

November 2<sup>nd</sup>, 2022

File No.: 2021-74

Clinton Stredwick, BES, MCIP, RPP  
Municipal Planner  
Township of Southgate  
185667 Grey County Road 9  
Dundalk, ON  
NoC 1Bo

**RE: Township of Southgate – Cedarville  
Consent and Zoning By-law Amendment Applications  
150 Feairs Drive, Cedarville, Township of Southgate, County of Grey  
Mr. Peter O'Donnell and Mrs. Rebecca O'Donnell**

On behalf of Mr. Peter O'Donnell and Mrs. Rebecca O'Donnell, the Owners of land known municipally as 150 Feairs Drive, Cedarville, Township of Southgate, County of Grey ("Site"), we are pleased to submit six (6) Consent Applications and a Zoning By-law Amendment Application ("Applications"). The purpose of the Applications is to facilitate the creation of six (6) new lots, each with the ability to accommodate the construction of one (1) single detached dwelling with private septic systems and well water.

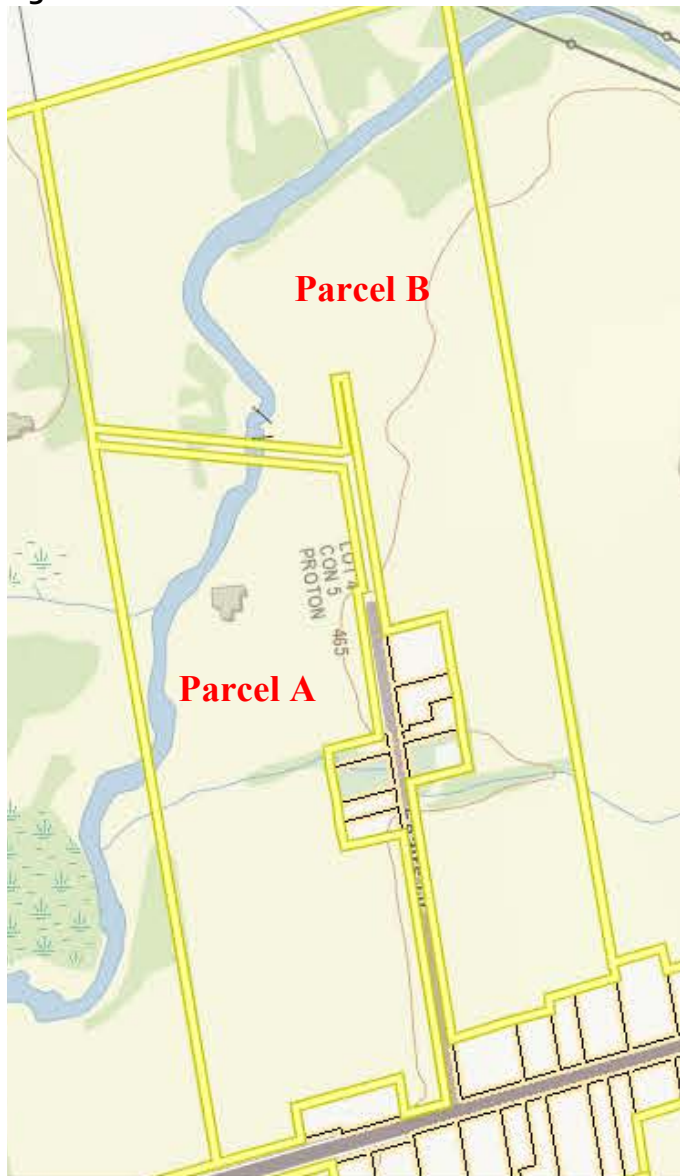
While the Site has one municipal address, it is two distinct legal lots divided by Feairs Drive and an unopened road allowance (Figure 1). The lots are legally described as follows:

Parcel A (west side of Feairs Drive, being 13.62 hectares) – LT 1-14 W/S MAIN ST, 19-30 W/S MAIN ST, 32-22, 37 PL 311 PROTON; PT LT 4, CON 5 PROTON AS IN R4744361 LYING S OF MILL ST PL 311, SOUTHGATE

Parcel B (east side of Feairs Drive, being 22.75 hectares) – PARKLT 31 PL 311 PROTON; LT 4-15 E/S MAIN ST, LT 19-29 E/S MAIN ST, 36, 38, 40 PL 311 PROTON; PT LT 4 CON 5 PROTON AS IN R474361 LYING N OF MILL ST PL 311 EXCEPT MAIN ST PL 311; S/T GS100357; SOUTHGATE

The Site is located in the settlement area of Cedarville and is bounded to the north and south along Feairs Drive by existing single detached dwellings. Land outside of Cedarville is predominately agricultural in nature. The Site is currently used by the Owner for cash crop farming operations.

The northwest portion of the Site is transected by the south branch of the Saugeen River, and has a road allowance for a non-travelled Mill Street. Both the river and road allowance are located north and west of the proposed residential lots. The Cedarville Municipal Drain also transects the Site north of the proposed residential lots.

**Figure 1: Site Location**

Source: Ontario Ministry of Agriculture, Food and Rural Affairs, Ag Maps.

The Owner has conducted a series of pre-consultation meetings with planning staff at the Township of Southgate and County of Grey County. Staff confirmed that a Planning Justification Letter and Servicing Options Study are required in support of the Applications.

This Planning Justification Letter is being prepared in fulfillment of this required and provides to an opinion on the appropriateness of the Consent and Zoning By-law Amendment Applications in the context of the Planning Act, R.S.O. 1990 c. P. 13, Provincial Policy Statement, 2020, the County of Grey Official Plan, 2019, the Township of Southgate Official Plan, and the Township of Southgate Zoning By-law.

## 1.0 PROPOSED DEVELOPMENT

The Owner is proposing to sever the Site to permit the creation of six (6) residential lots, three (3) in each of Parcel 'A' and Parcel 'B', all fronting Feairs Drive (please refer to the Severance Sketch prepared by Van Harten Surveying Inc.). A portion of land with frontage on Feairs Drive will be retained by the agricultural property to provide long-term farm access. The layout of the proposed new lots are as follows:

### Parcel 'A'

Parcel	Lot Size (sq.m.)	Lot Frontage (m)	Lot Depth (m)
Severed Parcel 1	3,590	63.7	56.4
Severed Parcel 2	4,147	74.3	55.8
Severed Parcel 3	4,903	97.6	39.4
Retained Parcel	11.77 ha	Varies	Varies

### Parcel 'B'

Parcel	Lot Size (sq.m.)	Lot Frontage (m)	Lot Depth (m)
Severed Parcel 4	3,636	63.5	57.8m
Severed Parcel 5	3,636	63.5	57.8m
Severed Parcel 6	3,418	59.4	57.8m
Retained Parcel	22.26ha	Varies	Varies

As recommended in the Servicing Options Report, the lots would be serviced by private septic systems and shared wells along common boundary lines. All six (6) lots will have direct vehicular access onto Feairs Drive.

To permit the severances, a Zoning By-law Amendment Application is required to rezone proposed lots (Severed Parcels 1 to 6) from Restricted Agriculture (A2) to Residential Type 5 Zone (R5). The northern Severed Parcel 4 is proposed to remain within the "Environmental Protection Zone". Site specific provisions are also required for the Retained Parcel A and Retained Parcel B within the A2 Zone, to recognize the existing undersized agricultural lots.

## **2.0 TECHNICAL STUDIES**

### **2.1 Hydrogeological Assessment**

The Owners retained R.J. Burnside & Associates Limited to complete a Hydrogeological Assessment and D-5-4 Nitrate Impact Study. The Study was completed in accordance with the Ministry of the Environment Conservation and Parks (MECP) 1995 "Hydrogeological Technical Information Requirements for Land Development Applications" and the MECP 1996 Procedure D-5-4 "Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" and serves as the servicing options report.

The project scope included a review of available background information and records, excavation of eight (8) test pits, submission of soil samples, calculation of percolation times, and assessment of the results. The goal was to review the proposed private servicing option and assess potential impacts and design requirements.

The study assessed potential nitrate impacts from private septic services on local groundwater receptors and concluded that the proposed six (6) residential lots could be accommodated on the Site while ensuring maximum acceptable nitrate concentrations at the lot line are below the regulated limits. The report also analyzed water supply considerations and concluded that the local bedrock aquifer can supply the proposed development.

### **2.2 Servicing Options Strategy Report**

The Owners retained R.J. Burnside & Associates Limited to complete a Servicing Options Strategy Report. The Report recommends that installation of private shared wells and private individual septic systems for the proposed development. This servicing strategy is consistent with the existing lots in Cedarville. The proposed development is relatively small, with a low proposed density and there are no other known proposed developments in the neighbouring area that would allow the large capital expenditures that would be required to upgrade to full municipal servicing to be economically feasible.

### 3.0 PLANNING POLICY FRAMEWORK

#### 3.1 Planning Act, R.S.O. 1990, Chapter P. 13

*The Planning Act* provides provincial legislation that “sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them.” Section 2 of the *Planning Act* outlines the matters of provincial interest that the council of a municipality, a planning board and Ontario Land Tribunal shall have regard to in carrying out their responsibilities under the Act.

In our opinion, the Consent and Amendment Applications have regard for matters of provincial interest, including a) the protection of ecological systems, including natural areas, features and functions; h) the orderly development of safe and healthy communities; p) the appropriate location of growth and development; and r) the promotion of built form that is well-designed and encourages a sense of place.

The Proposed Development will not impact the natural area along the South Saugeen River, nor will it require the removal of any natural areas. The Proposed Development implements the Official Plan designation for residential growth of a size appropriate to the available servicing. The remaining lands will continue to be used for agricultural purposes.

#### 3.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (“PPS”), 2020 is a province-wide policy document that sets the foundation for regulating development and the use of land. The PPS is issued under Section 3 of the *Planning Act*. The PPS “provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.”

Section 1.0 of the PPS provides policies with regard to building strong healthy communities, with Section 1.1 giving focus to managing and directing land use to achieve efficient and resilient development and land use patterns. Section 1.1.3 provides direction for Settlement Areas including that “Settlement areas shall be the focus of growth and development” (Section 1.1.3.1). Section 1.1.3.4 states that “Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety” and Section 1.1.3.5. requires that planning authorities establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. Section 1.4 provides policy direction for Housing with an emphasis on intensification, redevelopment, and providing a range and mix of housing options and densities.

The proposed residential development directs growth within a village community settlement area, in turn providing efficient use of land while protecting resources of provincial interest.

### 3.3 Saugeen Valley Conservation Authority

The portion of the Site proposed for development are located outside Regulated Area, identified by the Saugeen Valley Conservation Authority (SVCA)(Figure 2); however, proposed Lot 4 is located with the SVCA "Approximate Screening Area". Through the Building Permit Application for Lot 4, the owner will need to consult with the SVCA.

As per the SVCA Source Protection Plan, the proposed lots are not located within in a well head protection area, a highly vulnerable aquifer, or significant groundwater recharge area, and no designated protected areas are identified on the Site.

**Figure 2: SVCA Regulated & Screening Areas**



Source: Saugeen Valley Conservation Authority Regulated and Screening Areas Mapping

### 3.4 County of Grey Official Plan, 2019

The County of Grey Official Plan (OP) Schedule A, Land Use Types, Map 2 designates the Site within the Secondary Settlement Area of Cedarville. Further detail of the Cedarville Secondary Settlement Area is included in the County OP as a Secondary Schedule Map 2t as demonstrated below in Figure 3.



Section 2 of the County OP provides direction for managing growth including data from Table 1 which identifies growth projections and allocations for each of the Grey County municipalities; Southgate is listed to have the highest compound annual growth rate between 2018-2038.

**Figure 3: County of Grey Official Plan, Schedule 'A' Land Use Types, Map 2 and 2T**



Source: County of Grey Official Plan, 2019

Section 3.3 outlines settlement area land use types and directs that the majority of growth will be directed to these areas. Cedarville is considered a “Secondary Settlement Area”, where limited growth is anticipated due to external, physical or policy constraints.

General policies in Section 3.3 include Section 3.4.14, which states that development of communities will occur with a wide range and mix of housing types, form, density, and affordability. This aligns with housing policy direction outlined in Section 4.

Section 3.6 provides direction on Secondary Settlement Areas including that these areas accommodate limited residential growth as well as new community facilities and employment uses, and that permitted uses include residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public, recreational, and institutional uses intended to support the surrounding agricultural community.

Section 4.1 provides direction on housing policy consistent with provincial directives including the provision of needed housing through a focus on residential intensification, redevelopment, and housing variety and density.

Section 8.9, outlines servicing policies and hierarchy of evaluation including direction on the use of on-site private services when municipal or communal ones are not available. The feasibility of the servicing options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

- a) Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas
- b) Private communal sewage services and private communal water services, where municipal sewage and municipal water services are not provided. Municipalities will require the entering into of a responsibility agreement and provision of sufficient financial assurance between the owner/operator and the municipality. The responsibility agreement is to ensure on-going maintenance of these systems is provided in order to avoid impacts to human health and the environment
- c) Partial services in accordance with Section 8.9.1(10) or,
- d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.

Section 9 outlines available tools and administrative processes, including Section 9.6 (2) Zoning which states "All designated lands do not need to be immediately zoned to permit development. Certain lands may remain in a less intensive zone on an interim basis in order to allow for detailed planning or servicing studies, or for certain preconditions of development to be met" and Section 9.7 which outlines the role of a Committee of Adjustment / Consent Granting. Section 9.12(1) provides direction with respect to lot creation including:

- a) The land division is permitted by the appropriate land use policies of Section 3 to 8;
- b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;
- c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;
- d) The servicing requirements of Section 8.9 must be met;
- e) Direct access from a Provincial Highway or a County road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;
- f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;
- g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law. h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.

Appendix A, Map 2, does not identify any constraints on the Site. Appendix B, Map 2 does not identify any constraints on the proposed lots, however it does show a band of significant valley along the south branch of the Saugeen River which transects the north west portion of the larger Site. Appendix C, like most of Grey County, identifies the Site as being located on Treaty 45 Traditional Territory. Appendix D identifies



Grey Road 14 as a County Collector Road and Feairs Drive as a Municipal Local Road. Appendix E does not identify any bedrock or shale resources on the Site.

### **3.5 County of Grey Proposed Official Plan Amendment, January 2022**

Proposed Amendment No. 11 to the County of Grey Official Plan is a 'Housekeeping' Amendment with the primary purpose to implement the 2021 Growth Management Strategy and extend the planning horizon of the County OP to 25 years. Updates also encompass directions from the County's Affordable Housing Taskforce, findings of the County's Climate Change Action Plan, and edits required to align the OP with revisions to provincial policy.

The proposed Table 1 provides permanent population growth projections and allocations to 2046 and identifies the Township of Southgate to have the second highest growth projection in Grey County. The proposed Table 2 identifies the Township of Southgate to also have the second highest household growth projection within Grey County. The amendment reiterates that the majority of growth is to be directed to settlement areas.

Proposed amendments to Section 3.4 include the addition of 22) "Where new residential development is occurring on larger landholdings, it must be demonstrated that short-term development projects do not unduly prejudice the efficient use of the lands for future development purposes. Lot creation occurring on larger landholdings may require the completion of concept plans to demonstrate the efficient development of the remainder of the lands."

### **3.6 Township of Southgate Official Plan, 2006**

The Township of Southgate Official Plan, dated February 15, 2006 and most recently amended by OPA#2 on June 10, 2008, identifies the Site as being located within the "Cedarville Village Community Land Use" designation as per Schedule 'A', Land Use and a small portion on the east side of Feairs Drive as being "Hazard Land". Schedule 'B' identifies Grey Road 14 as a County Highway, and Feairs Drive as a Local Road. Schedule C does not identify any Environmental Constraints on the Site.

Section 2.3 provides policy on settlement areas, identifying that the growth potential of each urban and village community is the basis of the settlement policies. Section 2.3.5 provides direction for Village Communities and states that "with limited severance potential within the rural areas, growth within the village communities is expected."

Section 3.2 provides policy for settlement, housing and employment areas, including the goals to promote settlement areas as the focus of growth, and to provide for an appropriate range of housing types and densities to meet current and future needs. Section 3.2.2 outlines objectives including "to promote limited development within the Village Communities based on the ability of the site to support the proposal on private services."

Section 3.6 provides direction on infrastructure and servicing including the objectives listed in Section 3.6.2:

- 4) To ensure that the establishment of private servicing systems are provided in a manner that can be sustained by the water resource; is financially viable and complies with all regulatory requirements and protects human health.
- 8) To ensure that no development occurs without an adequate supply of potable water and method of sanitary sewage disposal.
- 9) To ensure that servicing should be prioritized to adhere to the following hierarchy: i. municipal services, ii. communal services, iii. individual on-site systems, and in certain circumstances iv. partial services.

As per Section 5.3.1 of the 2006 Township OP, permitted uses within the Village Community designation include: "Residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public recreational and institutional uses intended to support the surrounding agricultural community."

Section 5.3.2 identifies development policies within Village Community designations and states "No residential development in excess of 5 units nor new commercial or industrial uses will be considered in the Village Community designation unless it can be shown that the proposed uses can be accommodated by private service; that site conditions are suitable for the long term provision of these services" and that the maximum density permitted within the Village Community designation shall be 2.5 units per hectare (1 unit per acre) however this can be increased pursuant to Ministry of the Environment guidelines or if municipal services are provided.

Section 5.3.5 provides further direction with regard to the Village Communities of Swinton Park, Proton Station, Cedarville, Conn, Varney and Hopeville, and states that Council encourages appropriate development in the communities which is compatible and does not negatively impact natural resources, and that it is expected that these village communities will experience growth with the restrictions on new lot development within the rural areas.

Policies associated with the Hazard Lands designation are provided in Section 6.2 of the OP, and state they are generally areas of inherent environmental risk, including floodplains. Section 6.2.2.1 generally does not permit buildings or structures within hazard lands, unless it can be demonstrated that the hazard can be addressed and safe access and there is no environmental impact.

Section 7.0 provides direction on General Development Policies including those in Section 7.4 for General Lot Creation where the approval authority shall have regard for the following considerations:

- a) The land division is permitted by the land use policies of this Plan.
- b) The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area.
- c) The proposed use is compatible with existing and permitted future land uses on adjacent lands.
- d) The servicing requirements of this Plan shall be met.
- e) New lots will not be permitted where the proposed access would create a traffic hazard because of limited sight lines.

- f) The creation of new lots for space extensive commercial or industrial uses outside of community areas which require access to a County Road may be permitted subject to the approval of the County of Grey and the Township of Southgate.
- g) There shall be evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that an adequate means of sewage disposal can be provided.
- h) New lots created through consent may include Hazard Lands and Wetlands, provided that on both the severed and retained parcels there is sufficient land outside of the Hazard Lands and Wetlands to accommodate the proposed development, including any required setbacks. An Environmental Impact Study may be required in support of the development, to the satisfaction of the Township of Southgate, County of Grey and the Conservation Authority.
- i) Where the limits of the hazard lands are not clearly identifiable, engineered flood line mapping or geotechnical slope assessment may be required, at the owners' expense, to substantiate the extent of the developable lands to the satisfaction of the Township of Southgate and the appropriate Conservation Authority.
- j) Where the hazard lands are not already appropriately zoned, a site specific zoning by-law amendment must be approved as a condition of consent.
- k) The creation of new lots must comply with Minimum Distance Separation Formulae, where appropriate.
- l) The clustering of new lots is encouraged.
- m) All new entrances will be subject to the approval of the appropriate road authority (ie. Township of Southgate, County of Grey).
- n) The creation of new lots with frontage on a public road which is not maintained year round, is not permitted.
- o) The creation of new lots will only be permitted upon approval by the Chief Building Official, of a private sewage treatment system.
- p) Location criteria for new lots created by the consent process will be cognizant of surrounding land uses, drainage, topography, distances to adjacent buildings, access, sight lines and
- q) environmental features in the area.
- r) Any conditions, including zoning if required, shall be fulfilled, prior to the final approval of the lot creation.
- s) Public facilities and uses are permitted in all designation subject to land use compatibility.

Section 8.0 provides Municipal Servicing Policies, with Section 8.1 providing direction on Water Supply and Sanitary Sewage Disposal including:

S 8.1 (3) "Where new development is not proposed on full services in Urban, Village Communities or Inland Lakes designations, the merits of the proposal will be investigated on a site specific basis by a Servicing Options Study, prepared by a qualified professional,"

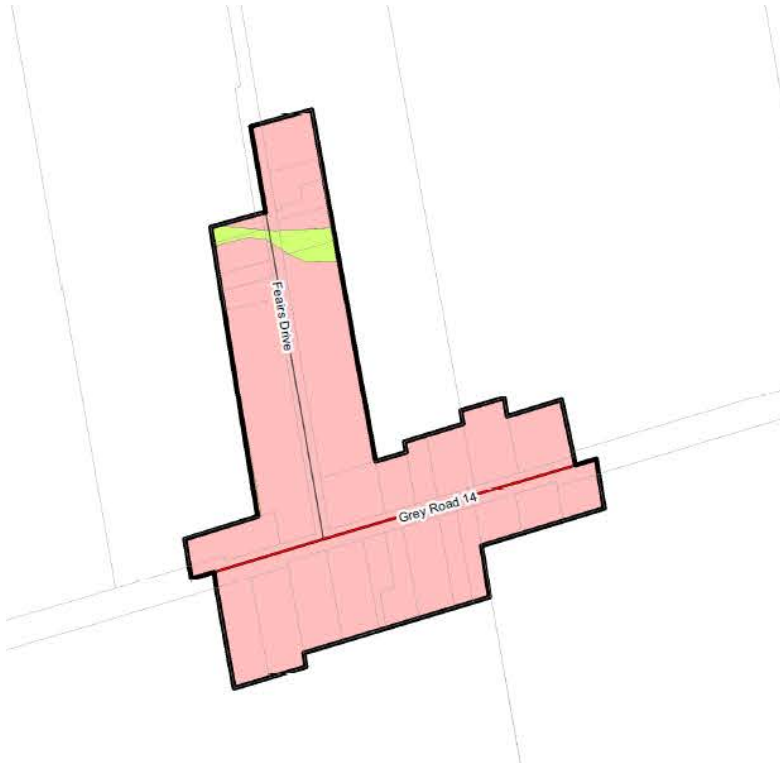
Section 11.0 defines infilling to mean "the creation of a lot or lots between two existing developed parcels which are on separate lots of a similar size and which are situated on the same side of the road and not more than 100 metres apart. The number of parcels created by infilling vary throughout this Plan and

reference should be made to the appropriate designation. Where there is no specific reference, the maximum number of parcels considered for creation by infilling, shall be four (4)."

### 3.7 Township of Southgate Official Plan, 2022

The new Township OP approved by Township Council on May 4, 2022, awaiting Grey County approval, has an additional Schedule 'A' Key Map 6 Cedarville Land Use, which also identifies the Site as being located within the Cedarville Village Community land designation.

**Figure 4: Township of Southgate Official Plan, 2022 Schedule 'A' Map 6 Cedarville Land Use**



Source: Southgate Official Plan, 2022

Section 3.4 provides general policy direction with regard to Housing including supply, intensification, affordability, secondary dwelling units, and short-term accommodation.

Section 3.7.1.2. provides direction on water and sanitary services in unserved areas including "when considering development outside of Dundalk, the feasibility of providing private communal water services and/or private communal septic services shall be given top consideration through a Servicing Options Report prepared by a qualified expert."

Section 5.3.1.1 identifies permitted uses within the Community Village Designation and includes: residential uses; bed and breakfast establishments; home/rural occupations; commercial uses; dry industrial uses; public uses; recreational uses; and institutional uses intended to support the surrounding agricultural

community. Section 5.3.1.2 (2) provides further direction with regard to Village Community Development Policies including that “Lot creation within the Village Community designation shall only be permitted where it can be demonstrated that a severance would not jeopardize the overall development potential of the subject property and, where applicable, the adjacent lands. Consideration should be given to a possible land assembly when evaluating such development potential.”

Section 7.2 provides policy with regard to Land Division, including 7.2.1 where direction is provided with regard to Plans of Subdivision and Severences including that (2) the division of land may be permitted where:

- c) The proposed land division results in lots having frontage on a public road that is, or will be, opened and maintained year-round and is of a standard of construction acceptable to the Township, County or Province, where applicable;
- e) It has been established that the site’s size, configuration and soil/drainage conditions are suitable for all parcels involved to permit the proper location of a building, driveway and other associated features; and
- f) The division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands.

### **3.8 Township of Southgate Zoning By-law, 19-2002, Office Consolidation June 2020**

Schedule 44 of the Township of Soutgate Zoning By-law (“By-law”) identifies the Site as being located within the Cedarville settlement area, with current Restricted Agricultural (A2) zoning, as shown on Figure 5 below. The proposed lots are located outside of the Environmental Protection Zone, except for a portion of Lot 4 on the north side. Any development on Lot 4 will need to be outside the portion zoned as Environmental Protection.

Lots in the Cedarville settlement area are all zoned R5.

Section 12.1 of the By-law identifies that R5 permitted uses include:

- (a) One single detached dwelling on a lot
- (b) A Home Occupation
- (c) A Bed and Breakfast
- (d) Uses, buildings and structures accessory to the use permitted in Clause (a).

Section 12.2 provides regulations for permitted uses in R5 zones and include:

- (a) Minimum Lot Area: 2,000 square metres
- (b) Minimum Lot Frontage: 30 metres
- (c) Maximum Lot Coverage: 35 per cent
- (d) Minimum Front Yard: 7.5 metres
- (e) Minimum Side Yard: 2.0 metres, except that a minimum side yard abutting an improved public street shall be 6 metres.
- (f) Minimum Rear Yard: 7.5 metres

- (g) Minimum Gross Floor Area:
- (i) 1 storey 90 square metres, except that no full basement or cellar is provided, the minimum floor area shall be 105 square metres
  - (ii) 1 ½ storey or split 105 square metres level
  - (iii) 2 or 2 ½ storeys 130 square metres
- (h) Maximum Height 2 ½ storeys.

The proposed lots comply with all regulations in the R5 Zone.

**Figure 5: Township of Southgate Zoning By-law (Schedule 44, Cedarville)**



The following provisions apply in the A2 Zone (Section 6.2):

- (a) Minimum Lot Area: 40 hectares
- (b) Minimum Lot Frontage: 200 metres



Site-specific provisions are proposed for the Retained Parcel A and the Retained Parcel B to address existing under sized lots. The following is proposed:

Retained Parcel A

Minimum Lot Area: 11 hectares

Minimum Lot Frontage:

Retained Parcel B

Minimum Lot Area: 22 hectares

Minimum Lot Frontage:

## 4.0 SUMMARY

In our opinion, the Consent Applications and Zoning By-law Amendment Application are appropriate, represent good land use planning and are in the public interest for the following reasons:

1. The proposed residential lots direct clustered growth toward lands located in a secondary settlement area, village community designation
2. The proposed lots provide orderly and continuous development that is compatible with existing and future uses.
3. The proposed lots will have access from a publicly maintained municipal local road
4. The proposed lot sizes were designed to support private water and septic services, meeting regulatory requirements as identified by the hydrogeological assessment and nitrate impact study
5. The proposed residential lots do not impact potential future development as identified by the considerations in the hydrogeologic study
6. The proposed residential lot development is not located on any identified regulated areas; and the size and configuration of Lot 4 is such that the hazard land will continue to be protected

In support of the Consent and Zoning By-law Amendment Applications, please find enclosed the following:

- The Executed Zoning By-law Amendment Application and Consent Applications
- The Severance Sketch and proposed lot layout, prepared by Van Harten Surveying Inc. and dated August 29<sup>th</sup>, 2022
- The Hydrogeological Assessment D-5-4 Nitrate Impact Study, prepared by R.J. Burnside & Associates Limited and dated December 2021
- The Servicing Options Strategy Report, prepared by R.J. Burnside & Associates Limited and dated September 9, 2022
- The Consent Application Fees (payable to the Township of Southgate)
- The Zoning By-law Amendment Application Fee (payable to the Township of Southgate).

We trust the submission can be accepted and circulated for review. Should you have any questions or comments, please let us know and we would be happy to discuss further.

Kind regards,



Caroline Baker, MCIP, RPP  
Principal

c.c. Mr. Peter and Mrs. Rebecca O'Donnell