



LOFT PLANNING

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September 8, 2023

Mr. David Smith
Manager of Planning and Economic Development, Township of Southgate
185667 Grey Road 9
Dundalk, Ontario
NOC 1B0

Dear Mr. Smith:

**RE: Proposed Two Consent Applications (For Easements)
144642 Southgate Road 4, Township of Southgate AND 144668 Southgate Road 14, Township of Southgate
Legal Addresses: CON 13 LOT 26 PT LOT 27, TOWNSHIP OF SOUTHGATE AND CON 13 N PT LOT 27, TOWNSHIP OF SOUTHGATE
Our File: MAR-62022-124 (The Trustees of the Old Order Mennonite Conference)
Related Municipal Files No.: B13-22 and C24-22**

We act has planners on behalf of the Trustees of the Old Order Mennonite Conference related to two proposed consent applications (for easements) on the two aforementioned lands. Please accept this correspondence as part of the planning submission related to the two proposed consent applications which provides a brief background of the planning process on these lands to date and reasons for the request.

Background

On January 25, 2023, the Committee of Adjustment issued provisional consent (B13/22) to sever a 0.91 hectare lot with 84.5 metres of frontage and to convey these lands to the existing (adjacent) cemetery lot. The enlarged lot would have a lot area of 1.11 hectares and a lot frontage of 165 metres. The retained parcel would have 678 metres of frontage and have a lot area of 72 hectares (Figure 1 – Aerial). The effect would be to create an enlarged cemetery lot to erect a meeting house. No new development lots were created. This consent is yet to be finalized; however, the reference plan has now been deposited.

On April 20, 2023, Council passed By-law 2023-038. The purpose of the zoning by-law amendment application was twofold: to re-zone a portion of the lands to implement a Consent (lot addition) and to permit a meeting house. The effect of the by-law was to change the zoning symbol on a portion of the subject lands from Agricultural (A1), Community Facility (CF), Environmental Protection (EP) and Wetland (W) to Community Facility (H), Environmental Protection (EP) and Hazard (H). The holding symbol is subject to a site plan agreement being entered into and the completion of an Archaeological Study being prepared to the satisfaction of the Township of Southgate.



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Current Situation

The retained lands held by Watson includes an agricultural building (coverall) which is located at the rear of the severed lands noted above. The original consent proposal indicated that this coverall building would maintain access to Southgate Road 4 by way of a new laneway on the Watson lands. Since that time, and based on site visits with those involved, it has been determined that the original proposed laneway location is too steep and that the new laneway would be best situated over a proposed new easement that would cross the existing cemetery lands as well as the newly severed lands and provide access to the existing coverall for continued access by Watson.

Proposed (Two) Consent Applications for Easement

The following outlines the new proposal for two additional consents (for easement) related to the following: “The Transferor grants an easement over the servient lands in favour of the Transferees' adjoining lands for entrance and exit purposes for persons, animals, motor vehicles, and all manner of farm and construction machinery and equipment access”.

The applications are as follows:

Consent Application A (Figure 2 – Consent A).

Severed Lands: Part 2, Plan 16R-11907

- Lot Area: 0.03 ha (320.5 sqm)
- Lot Frontage: 12.75 m

Consent Application B (Figure 3 – Consent B).

Severed Lands: Part 4, Plan 16R-11907

- Lot Area: 0.12 ha (1164 sqm)
- Lot Width: 12.75 m

Plan 16R-11907 – Description of Parts

Plan 16R-11907 is a Reference Plan prepared by Wilson Ford Surveying which identifies the required Parts related to Consent B13/22 as well as the two proposed consent (for easement) applications enclosed. The following is an outline of the Parts on Plan 16R-11907:

Part 1:

Lands (cemetery) owned by The Trustees of the Old Order Mennonite Conference.

Part 2:

Lands (cemetery) owned by The Trustees of the Old Order Mennonite Conference and the proposed easement for access.



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Part 3:

Severed Lands (B13/22) currently owned by Watson, and to be purchased by The Trustees of the Old Order Mennonite Conference and merged with Part 1 and Part 2, Plan 11907 (Trustee) following the perfection of Consent B13/22. A Meeting House is proposed to be established on these lands as per the permissions of Zoning By-law Amendment 2023-038 (C24/22).

Part 4:

Severed Lands (B13/22) currently owned by Watson, and to be purchased by The Trustees of the Old Order Mennonite Conference and the proposed easement for access.

Official Plan – Township of Southgate

The proposed consents conform to the Township of Southgate Official Plan, as follows,

Section 7.2.1.2 - 2) Consent applications may also be considered for lot line adjustments, the creation of easements or for other purposes described in Section 50(3) of the Planning Act.

The proposal is to create two easements for access purposes to an existing agricultural building coverall, following the perfection of Consent B13/22.

Zoning By-law – Township of Southgate


Zoning By-law Amendment 2022-038 was passed by Council on April 20, 2023 which implemented Consent B13/22. The proposed easements do not affect the zoning of the lands, and as such no implementing Zoning By-law Amendment is required.

Process Timing related to Proposed Consent B as it relates to Consent B13/22

With respect to the proposed applications and as **Consent B** relates to lands that are currently subject to Consent B13/22, we would ask that this Consent application be “accepted” by the Municipality – but that the Municipality hold on processing until the solicitors for Watson and Trustees have perfected Consent B13.22 and the Trustees are the legal owners of Part 3 and 4, Plan 16R-11907.

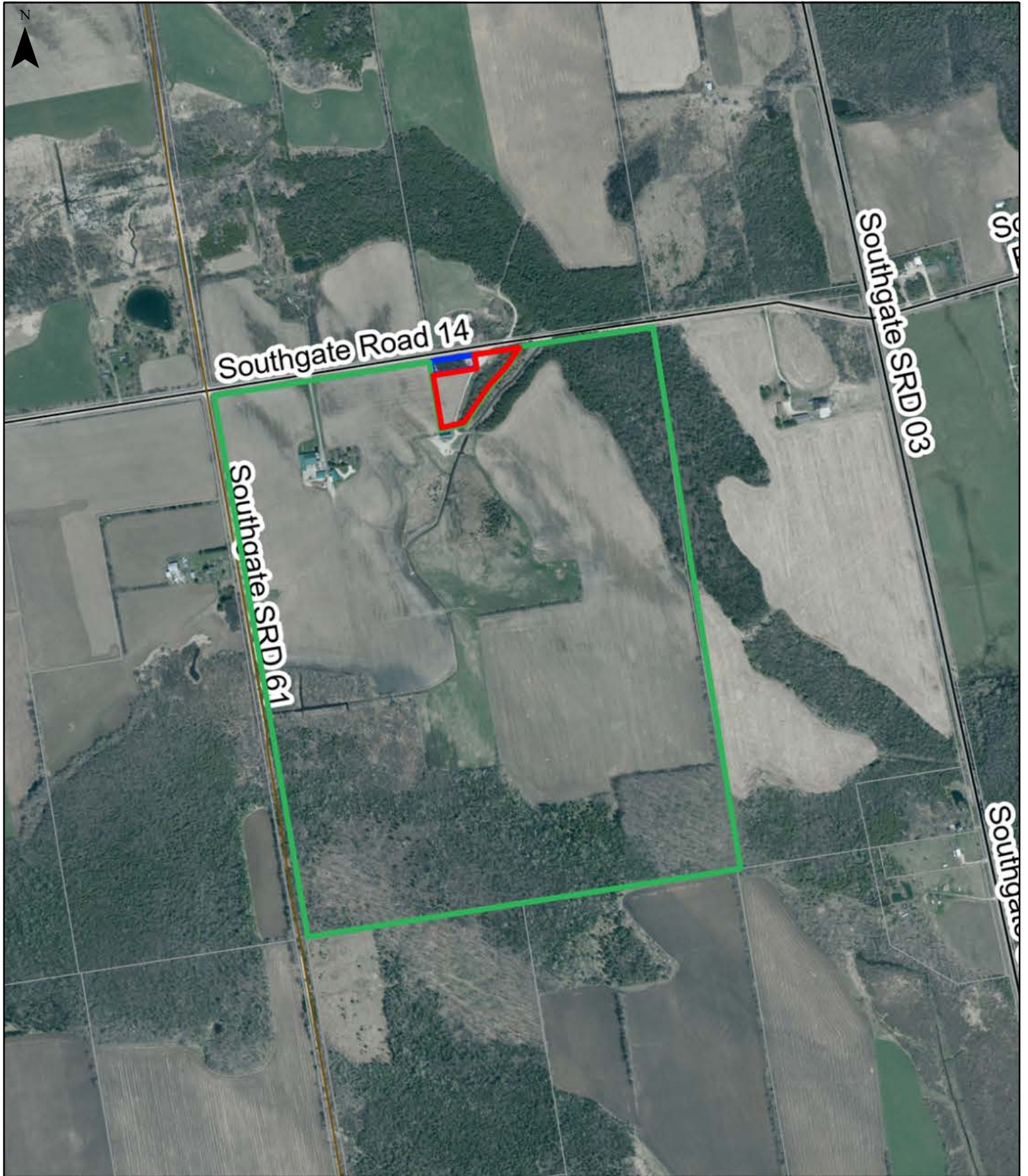
We trust the above is satisfactory, should staff wish to set up a virtual call to discuss the nuances of the request – we would be happy to discuss.

Yours truly,
LOFT PLANNING INC.






Kristine A. Loft, MCIP RPP
Principal

Attached: Figure 1 – Aerial
Attached: Figures 2 and 3 – Consent Sketch



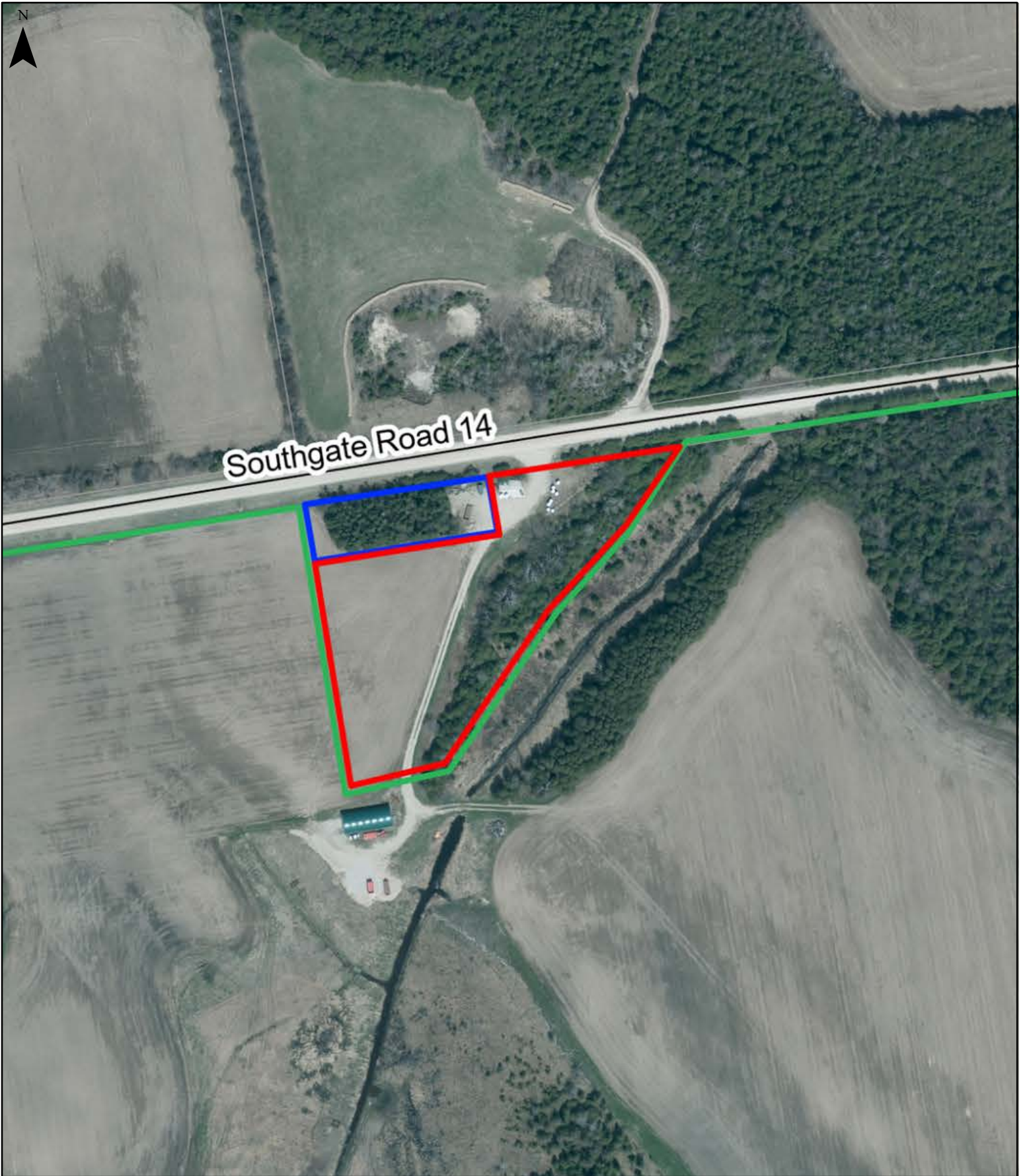
Aerial
144642 Southgate Road 14 &
144668 Southgate Road 14
Township of Southgate

-  144642 Southgate Road 14
-  Lot Addition (B13-22)
-  144668 Southgate Road 14

0 20 40 60 Metres






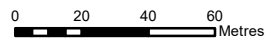
LOFT PLANNING
September 9, 2023



Southgate Road 14

Subject Lands
144642 Southgate Road 14 &
144668 Southgate Road 14
Township of Southgate

-  144642 Southgate Road 14
-  Lot Addition (B13-22)
-  144668 Southgate Road 14



LOFT PLANNING
September 9, 2023

