



## **Staff Report PL2022-008**

**Title of Report:** PL2022-008-C32-21 Harper Homes Inc  
**Department:** Clerks  
**Branch:** Planning Services  
**Council Date:** February 2, 2022

**Recommendation:**

**Be it resolved that** Council receive Staff Report PL2022-008 for information; and  
**That** Council consider approval of By-law 2022-013.

**Property Location: 224231 Southgate Road 22**



**Subject Lands:** The subject lands are known as Con. 18 S Pt lot 16, Geographic Township of Egremont, Township of Southgate. Known municipally as 224231 Southgate Road 22. They are approx. 0.8 acres in size.

**The Purpose** of the zoning bylaw amendment is to implement a condition of consent and recognize a reduced lot area. The zoning amendment will reduce the lot area requirement from 2000m<sup>2</sup> to 1450m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands from R5 to R5 exception (R5-507) to recognize the reduced lot area.

## **Background**

A consent applications B11 was approved November 24 2021 and as a condition of consent a Zoning Bylaw amendment is required to recognize a reduced lot area on the severed and retained lands. The consent file B11-2021 is available at the following link:

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

A Public meeting was held virtually on January 19, 2022. Supporting documents and comments posted on the website are available at:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C32-21-Harper-Homes-Inc-Associated-with-B11-21>

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

Public Works Department indicates that the lots are on a rural asphalt road. 1 entrance exists and the property is part of the Dromore Municipal Drainage works

SVCA finds the consent acceptable to SVCA staff. The SVCA does not have any additional comments from the comments submitted as part of the consent process.

The County has no concerns provided adequate and safe servicing can be ensured to the subject property.

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

No comments have been received from members of the public.

## **Financial Implications:**

### **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)**

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 considered to be infill development with existing development on either side and across the road that is all within the settlement area. The lot size is comparable with other lots within the settlement all of which are on private services without issue.

The proposed consents conform to the Provincial Policy Statements.

The County of Grey has already commented on conformity with the County official Plan and with the provision of sufficient servicing, it would appear that the proposal conforms to the County Official Plan.

**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 lots are a permitted use. Section 5.3.2 requires that the maximum density within the settlement area shall be 1 unit 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 by-law 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 lots will now be zoned as Residential Type 5 exception (R5-507)

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.

**Site Inspection** A site visit was not conducted for this application.

**Conclusions** The application is consistent with the Provincial Policy Statement, County of Grey Official Plan and Township official Plan. Staff are supportive of the proposal and recommend the application be approved.

Respectfully Submitted,

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



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

**Attachments:**

1. [PL2021-100](#)
2. Consent Sketch for B11-2021