

January 1, 2019

Joanne Hyde, Clerk  
Township Of Southgate

Re: Planning Amendment File No. C24-18

Township of Southgate,

As residents of the nearby zoning change by-law amendment we wish to be added to the public record. Our sole interest is the health of Wilder Lake and its surrounding natural environment.

**Official Survey:** We carefully studied the information provided on file # C24-18 posted on the Southgate website. We reviewed the sketch of the property made for the 2018 application, and the sketch from the 2011 application, as well as the survey done by the property owner to the east of the proposed lots. There were several instances of measurements differing from the 2011 and 2018 sketches. The most concerning was the distance of the septic filter beds of both lots to the proposed property line. As well there were no trees included in the sketch indicating their setbacks to the septic bed which should 6 meters. There is also a discrepancy with the east lot line/abutting property. The sketch indicates 164 ft. length vs the survey showing 144.8 ft. Before this application can move forward an official survey of both proposed lots is required to determine the proposed lot sizes, exact distances of the septic systems to property lines, buildings, wells and trees.

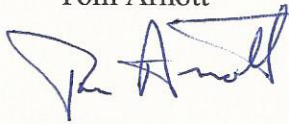
**Beyond the Application:** An official survey must be provided to ensure all building code requirements are met. Before a change to this zoning by-law is made a thorough review and possible actions on the issue of septic systems for small lots needs to be in place. From the sketch it appears the western lot had a new septic system installed after 2011. Is this system adequate for a small lot? The eastern lot shows a septic filter bed and tank. The ownership of this lot dates back over 50 plus years. What is the current condition of this system? Have the growth and closeness of trees or just plain old age compromised the filter bed or the system as a whole? As property owners on the lake since 2010 we found we had to replace and move our 20 year old system in 2011 as it was faulty and we had grave concerns about the lake. Experience has shown us it is nearly impossible to adequately check the functionality of the tile beds. It may be in the best interest of the lake and a small lot, that the owners be required to replace the current systems with those more adequate for smaller lots. There is also the issue of a shared well. Because of the small lot sizes and estate planning, separate drilled wells should be on both lots. This would require a new well to be drilled on the proposed east lot. A plan of action and requirements for upgraded septic systems and separate drilled wells needs to be in placed before any consent is given for the creation of smaller lots.

**Precedence.** Currently the minimum lot size for land zoned R5 is 2000 sq. meters. According to the 2018 sketches the proposed lots will be 870 and 917 sq. meters in size

less than half the required minimum. Given the value of lake front property granting a severance like this could set a legal precedence. What is stopping the creation of smaller lots in the future around the lake in the name of 'estate planning'? And perhaps the most important is the current issues of the proposed residential development at Homestead golf course on Wilder Lake. Should this development move forward current R5 lot size minimums need to stay in place. A severance such as the one for Southgate 263590 could set precedence.

As good stewards of the lake, we would like these issues to be addressed before any consideration is granted for this severance.

Tom Arnott



Heather Arnott



Tom & Heather Arnott

