



## Staff Report PL2023-019

**Title of Report:** PL2023-019-B2-23-Woodland school  
**Department:** Planning  
**Committee Date:** April 26, 2023

**Recommendation:**

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2023-019 for information; and

**That** the severance be approved with the following conditions:

- 1. That** a survey be provided; and
- 2. That** a Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
- 3. That** a zoning amendment is approved to recognize the school use.
- 4. That** all outstanding taxes, fees and charges are paid, if any.

**Property Location:**

Con 6 and 7 Pt lot 11 and RP 16R9791 Pt 2, Geographic Township of Egremont. The lands are further described as 491233 Southgate SRD 49.



**The Proposal:**

The proposal is to sever a 3278.47 m<sup>2</sup> parcel of land with 14.56m of Frontage on Southgate Road 04. This parcel is to be added to the adjacent schoolhouse lot. The

retained parcel will have 300m of frontage and be 52.65ha in area. No new development lots will be created by this consent application. It is considered to be a minor lot line adjustment.

The effect would be to create an enlarged schoolhouse lot once the lot addition is complete.

**Background:**

The Consent application B2-23 and associated comments can be found at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B2-23-Woodland-Springs-School-Clean-Martin->

The following comments have been received for the application.

Public Works indicate that a safe access can be provided. Side Road 49 is a rural asphalt standard while Southgate road 04 is a rural gravel standard. A road widening is not required.

SVCA finds the application to be acceptable to SVCA staff.

County Planning Staff indicate that they have no concerns with this subject application.

Township Building Department has no concerns with the subject application.

Enbridge Gas Inc, operating as Union Gas, does have 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 terminate the gas service and relocate the line according to the new property boundaries. Any service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

Hydro One has no concerns or objection to the proposed application.

Historic Saugeen Metis have no objection to the proposed application.

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

**Policy Review:**

**Provincial Policy Statement (PPS):**

The subject lands are considered rural lands for the purposes of the PPS. Lot creation is generally permitted within rural lands provided it does not hinder agricultural operations. The school institutional use is also a permitted use within the rural designation. The proposal will allow for the school to expand and reorient its playground to reduce conflicts with the road.

Township staff have reviewed the relevant Provincial Policies and are confident that the proposed lot addition is consistent with the policies of the PPS.

### **Township Official Plan:**

The Township Official Plan designates the subject lands as Rural and Hazard lands.

#### *"5.4.2.1 Permitted Uses*

*Permitted uses in the Rural designation are: all of the uses permitted in the 'Agricultural' designation as per Section 5.4.1.1; non-farm residential uses; resource-based recreational uses; small-scale transport terminals, buildings and yards associated with trades, including contractors yards, plumbing, electrical, heating/cooling shops, etc.; residential farm cooperatives; agri-miniums; institutional uses including cemeteries, churches, or schools; and, recreational or tourist-based rural clusters."*

#### *5.4.2.4*

*"2) A maximum of one lot may be severed from an original 40 hectare Township lot provided no lands have ever been removed from the original lot. This provides for a density of two lots per original 40 hectare lot when including the retained parcel. In situations where the original Township lot comprised 80 hectares, a second severance may be considered. Where the existing lot density has already been met, a lot addition may still be considered where the overall lot density is not further increased.*

Comment: the above policies clearly permits the lot addition to create an enlarged school lot which is a permitted use in the rural area.

MDS must be met for any severance in the rural area. MDS has been reviewed and it is not an issue with the creation of this lot addition as neighbouring farms are further away than the existing development.

With respect to natural heritage. It is not anticipated that natural heritage or hazard areas will be disturbed. This is confirmed by the SVCA which indicate that the proposal is outside of their regulated screening area.

The proposal is consistent with the policies of the Township Official Plan.

**Zoning By-law:**

The subject lands are currently zoned Agriculture (A1).

A zoning by-law amendment is not required for the retained lands as they will continue to meet the zoning provisions of the A1 zone. The severed lot however, and the lands being added to, are not currently zoned as community facility (CF), and are considered to be a legal non conforming use in the zoning by-law. The lands should be rezoned to reflect the existing use and include the use of the newly severed lands being added.

**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  
Dina Lundy, CAO

**Attachments:**

- 1. Consent sketch