



Planning and Development

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March 16th, 2023

Lindsey Green
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

**RE: Consent Application B2-23
Concession 6 and 7, Part Lot 11, RP 16R9791 Part 2 (491233 Southgate
Sideroad 49)
Township of Southgate (Formerly Township of Egremont)
Roll: 4207060006048000
Owner: Cleon Martin
Applicant: Woodland Springs School
Agent: Maynard Wideman**

Dear Ms. Green,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to sever a 3,278.47m² agricultural parcel and add it to the existing school property. The retained parcel would have a lot area of 52.65 hectares. This would create an expanded schoolyard for the existing school.

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.3(3) states,

Lot adjustments in the Agricultural land use type may only be permitted for legal or technical reasons.

Moreover, 'legal and technical reasons' is defined in the County's Official Plan as follows:

LEGAL OR TECHNICAL REASONS means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

The proposed lot addition is relatively small and a new lot is not created. Further the school is already existing; therefore, the lot addition would be considered a minor boundary adjustment. County Planning staff have no concerns.

Schedule B of the County OP indicates the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(11) states,

Minor lot additions to existing lots may be permitted in Aggregate Resource Areas, provided reasoning is provided to:

- a) Demonstrate the appropriateness of the land area to be severed (i.e. land need, boundary error, servicing, parking, etc.); and*
- b) To explain the hardship imposed by not permitting the severance.*

All reasonable efforts shall be made to minimize any impacts on the aggregate resource through any lot additions.

Lot adjustments in the Agricultural land use type and Special Agricultural land use type may only be permitted for legal or technical reasons.

The proposed lot addition is relatively small and would likely have minimal impacts on the aggregate resource. Further, there may be justification as a 'legal' or 'technical reason', as the proposal would be considered a minor boundary adjustment. Therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands'. The proposed lot addition is located outside of the Significant Woodlands; therefore, County Planning staff anticipate that there will not be any negative impacts to the Significant Woodlands. County Planning staff have no concerns.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

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Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
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