

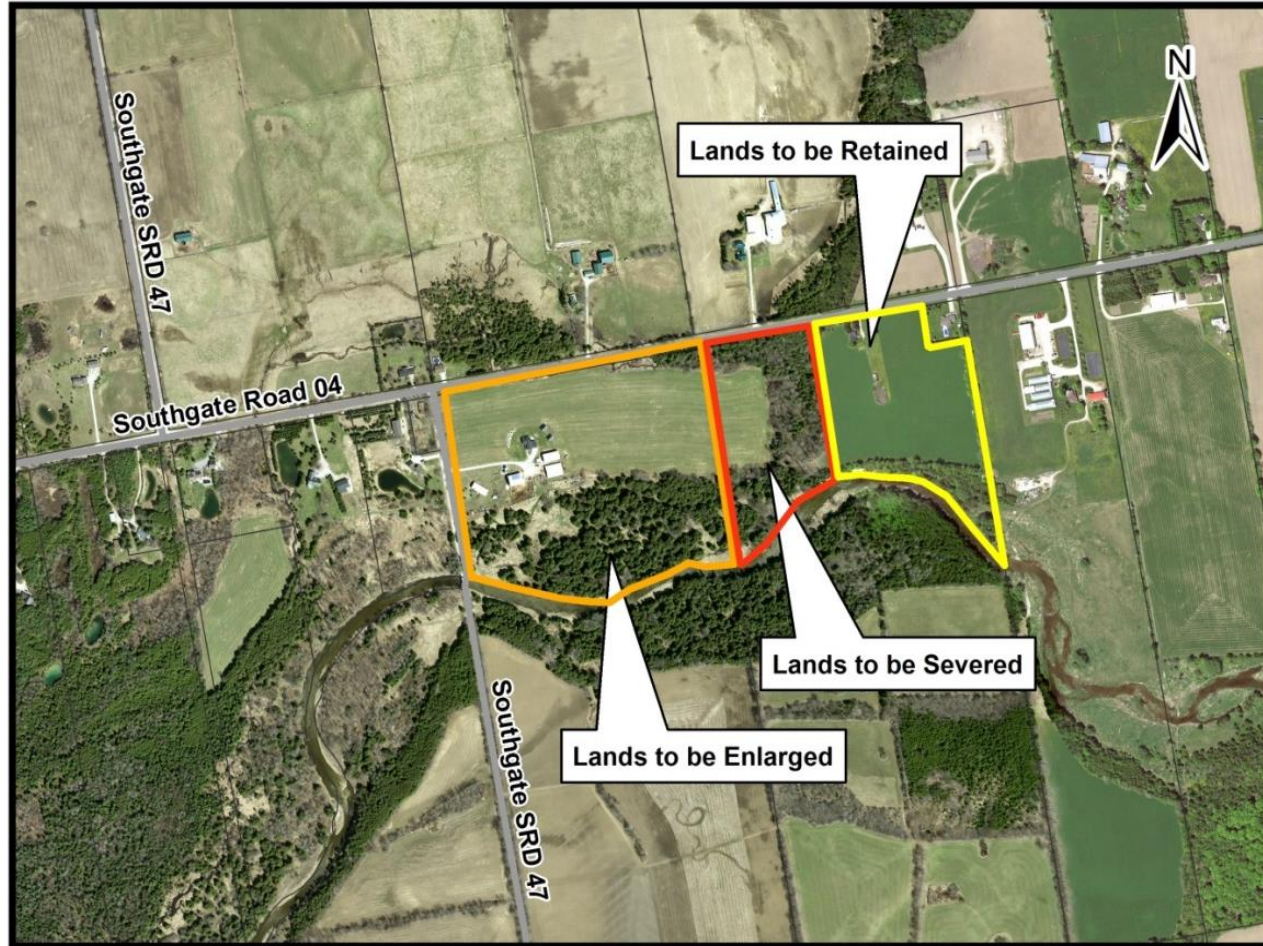


# **Addendum to Report PDR-CW-03-18 42-07-060-OPA-141**

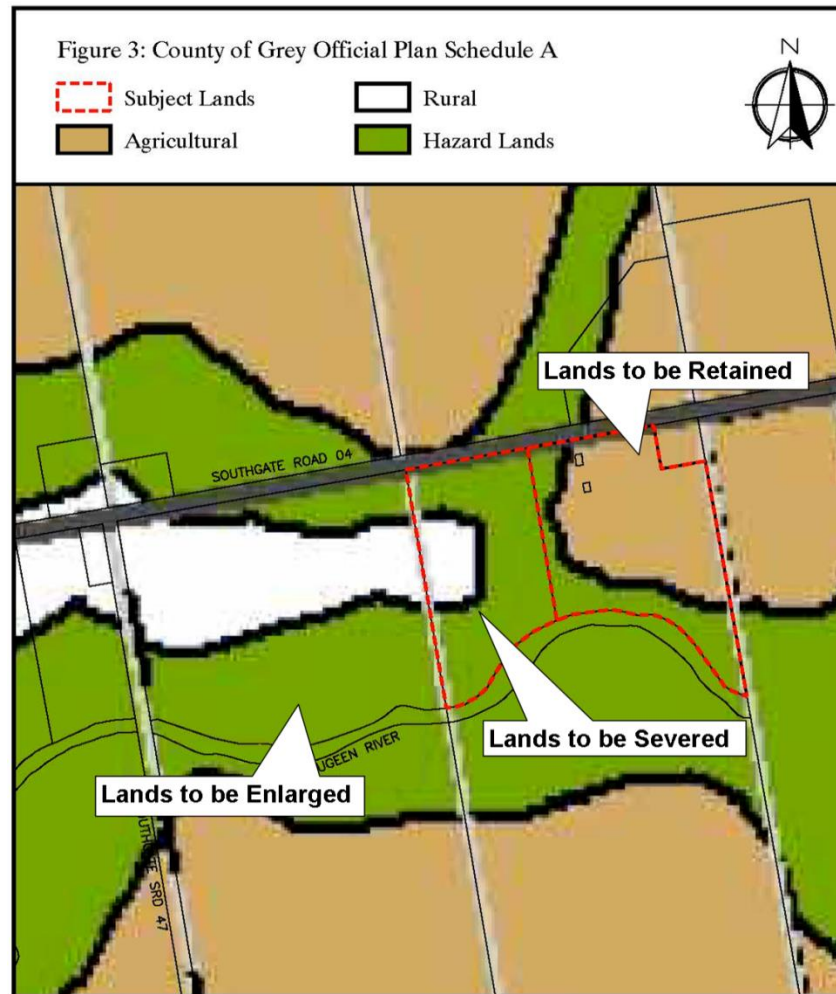
County Official Plan Amendment Application  
Part Lot 8, Concession 5 (043836 Southgate Road 4)  
(geographic Township of Egremont)  
Township of Southgate

This presentation contains a summary of Addendum to Report PDR-CW-03-18. For more details on this application, including a thorough comment summary and planning analysis, please see the Staff Report.

# 42-07-060-OPA-141 – Subject Lands



# 42-07-060-OPA-141 – Land Designations



# 42-07-060-OPA-141 – Proposed Development

- ▶ The proposed land severance for lot addition purposes would permit a lot addition for lands designated 'Agricultural', 'Rural', and 'Hazard Lands'.
- ▶ Amendments are needed to the County and Township Official Plans, as well as the Township Zoning By-law, and a consent to sever.
- ▶ An amendment is required for agricultural consent policies, where minimum farm sizes are generally 40 hectares.
- ▶ Lot additions are also discouraged in agricultural lands unless the severed and retained parcels maintain a lot area of 40 hectares or more.
- ▶ Neither the retained parcel (6.1 ha) nor the expanding adjacent property (17.8 ha) will comprise 40 hectares, and a severance from the original Crown parcel has already been provided for in the past.

# 42-07-060-OPA-141 – Public & Agency Comments Received

- ▶ There were no comments received from the public on these applications
- ▶ Agency comments were received from;
  - Historic Saugeen Metis
  - Saugeen Valley Conservation Authority
  - Township of Southgate staff
- ▶ There are no outstanding concerns from the circulated agencies and stakeholders

# 42-07-060-OPA-141 – Planning Analysis

- ▶ Planning justification was submitted in support of the proposed official plan amendment and lot addition.
- ▶ Surrounding the subject lands are woodlands, the Saugeen River to the south, and a tributary of the Saugeen River located on the northwesterly corner. Lands on both sides of the Saugeen River are legally viewed as separate parcels of land.
- ▶ Approximately 4.8 hectares will be added to the neighboring property to the west and no new lot would result from this lot addition, which is consistent with Provincial Policy, and conforms to the County Plan.
- ▶ The lands to be severed are approximately 3.87 hectares 'Hazard Lands' and 0.93 ha 'Rural'; therefore, no lands designated 'Agricultural' are being conveyed to the adjacent property owner.

## 42-07-060-OPA-141 – Planning Analysis Cont'd

- ▶ The reason for this lot addition is to increase access to the 'Rural' portion of the subject property for farming purposes. Due to the large forested area and hazardous lands on the subject site, access to the 1.4 ha field can only be achieved by traversing the adjacent property to the west.
- ▶ As there is no proposed change in land use, or the construction of buildings and structures, SVCA determined by the very nature of the application, the impact on the woodlands, wetlands, the Saugeen River would be negligible.
- ▶ The proposed land severance would not hinder future aggregate extraction, as the current size of the lands are not farm sized.
- ▶ The proposed Official Plan Amendment application is consistent with Provincial Policy and conforms to the goals and intent of the County Official Plan.

# 42-07-060-OPA-141 – Recommendation

- ▶ THAT all written and oral submissions received on Official Plan Amendment Number 141 were considered and helped to make an informed recommendation and decision;
- ▶ AND THAT Addendum to Report PDR-CW-03-18 be received, and that Amendment Number 141 to consider an amendment to the County of Grey Official Plan on lands designated ‘Agricultural’, ‘Rural’ and ‘Hazard Lands’, to permit a lot addition of 4.8 hectares to the neighboring lands to the west, for the lands described as Part Lot 8, Concession 5 (043836 Southgate Road 4), geographic Township of Egremont, in the Township of Southgate, be supported, and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.