

Township of Southgate
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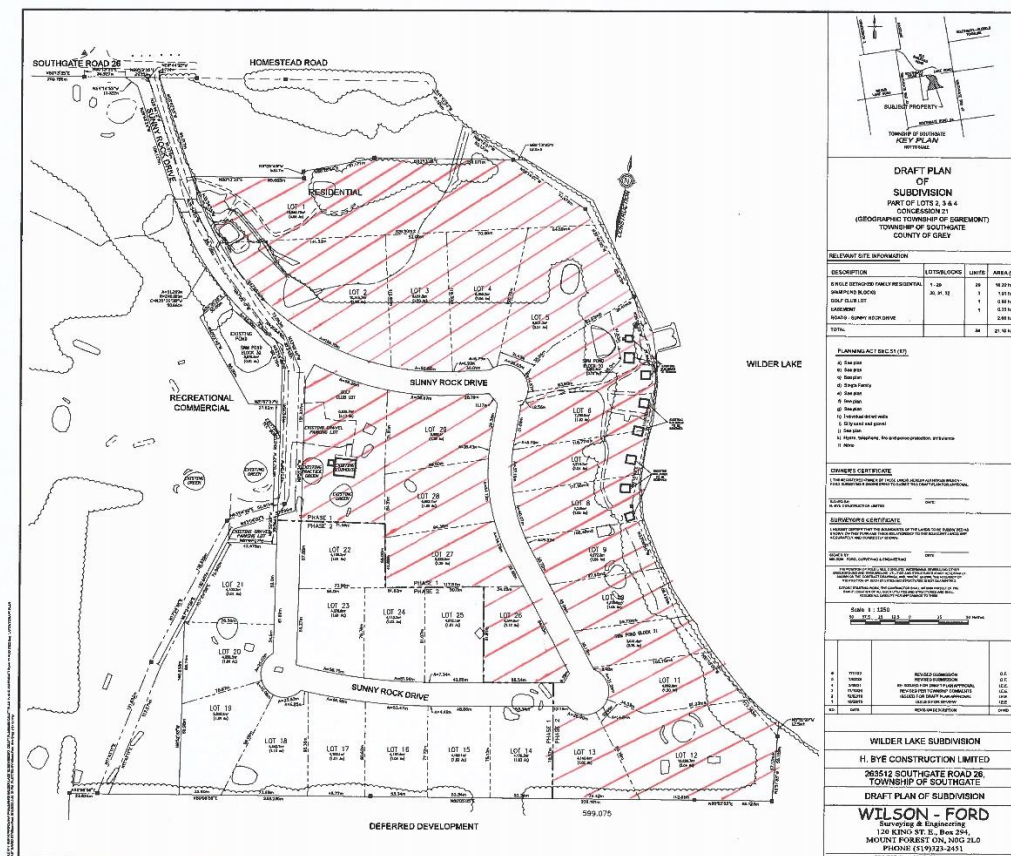
Staff Report PL2022-065

Title of Report: PL2022-065-C15-22 – Wilder Lake Subdivision –
Removal of Holding
Department: Clerks
Branch: Planning Services
Council Date: September 7, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-065 for information; and
That Council consider approval of Bylaw- 2022-133.

Property Location: Part of lots 2,3 & 4 Concession 21 (Township of Egremont)



Subject Lands:

The subject lands are legally described Part of Lots 2, 3 & 4, Concession 21, in the Township of Southgate, specifically the draft plan approved subdivision know as the Wilder Lake subdivision. The approved draft plan has been included as attachment 1.

The Proposal:

The proposal is to remove the H provision from a portion of the subject lands shown in the hatched line above and in the proposed by-law 2022-133 to allow for the lots to be registered and building permits to be issued for the homes.

Background:

The implementing zoning bylaw has the subject lands zoned as R5-497-H and R5-498-H with a small portion of Open Space (OS). The H is to be removed upon entering into a subdivision agreement to the Townships satisfaction.

A subdivision agreement has been entered into with the Township and send to the lawyers for registration, in my opinion this satisfies the condition to have the holding provision removed. Once the holding provision has been removed the applicant can begin doing site preparation work as well as build any model homes. Once the Subdivision conditions are cleared and the lots receive final approval from the county they can be registered. The developer can then receive final occupancy and sell the lots.

Concluding Comments:

Based on the above the conditions for the removal of the H on the subject lands have been met. It is therefore, recommended that By-law 2022-133 be approved.

Respectfully Submitted,

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



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

Attachments:

1. Draft plan