



Planning and Development

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April 19th, 2023

Clint Stredwick
185667 Grey Road 9
Dundalk ON
N0C 1B0

**RE: Consent Application B3-23
Concession 21, Part Lot 11, Plan 812 BLK 29, Watra Road
Township of Southgate
Applicant: Ron Davidson
Owner: Watra Residents Association**

Dear Mr. Stredwick,

This correspondence is in response to the above noted application. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision. The effect would be to create a new residential lot but remove two previously created lots that are not developable. The end result would be a decrease in lot density by one lot.

Schedule A of the County OP designates the subject lands as 'Rural' and 'Hazard Lands'. Section 5.4.3 of the County OP limits the number of lots created on an original township lot. The lot density for this original township lot has been met, however, the subject property is subject to a historical Plan of subdivision. The applicants have determined that two lots which were created through the Plan of Subdivision process are not suitable for development as they are located within the Hazard Lands. The applicant is proposing to create one lot further south of the property as a development lot, and the merge Lot 20 and 21 with the adjacent lands. The adjacent lands will become conservation lands. The proposal will reduce the overall number of developments lots by one (1) and remove development from occurring in the Hazard Lands. Overall, County Planning staff are of the opinion that the subject proposal meets the intent of the County lot density and Hazard Lands policies. County Planning staff have no concerns.

Further, the Rural policies in the County OP also require lots created within the Rural designation to be a minimum of 0.8 hectares in size. However, the policies do allow for considerations for smaller sized lots provided there is adequate justification for why the minimum size cannot be met. In this case, creating a larger lot would mean extending lands in the Hazard Lands designation. Provided that the applicants are able to find adequate on-site servicing within the reduced lot size, County Planning staff have no concerns.

Schedule B of the OP also indicates that the subject lands are designated as 'Aggregate Resource Area'. Aggregate Resource Area policies stated in section 5.6.2 of the County OP do not permit non-farm sized lot creation within the Aggregate Resource Area. However, the subject property has already been developed through a historical Plan of Subdivision. Therefore, impacts to the aggregate already exists and prevents future extraction. Further, the proposed lot creation would create a favorable outcome in consolidating lands to the north of the property for conservation purposes. County Planning staff have no concerns in this regard.

Appendix B of the County OP indicates that the property contains 'Significant Woodlands', 'Significant Valleylands' 'Steams' and 'Other Wetlands'. The proposed lot creation will consolidate the development lands located within these natural heritage features and retain these lands for conservation purposes. The newly created lot to the south will be located outside of these natural heritage features. County Planning staff have no concerns with the proposed development.

County Planning staff have no concerns with the proposed lot creation.

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

If you wish to discuss this matter further, please contact me.

Yours truly,



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