Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 6th, 2020

Lindsey Green, Acting Clerk
Township of Southgate
185667 Grey County Rd. 9, RR #1
Dundalk, Ontario N0C 1B0

RE: Zoning By-law Amendment C13-2020
Concession 1, Division 3, Part Lot 28, RP 16R8641 Part 1 (169 McFarlin Drive)
Township of Southgate (geographic township of Egremont)
Owner/Applicant: Kimberly & Ian Francis

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 of the subject property is to consider a change to allow for a garden suite to be permitted on the property for a period of up to 20 years. The effect would be to add a permitted use to the zoning symbol on the property. The Residential Type 6 exception (R6-144) would remain the same with an additional permitted use added to it.

Schedule A of the OP designates the subject lands as 'Rural'. Section 4.2.5 of the County OP states,

> *The Planning Act requires that official plans and zoning by-laws permit second units:*
>
> - *In detached, semi-detached and row houses if any accessory building or structure does not contain a second unit;*
> - *In a building or structure accessory to those housing types, provided that the primary dwelling does not contain a second unit.*
>
> *Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and*

> *safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units. The County is generally permissive of second units provided development meets zoning provisions outlined by the local municipalities. In settlement areas or the countryside without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit. In the countryside, secondary units shall be within the farm cluster. Second units shall not be permitted in the Hazard Lands land use type and may be allowed in the flood fringe overlay subject to conservation authority review.*

Section 5.2.1(6) also states,

> *Second units are permitted in the main house, or in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within hazard lands. Second units in accessory structures are required to be in the farm cluster.*

Permanent, second units are permitted under the new County Official Plan and are viewed as opportunities to increase the supply and range of affordable rental accommodation while offering homeowners additional income. The proposed garden suite appears to be more 'permanent' in nature, given the installation of a new septic system to accommodate the residential unit. As per section 4.2.6, garden suites are typically viewed as *portable, self-contained dwellings without a basement. They must generally be located within or in proximity to the farm buildings and/or main residence on a property. Servicing is typically connected to the principal residence services, of which enough capacity to service the garden suite must exist.* County planning staff question whether the proposed development would be considered a 'garden suite' given it appears to be more permanent in nature and may not be viewed as portable. Recognizing the proposed development as a secondary unit would be more suitable. Although, it would be required to incorporate into a building or structure accessory to the primary dwelling.

Schedule B of the County OP designates the subject lands as 'Aggregate Resource Area'. Section 5.6.2(1) states,

> *The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard lands land use type, the policies and permitted use of the underlying land use type shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.*

Residential uses are permitted in the rural land use designation; therefore, County planning staff have no concerns.

Section 8.9.1 of the County OP and section 1.6.6.1 of the PPS states adequate servicing shall be ensured for any new development. The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan – municipal servicing, private communal sewage, partial services, individual on-site services.

Provided consideration is provided to develop a more permanent structure (secondary suite) given the proposed servicing needs, development is situated in proximity to the farm buildings and/or main residence, and adequate servicing can be ensured, County planning staff have no concerns.

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

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

Yours truly,

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca