

Committee of Re-Zoning/Adjustment
Township of Southgate
185667 Grev Road #9
Dundalk, ON N0C 1B0

RE: Planning application #C24-18 – 263590 Southgate Rd. #26

Ladies and Gentlemen:

We are the owners of the property [REDACTED] Southgate Rd. #26, which borders the subject property to the east and we request that the zoning by-law amendment, as currently proposed, be denied. We are concerned that the Applicant's proposal will split an already undersized lot into two even smaller parcels. This calls into question the adequacy of the existing septic systems on these smaller lots, especially given their proximity to Wilder Lake.

There was a prior Application for Consent with respect to this property made in 2011 (File No. B11/11). That application proposed that a portion of the existing lot be severed and added to the lot to the west, then owned by Leonard & Marydale Scales. The stated reason at that time was the wish to install an improved septic on the severed lot. We objected at that time because of the undersized lot size of the retained lot. Council approved the application despite our objections and the concerns of the Planner, Denise Whaley. We appealed the decision to the OMB and the OMB allowed the appeal in 2012 and provisional consent was not given. An improved septic was subsequently installed, calling into question the necessity of the severance at all. We believe it is in everyone's interest not to repeat that process.

Since the current application, the stated reason for which is Estate Planning, proposes even smaller lot sizes than the 2011 proposal, we request that:

1. The Applicants obtain a new survey that details the lot boundaries, the lot areas, the proposed severance line and the location of the existing well, buildings and septic systems. The sketch provided by the Applicants contains many discrepancies when compared to MPAC data, a 1992 survey of our property, and even the sketch they provided in 2011. For example, on our shared boundary, the survey of our property shows a length of 144.8 ft. while their sketch shows 164 ft. Also, MPAC reports the lot size of 263590 Southgate Rd #26 as 1,214 sq. meters while the sketch shows 1,788 sq. meters. Given the size of the proposed lots and its importance in deciding the adequacy of the septic systems, we feel a survey is necessary to provide the Committee with reliable information on which to base their decision. We have attached copies of the 1992 survey of our property and the Applicants' 2011 sketch.

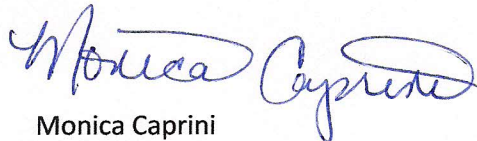
2. The Applicants submit a plan and commit to upgrading the existing septic systems on their properties should the reduced lot size be approved.

In summary, the application as it now stands should be denied as it only worsens the current situation by creating two significantly undersized lots, one of which will have a dwelling that has no potable water and a septic system that does not meet current standards.

We would like to thank you in advance for taking our concerns into consideration and request that you notify us of any decisions with respect to this application.

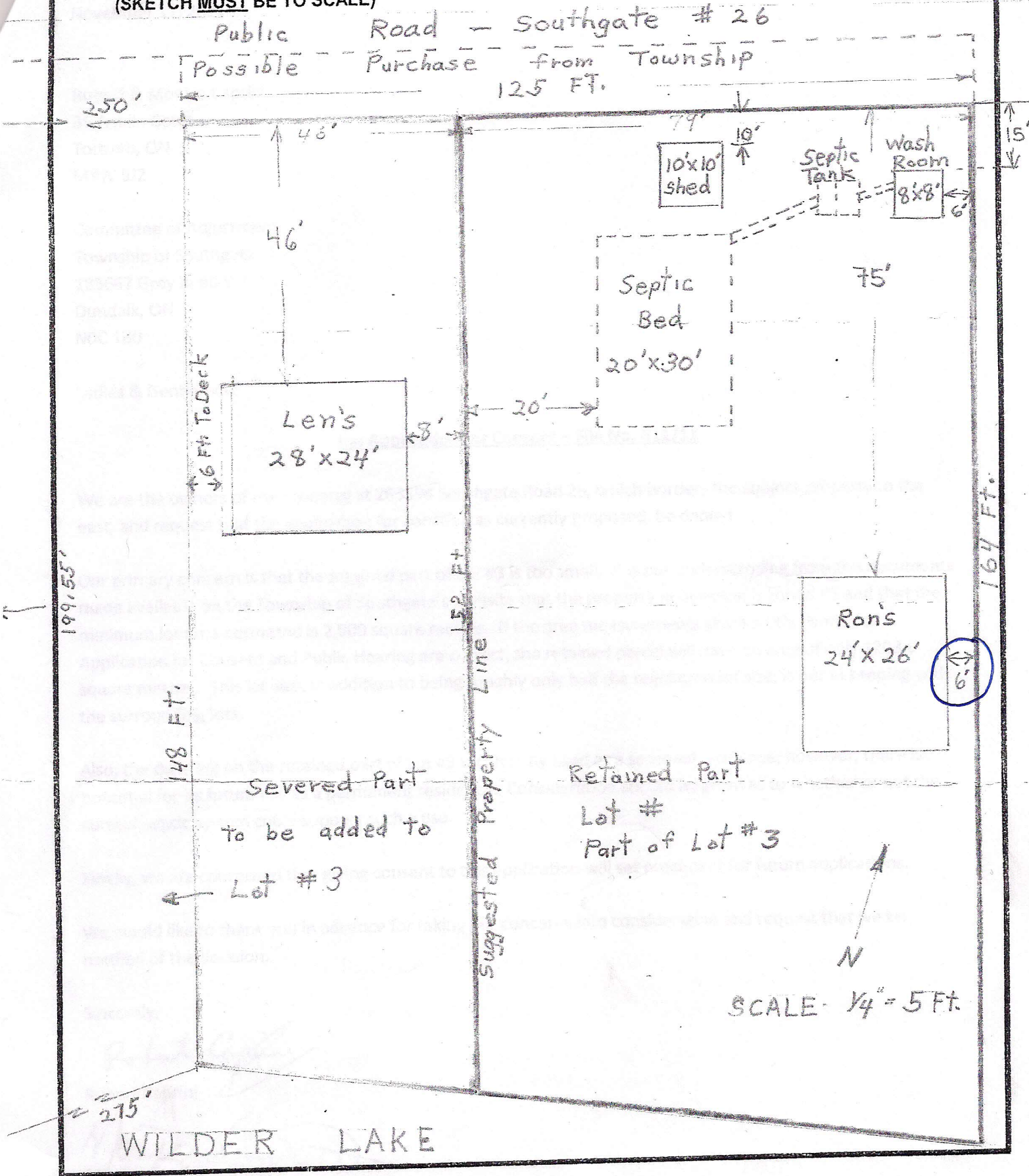
Yours truly,


Robert Caprini


Monica Caprini

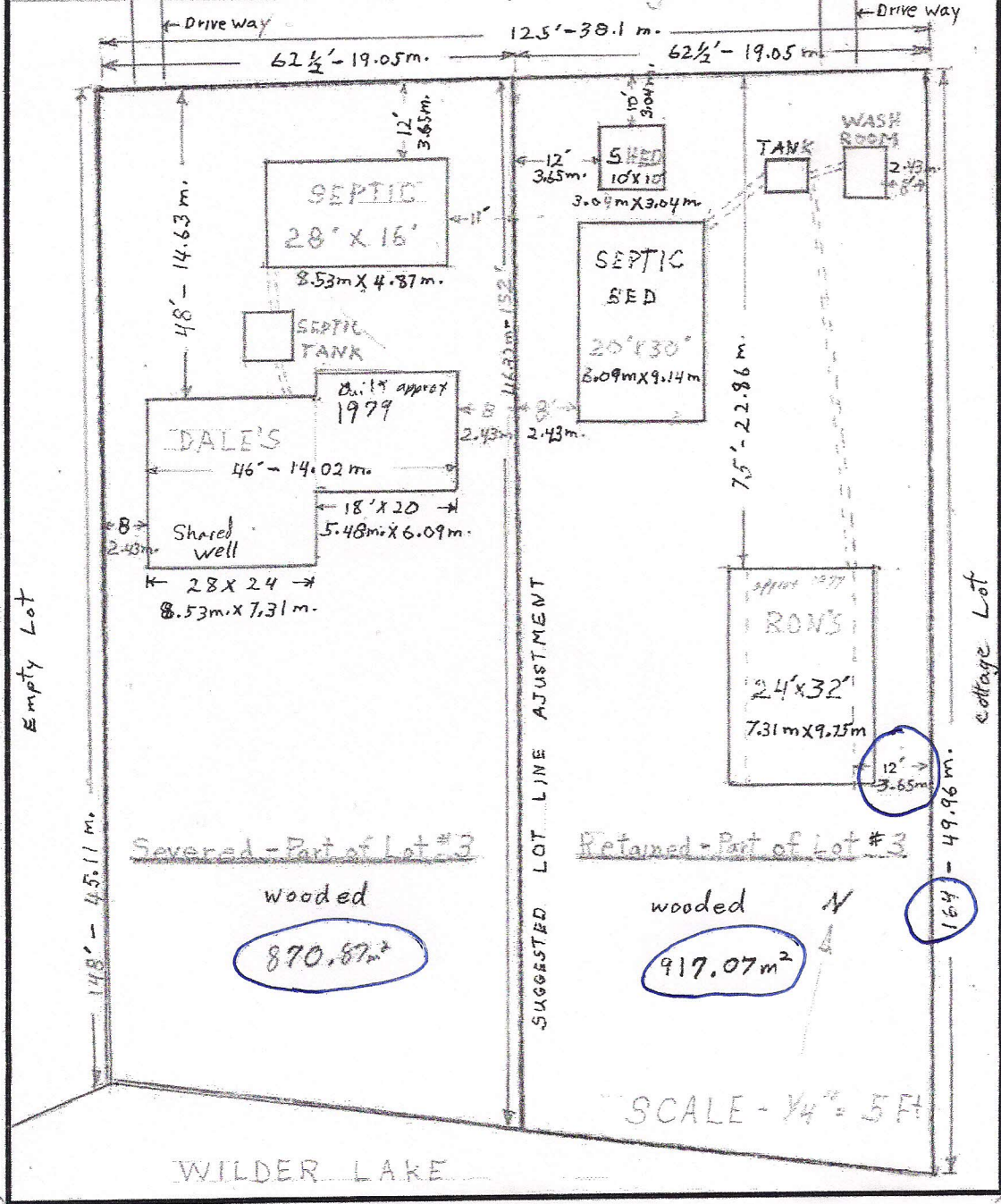
Encl.

17. USE THIS PAGE FOR YOUR SKETCH. SHOW ALL REQUIRED INFORMATION (see # 15)
(SKETCH MUST BE TO SCALE)



2018 SKETCH

17. USE THIS PAGE FOR YOUR SKETCH. SHOW ALL REQUIRED INFORMATION (see # 16)
 (SKETCH MUST BE TO SCALE) Public Road - Southgate Road # 26



62.33
 73.27

263590 Sg Rd 26
 4207 060 001 21600 - 011

2000
 - 870
 30" → 19.05m
 1180

SURVEYOR'S REAL PROPERTY REPORT ON
PART OF LOTS 3 & 4
CONCESSION 22
 TOWNSHIP OF EGREMONT
 COUNTY OF GREY
 SCALE: 1" = 30'
 ALEX R. WILSON SURVEYING INC.
 1992

PDF FILE PROVIDED TO ENLARGE



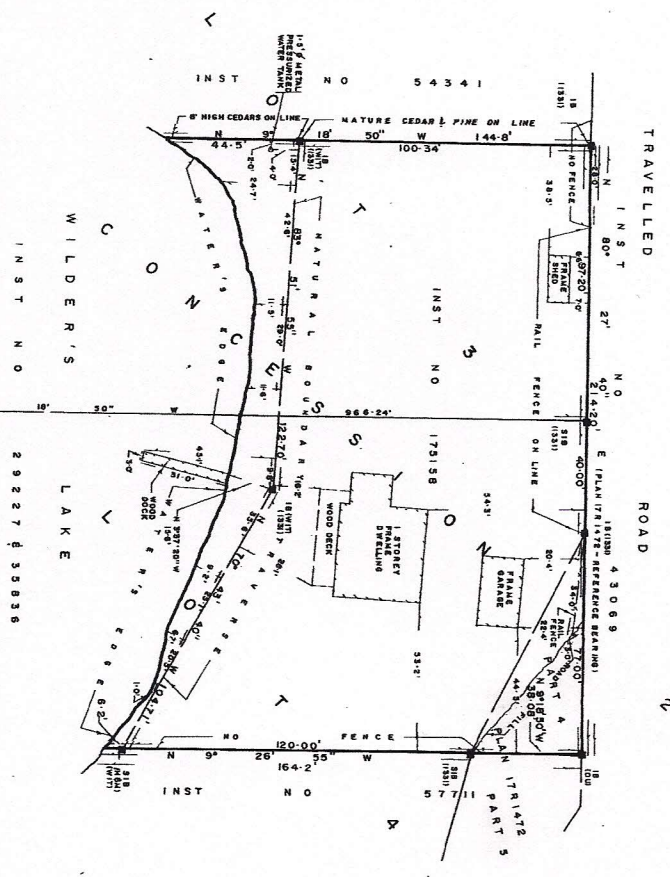
THIS PLAN MUST BE READ IN CONJUNCTION
 WITH SURVEY REPORT DATED JULY 29 1992

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 21 DAY OF JULY 1992

29 July 1992
 Alex R. Wilson
 Ontario Land Surveyor
 No. 1111

CLIENT - E. GILLIS
 PROJECT - 92-4979-1

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 21 & 22



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NOTE
 ■ - DENOTES FOUND SURVEY MONUMENT
 SIB - DENOTES STANDARD IRON BAR (1" x 3/8")
 IB - DENOTES IRON BAR (1 1/2" x 3/8")
 W - DENOTES WITNESS
 WIT - DENOTES WITNESSES
 () TIES TO WILDER'S LAKE ARE AT RIGHT ANGLES FROM
 NATURAL BOUNDARY TRUNKS UNLESS OTHERWISE INDICATED
 21 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND REFERRED
 TO THE SOUTHERLY LIMIT OF THE TRAVELLED ROAD THROUGH
 LOTS 3 & 4 CONCESSION 22 AS N 80° 27' 40" E IN
 ACCORDANCE WITH PLAN T814172

ALEX R. WILSON
 SURVEYING INC.
 ONTARIO LAND SURVEYORS
 120 KING STREET EAST
 BOX 294, MOUNT FOREST
 NO. 6 T.O. 519 323-2451