



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

March 6, 2023

Township of Southgate
185667 Grey County Rd 9
RR 1
Dundalk, ON
N0C 1B0

Attention: Clint Stredwick
Planner

Dear Sir:

**Re: Applications for Consent and Zoning By-law Amendment
Lots 20 and 21, and Block 29, Plan 812
Geographic Township of Egremont, Township of Southgate
Owners: Watra Residents Association**

Further to recent preconsultation discussions regarding the above-noted properties, enclosed please find completed Consent and Zoning By-law Amendment applications.

To assist your office in its review of the application, please consider the following:

Purpose of Applications:

The Watra Residents Association, which comprises a group of land owners that reside within the Watra Road subdivision, owns a 6.525 hectare parcel known as Block 29, Plan 812. The Association is proposing to sever a building lot and retain the balance of the property for conservation purposes. The proceeds from the sale of the new lot would offset the costs of purchasing this property.

In order to comply with 'Rural' density policies of the Grey County Official Plan and the Township of Southgate Official Plan, the retained parcel will merge on title with two adjacent, undevelopable lots described as Lots 20 and 21, Plan 812. As such, the severance is considered to be a lot line adjustment and not the creation of new lot.

The proposal severance is illustrated on the severance sketch provided in Figure 1 of this Planning Report.

Please be advised that as of March 3, 2023, the Watra Residents Association owns Lots 20 and 21. A copy of the Land Transfer Sheet is attached.

Approvals Required:

The desired lot line adjustment requires approval of a Consent application by the Township's Committee of Adjustment.

Approval of a Zoning By-law Amendment by Township Council is also necessary in order to: (1) change the zoning of the new 0.4 hectare lot from 'OS' to 'R6-special'; and, (2) change the 'R6' zoned portion of Lots 20 and 21 from 'R6' to 'OS'. The 'R6-special' zoning requested for the 0.4 hectare lot would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.43 hectares respectively. The zoning proposed for the site is illustrated on Figure 2 of this Planning Report.

Once these two applications have been approved, Council will be requested to pass a Deeming By-law that would have the effect of deeming Lots 20 and 21 not to be lots on a registered plan of subdivision, thereby allowing Lots 20 and 21 and the retained parcel to merge into one parcel. It isn't necessary to include Block 29 in the Deeming By-law because that parcel will lose its existing lot status once the severed parcel is removed from it.

Conformity With Grey County Official Plan and Southgate Township Official Plan:

Schedule A of the County of Grey Official Plan designates the three subject properties as 'Rural' and 'Hazard Lands'. The 0.4 hectare parcel to be severed is situated entirely within the 'Rural' designation.

The 'Rural' policies limit lot creation to a four lots per original 40 hectare Crown-surveyed parcel. Previous versions of the Official Plan, however, gave consideration to Plans of Subdivisions within the 'Rural' designation, which explains the large number of lots that have been created from the original 40 hectare parcel known as Lot 11, Concession 21, Egremont Township. The current policies would not allow for any additional parcels to be created, and therefore in order to create the severed parcel, the retained lands must be merged on title with another lot. Since Lots 20 and 21 are undevelopable, the Association decided to acquire those two parcels for the purposes of being able to merge the retained parcel with those lots. This lot

addition will actually reduce the overall number of parcels created within Lot 11, Concession 21 by one.

With regard to lot size, the 'Rural' policies required new lots to be at least 0.8 hectares in size; however, a reduced lot area may be considered in the case of lot line adjustments provided both the severed and retained parcels are at least 0.4 hectares in size. The proposal is consistent with this policy. Creating a larger lot was discussed during preconsultation; however, it was agreed by all parties that including 'EP' zone lands with the severed parcel for the purposes of reaching a larger lot area didn't have any merit.

The majority of the subject lands is identified on Schedule B as 'Aggregate Resource Area'. The intent the Official Plan is to protect these lands from development for possible future sand and gravel extraction. The creation of non-farm lots is generally not allowed within the 'Aggregate Resource Area'; however, in this particular situation, the establishment of a license pit would not be feasible given the large number of residential lots that exist within this subdivision and, frankly, would represent bad land use planning. This issue was discussed during the preconsultation exercise with the Township and County Planning Departments, and it was agreed that the 'Aggregate Resource Area' policies should not interfere with the intended development.

Schedule C identifies the north portion of the subject lands as 'Natural Heritage System Linkage'. The creation of new non-farm lots is generally prohibited within this constraint area. Given that the new lot will be created at the south of the property and well beyond the 'Natural Heritage System Linkage' area, the proposal would not conflict with this natural heritage policy.

Schedule B places the north portion of the subject property within the 'Significant Valleyland' and 'Significant Woodland' constraint areas. A small area is also shown as 'Other Wetlands'. These lands will be protected from any development and site alteration as a result of the Zoning By-law Amendment and therefore the severance of a lot at the south end of the property will conform with all applicable natural heritage policies.

Based on the foregoing, it is apparent that the proposed severance conforms with the Grey County Official Plan.

The Township of Southgate Official Plan mirrors the Grey County Official with regard to mapping and the associated policies listed above. It is evident that the proposal also conforms with the local Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) allows for limited lot creation on rural lands .

The PPS also allows for development on private services where municipal or communal services are not available provided the site conditions are suitable over the long term. In this regard, the 0.4 hectare lot should be of ample size to accommodate a private septic system and well. There are no known soil or water issues within this existing subdivision.

Furthermore, the PPS protects natural heritage features from development. As explained above, however, all of the natural features existing on the site are located at the north end of the property and not in close proximity to the severed parcel.

Lastly, the PPS also promotes areas of known aggregate to be protected for possible future extraction. As noted earlier, the subject lands are recognized as having a potential sand and/or gravel deposit, however, establishing a licensed pit on this particular lands would generally represent poor land use planning given the large number and proximity of residential dwellings within the immediate vicinity.

Based on the above, the proposal should be deemed consistent with the PPS.

Township of Southgate Zoning By-law:

The 0.4 hectare parcel to be severed is currently zoned 'OS'. The proposed Zoning By-law Amendment would change these lands to 'R6-special'. The special provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.43 hectares respectively. The construction of a house and accessory building would be allowed under the new zoning.

The retained parcel is zoned 'OS' and 'EP' and will remain zoned as such.

Lots 21 and 22 are currently zoned mostly 'EP', with some 'R6' zoning along the front portions of these two parcels. The 'R6' zoned area will be changed to 'OS'. No development or site alteration will be permitted on these lands or on the retained parcel which will merge with these lands.

Conclusion:

The proposed lot line adjustment will result in the creation of a new building lot while eliminating any building potential on the retained lands and two adjacent parcels.

This development proposal has considerable merit and should be approved.

Final Comments:

I trust you'll find the application package to be complete. Should you have any questions regarding the proposal, please contact the undersigned.

On a final note, it would be sincerely appreciated if you could contact me when scheduling the public meetings for these two files in order to ensure my availability.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Watra Residents Association

Figure 01: Proposed Lot Line Adjustment

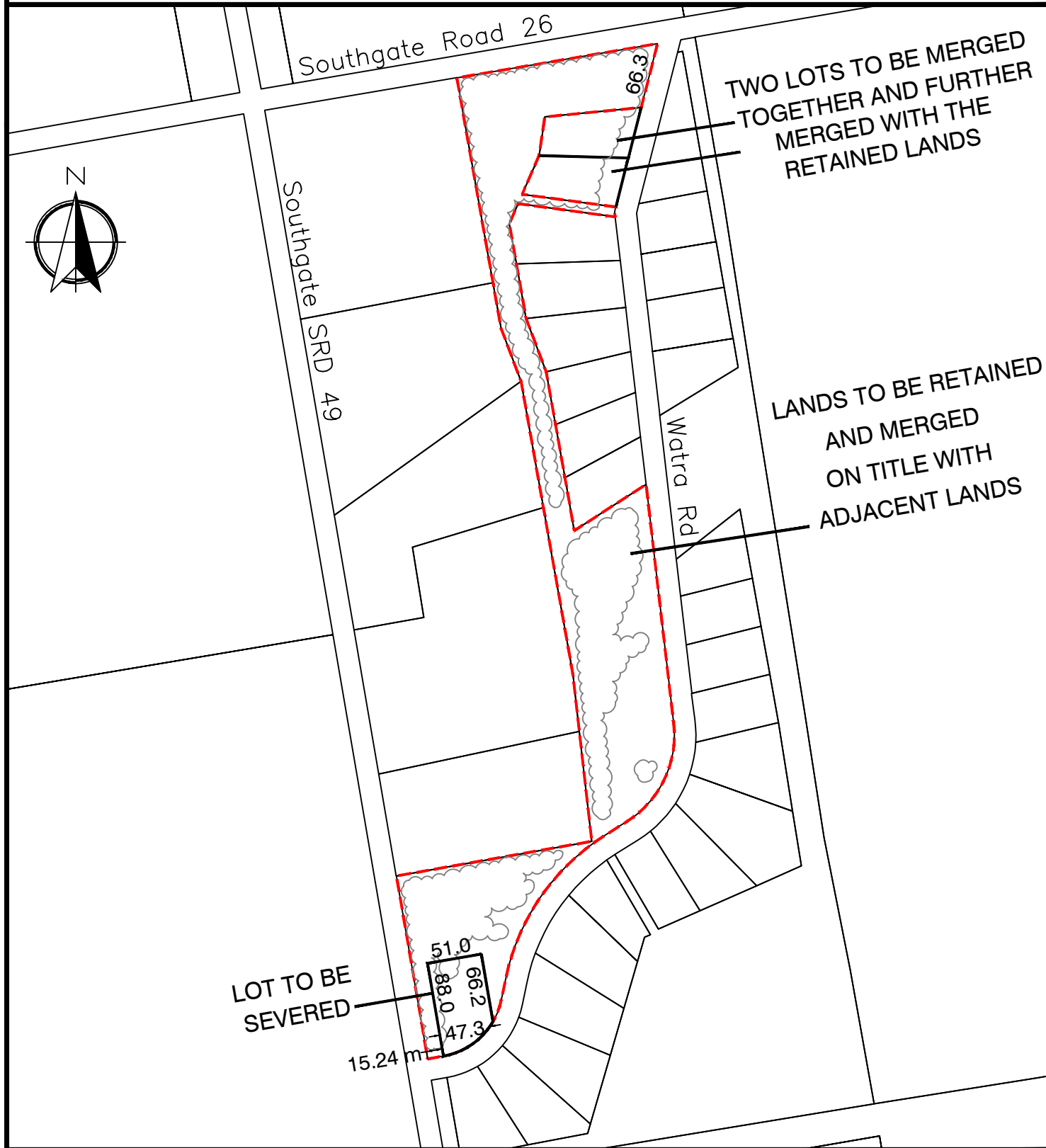
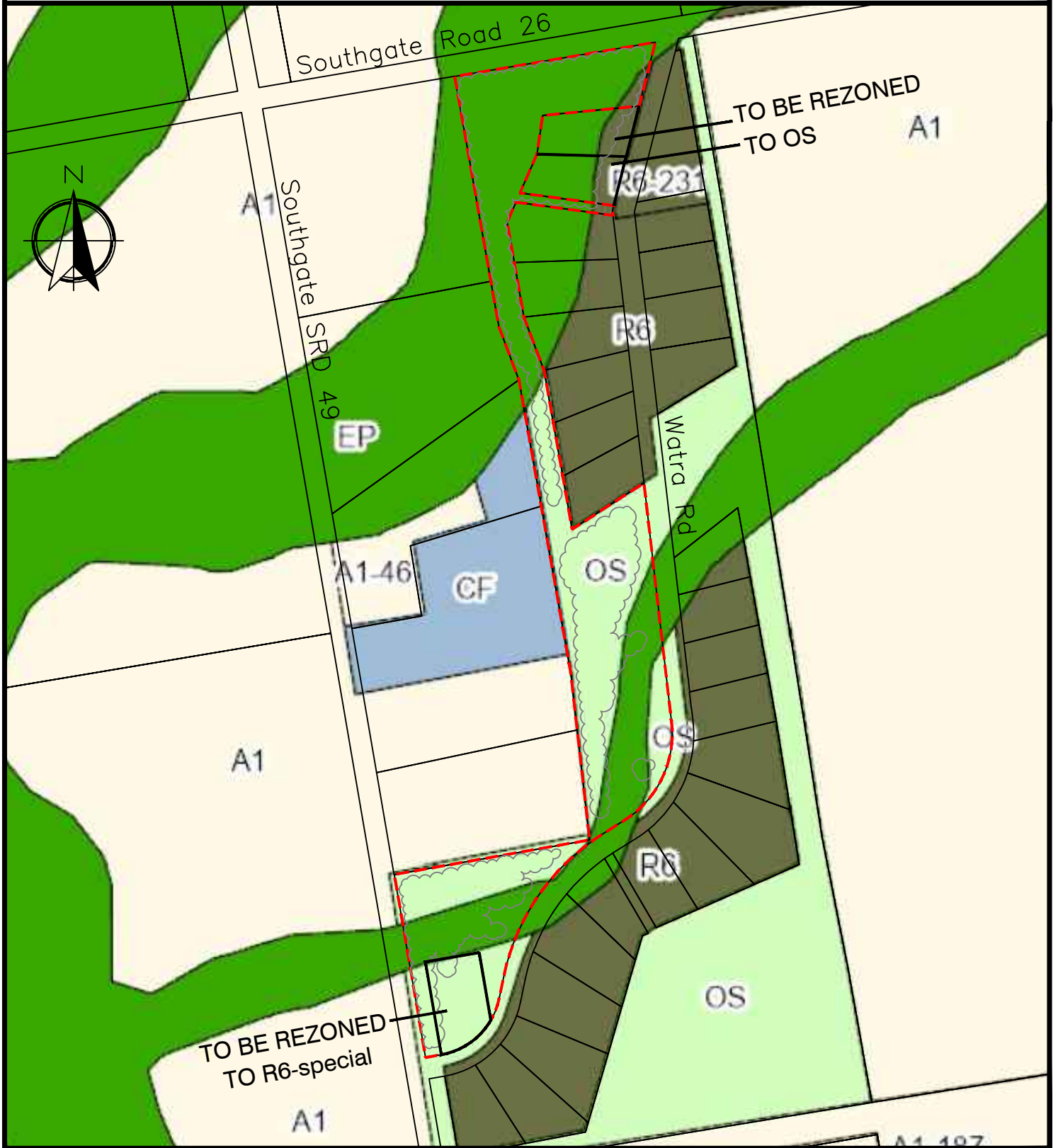


Figure 02: Proposed Rezoning



Watra Residents Association
Lots 20 and 22, and Block 29, Plan 812
Geographic Township of Egremont
Township of Southgate

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:5000