

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 PL2022-061

Title of Report: PL2022-061-B4-22-Enos and Louisa Martin
Department: Clerks
Branch: Planning Services
Committee Date: August 24, 2022

Recommendation:

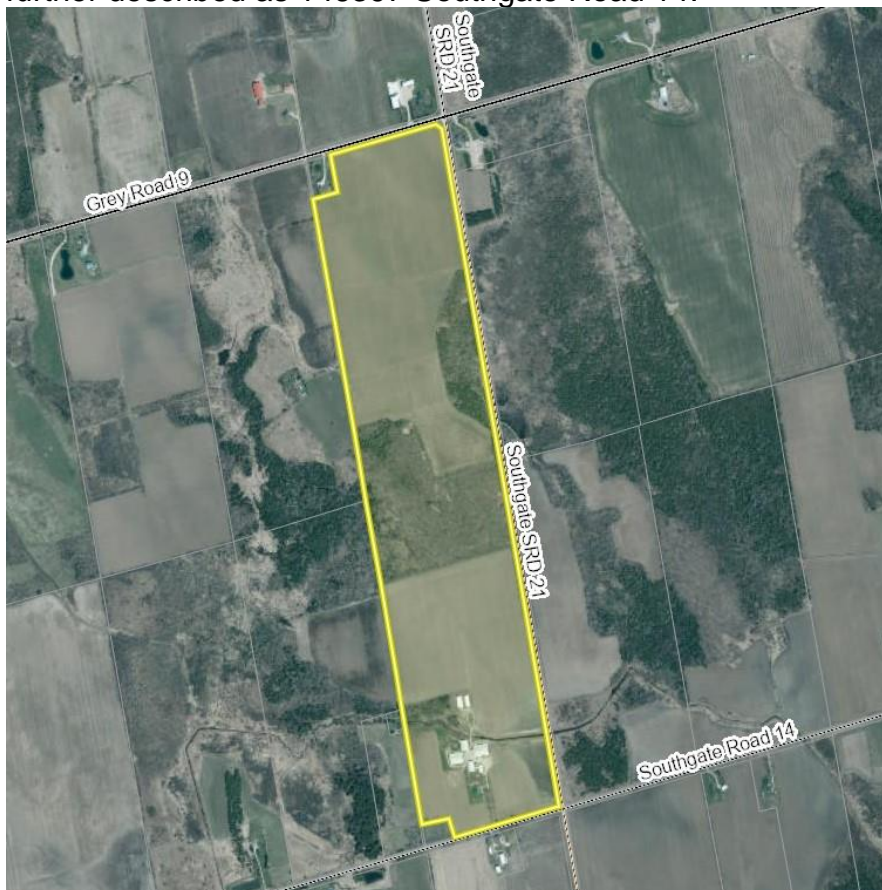
Be it resolved that the Committee of Adjustment receive Staff Report PL2021-004 for information; and

That the severance be granted with the following conditions:

- 1. That** a survey be provided; and
- 2. That** all outstanding taxes, fees and charges are paid, if any.

Property Location:

Con 11 Pt lot 32 and Con 12 Pt lot 32, Geographic Township of Proton. The lands are further described as 146397 Southgate Road 14.



The Proposal:

The proposal is to divide the farm into two 40ha farms with both lots having approximately 318m of Frontage on Grey Road 14 AND Southgate Road 14 respectively.

Background:

The Consent application B4-22 and associated comments can be found at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B4-22-Enos-and-Louisa-Martin>

The following comments have been received for the application.

Public Works indicate that the road frontage on Grey Road 9 is County jurisdiction, the frontage on Southgate Road 14 is Township jurisdiction. Southgate Sideroad 21 between Grey Rd 9 & Southgate Road 14 from approximately 300 metres south of Grey Rd 9 is a No Winter Maintenance road.

SVCA finds the application to be acceptable.

County Planning Staff indicate that provided that positive comments are received from the Conservation Authority; County planning staff have no concerns with the subject application.

No comments have been received at this time from the public.

Policy Review:**Provincial Policy Statement (PPS):**

The subject lands are considered prime agricultural lands for the purposes of the PPS. Lot creation is generally discouraged on prime agricultural land unless it is to create agricultural lots for agricultural uses that are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type or sine of agricultural operation.

Two 100 acre parcels with sufficient road frontage meet this policy.

Township Official Plan:

The Township Official Plan designates the subject lands as Agricultural and Hazard lands. The relevant consent policy for Agricultural land is as follows:

5.1.2 Consent Policies

1. Consent for lots may be permitted to create new farm parcels, provided both severed and retained parcels are generally a minimum of 40 hectares.

The proposal meets this policy.

MDS is not an issue with the creation of these lots as they are of sufficient size to develop without impacting neighbouring uses.

Zoning By-law:

The subject lands are currently zoned Agriculture (A1), Agricultural Exception (A1-403) and Environmental Protection (EP).

A zoning by-law amendment is not required for the proposed consent because both the severed and retained parcels will meet the provisions of the Agricultural zones.

Financial Implications:

None.

Concluding Comments:

Based on the above and the comments received, staff recommend that the application be approved with conditions.

Respectfully Submitted,

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



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: