entirely along their original lot lines to account for

a stream and forested area. Lot 33 will be 40.6ha and have 540.5m of Frontage on Southgate Road 14. Lot 34 will have approximately 40.6ha with 269.78m of frontage on Southgate Road 14.

The Effect would be to create two farm parcels of approximately 40 ha in size each with frontage on Southgate Road 14 and account for the watercourse on the property.

Background:

The consent file B7-21 can be viewed at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B7-21-NB-Wood-Machining-Inc->

The comments received to date on the consent application B7-21 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 a 3m road widening is required and entrance permits for development will be required. They also note that Sideroad 21 is a no winter maintenance road.

SVCA recommends deferral at this time. SVCA was contacted in November 2020 by the agent (Solomon Martin), He was verbally advised that an EIS and flood reports are required to support the proposal. EIS and flood report for B7-21 have not been submitted for review yet.

Hydro one has no concerns

County of Grey- Prior to a decision on this application, the County would recommend that the Conservation Authority provide comments on the subject application to determine the precise boundaries of the Hazard Lands; to comment on whether access over the existing stream would be feasible on the proposed retained lot; as well as any potential impact to the mapped significant woodlands. Staff would also recommend MDS be achieved for both the retained and severed lots, and that D-6 Guidelines be considered in relation to any forthcoming OFDU proposal.

No comments have been received from members of the public.

Staff Comments:

With respect to the County Comments the township will only be addressing those comments associated with the consent application at this time. The OFDU comments will be dealt with during the rezoning process.

Staff are of the opinion based on the MDS information that was provided that a suitable building envelope can be found on both the severed and retained parcels that is outside of the MDS arc of the neighbouring barns to the West.

The EIS and Flood Plain report remain outstanding issues at this time

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 prime agricultural land within the PPS and the Official Plan. There is a portion of the lands that is designated Hazard lands.

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

The Provincial Policy Statement allows for consents on prime agricultural lands for very specific reasons. Creating farm sized parcels of 100 acres in size, where both the severed and retained lots are adequately sized is permitted within the Provincial Policy Statements.

The lands are designated as Agricultural, but also hazard lands in the Township and County of Grey Official Plans. County comments indicate that further information is needed to address concerns.

The Township of Southgate Official Plan permits the creation of farm sized parcels provided the severed and retained parcels are 100 acres in size.

Lot 33 will be 40.6 ha in size while lot 34 will also be 40.6 ha in size.

The MDS information has been reviewed and it is not a concern in this situation as there is a building envelope that is greater than 1ha outside of any MDS ARC from neighbouring properties.

At the present time the proposed consent has not addressed the concerns raised by the County of Grey and Conservation Authority and therefore it can not be determined if the proposal conforms to the relevant policies of the official plans at this time.

Zoning

The subject lands are currently zoned Agricultural (A1) and Environmental Protection (EP). The lands to be added to are zoned as Agricultural (A1), Environmental Protection (EP).

With the severance of both lots back into the original lot fabric, the lots will meet the zone standards for the A1 zone and will not require a zoning amendment to address any deficiencies.

Financial Implications:

There are no financial implications to this proposal.

Concluding Comments:

Based on the above, comments received it is recommended that the consent be deferred until the county and Conservation Authority comments have been addressed.

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 lots.