



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

February 9, 2021

Stephanie Lacey-Avon
Intermediate Planner
County of Grey
595 9th Avenue East
Owen Sound, Ontario
N4K 3E3

Dear Ms. Lacey-Avon.:

RE: 200 Connell Lake Road and 212 Connell Lake Road
CON 10 EGR PT LT 12 RP, TOWNSHIP OF CHATSWORTH
Roll Number No. 4204360-00203800, 4204360-00203900, 4204360-00203910
Applicant: Elizabeth Thompson, Mark Thompson, Clayton Thompson
LPI File: THO.49920

We act as the planner for Elizabeth Thompson, Mark Thompson and Clayton Thompson in matters related to the lands known as 200 Connell Lake Road and 212 Connell Lake Road, CON 10 EGR PT LT 12 RP, Township of Chatsworth.

This correspondence is in response to comments sent by County comments dated January 14, 2021 regarding OPA No. 7 (Connell Lake Road).

1. The subject lands are designated as per Schedule B of the County OP – 'Aggregate Resource Area'. Policy section 5.6.2 of the County OP should be flagged, accompanied with general planning justification.

The lands are identified as being within the Aggregate Resource Area constraint on Schedule B of the Official Plan. The proposed is to create two lots following the inadvertent merger of the lots. The lots are located on Connell Lake. There are approximately twenty-one (21) residential use lots located directly on Connell Lake and five (5) additional just on the south side of 30 Side Road. There are additional residential uses to the east in close proximity to the subject lands that are on rural lots. In our opinion, the proposed OPA is a technical amendment, the consent would re-establish two lots that inadvertently merged. Our opinion is that the proposed OPA and consent would not prevent or hinder the expansion or continued use of aggregate operations, and would not be incompatible. The following provides the justification,

- a. The immediate area is described as an inland lake area with existing residential development around the lake. The lots are serviced by a private road which the majority of the residential uses utilize and have access to.
- b. The subject lands are built upon with two residential uses, including private services.



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- c. The proposal is to re-establish two lots, each containing a single detached residential and associated private services.
- d. The subject lands are located within the existing cluster of development as described above.
- e. The proposed lot would not impede on future aggregate development as it is already part of the existing development cluster.
- f. The proposed lot would not create or enlarge the area of the sensitive land use cluster.
- g. The applications do not propose any new construction as the residential buildings are existing.
- h. The sensitive land use is established by the existing lot which has lot area of 0.714 ha. The sensitive land use would be considered at its lot boundaries. Following the consent application being approved, the same lot boundaries would be considered a sensitive land use. There would be no expansion of the boundaries.
- i. The current lot exists and is located in an immediate area (Connell Lake and Connell Lake Road) of existing residential uses. The sensitive land use exists and is not altered by these applications.

In summary, it is our opinion that the proposed applications and development proposal does not prevent or hinder the expansion or continued use of aggregate operations, and would not be incompatible.

2. Confirmation that the subject lands have the legal right to access and drive on Connell Lake Road.

The lands do have a registered right of way over Connell Lake Road. Attached please find the registerable description which includes the easement over Connell Lake Road.

3. Discussion and confirmation that fire and EMS services would be able to effectively reach the subject land in the event of an emergency.

Attached, please find correspondence from Mike Givens, Fire Chief for the Township of Chatsworth which provides that Township of Chatsworth Fire Department can provide emergency fire protection coverage.

4. The subject lots (200 & 212 Connell Road) are quite a bit smaller than the minimum lot area permitted under the R3 zone, and similarly the 0.8 ha provision for Rural lands under the County OP. Staff are seeking clarification from a service professional (septic/well) to determine and identify whether the 2 lots (should they be reestablished) as separate entities, be large enough to accommodate private servicing needs going forward. PPS policy 1.6.6.4 should be discussed.

Attached please find an opinion from Gerald Madill who is a Licensed Septic Installer. He provides that, the dwelling at 212 Connell Lake Road appears to be serviced by a Class 4 septic system with a raised leaching bed. The previous property owners have indicated that the system was installed around 2012 by a licensed installer. The water service for the premises features a UV filtration system.



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The dwelling at 200 Connell Lake Road appears to be serviced by a Class 4 septic system with an in-ground leaching bed. The previous property owners have indicated that the system is also relatively modern and was installed by a qualified individual. The water service for the premises features a UV filtration system.

Mr. Madill concluded that it is his opinion that the lots can be privately serviced in the future.

We trust the above is satisfactory, should there be additional comments we are happy to provide further comment.

Yours truly,

Kristine A. Loft, MCIP RPP
Principal

Attachments:

1. Comments from Mike Givens, Fire Chief, Township of Chatsworth
2. Comment from Gerald Madill, Licensed Septic Installer
3. Copy of deed and PIN Map

From: Mike Givens [<mailto:mgivens@chatsworth.ca>]

Sent: Tuesday, January 19, 2021 2:15 PM

To: Elizabeth Thompson

Subject: Fire Department Coverage

As per our conversation earlier today, yes, the Township of Chatsworth Fire Department provides emergency fire protection coverage to properties 200 & 212 Connell Lake Road, RR#1 Holland Centre, On., N0H 1R0.

--

Mike Givens, Fire Chief/CFPO/CEMC
Township of Chatsworth Fire Department
519-794-3188
mgivens@chatsworth.ca


A visual inspection of the sanitation systems servicing the dwellings located at 200 and 212 Connell Lake Road respectively was completed on January 18th, 2021. No excavation of the subject lands was undertaken.

The Dwelling at 212 Connell Lake road appears to currently be serviced by a Class 4 septic system with a raised leaching bed. The previous property owners have indicated that the system was installed around 2012 by a licensed installer. Additionally, the water service for the premises features a UV filtration system.

The dwelling at 200 Connell Lake Road appears to currently be serviced by a Class 4 septic system with an in ground leaching bed. The previous property owners have indicated that the system is also relatively modern and was installed by qualified individuals. As in the case of 212 Connell Lake Road, the water service for the premises also features a UV filtration system.

The previous owners of the property indicated that the dwellings have been serviced separately since their construction around 1965 and it is my opinion that there is no reason that they shouldn't be able to be serviced as such into the future as there is adequate area to support both separate wells and a legal septic system on each property.

Gerald Madill, Licensed Septic Installer

A handwritten signature in black ink that reads "Gerald Madill". The signature is written in a cursive style with a large, stylized 'G' and 'M'.

Properties					
PIN	37180 - 0136	LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Redescription
Description	PT LT 12 CON 10 EGR HOLLAND AS IN R118680 EXCEPT THE EASEMENT THEREIN, T/W RIGHT OF WAY OVER PT 2, 16R530; CHATSWORTH				
Address	200 CONNELL LAKE RD HOLLAND CENTRE				
PIN	37180 - 0135	LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Redescription
Description	PT LT 12 CON 10 EGR HOLLAND AS IN R385092 EXCEPT THE EASEMENT THEREIN, T/W RIGHT OF WAY OVER PT 2, 16R530; CHATSWORTH				
Address	212 CONNELL LAKE RD HOLLAND CENTRE				
PIN	37180 - 0134	LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Redescription
Description	PT LT 12 CON 10 EGR HOLLAND PT 6 16R530, T/W RIGHT OF WAY OVER PT 2, 16R530; CHATSWORTH				
Address	CONCESSION 10 HOLLAND CENTRE				

Consideration	
Consideration	\$ ██████████

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	GEE, LARRY
Address for Service	593 Balmy Beach Road, Georgian Bluffs, Ontario, N4K 5N4
I am at least 18 years of age.	
I am not a spouse	
This document is not authorized under Power of Attorney by this party.	

Transferee(s)		Capacity	Share
Name	THOMPSON, ELIZABETH MARY-JEAN	Joint Tenants	
Date of Birth	1962 12 10		
Address for Service	776761 Highway 10, R. R. #3, Holland Centre, Ontario, N0H 1R0		
Name	THOMPSON, MARK GRAYDON	Joint Tenants	
Date of Birth	1990 04 23		
Address for Service	776761 Highway 10, R. R. #3, Holland Centre, Ontario, N0H 1R0		
Name	THOMPSON, CLAYTON BRUCE	Joint Tenants	
Date of Birth	1955 05 14		
Address for Service	776761 Highway 10, R. R. #3, Holland Centre, Ontario, N0H 1R0		

Statements	
STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.	
STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.	
STATEMENT OF THE SOLICITOR FOR THE TRANSFeree (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.	

Signed By				
Andrew Ernest Drury	945 3rd Ave. East, Suite 12	acting for	Signed	2020 09 16
	Owen Sound	Transferor(s)		
	N4K 2K8			
Tel	519-372-1850			

yyyy mm dd Page 2 of 4

yyyy mm dd Page 2 of 4

Signed By

I have the authority to sign and register the document on behalf of the Transferor(s).

Signed 2020 09 16

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

2020 09 16

Fax 519-376-0835

Fees/Taxes/Payment

Total Paid	\$4,165.05
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File Number

Transferee Client File Number : 201191 THOMPSON

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of:	37180 - 0136	PT LT 12 CON 10 EGR HOLLAND AS IN R118680 EXCEPT THE EASEMENT THEREIN, T/W RIGHT OF WAY OVER PT 2, 16R530; CHATSWORTH
	37180 - 0135	PT LT 12 CON 10 EGR HOLLAND AS IN R385092 EXCEPT THE EASEMENT THEREIN, T/W RIGHT OF WAY OVER PT 2, 16R530; CHATSWORTH
	37180 - 0134	PT LT 12 CON 10 EGR HOLLAND PT 6 16R530, T/W RIGHT OF WAY OVER PT 2, 16R530; CHATSWORTH

BY:	GEE, LARRY		
TO:	THOMPSON, ELIZABETH MARY-JEAN	Joint Tenants	
	THOMPSON, MARK GRAYDON	Joint Tenants	
	THOMPSON, CLAYTON BRUCE	Joint Tenants	

1. THOMPSON, ELIZABETH MARY-JEAN AND THOMPSON, MARK GRAYDON AND THOMPSON, CLAYTON BRUCE

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$	
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)		\$0.00
(ii) Given Back to Vendor		\$0.00
(c) Property transferred in exchange (detail below)		\$0.00
(d) Fair market value of the land(s)		\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject		\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)		\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$	
(h) VALUE OF ALL CHATTELS -items of tangible personal property		\$0.00
(i) Other considerations for transaction not included in (g) or (h) above		\$0.00
(j) Total consideration	\$	

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1250575.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (a) This is not a conveyance of land that is located within the "specified region".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument:	Transfer		
	LRO 16	Registration No.	GY192094
		Date:	2020/09/16
B. Property(s):	PIN 37180 - 0136	Address	200 CONNELL LAKE RD HOLLAND CENTRE
	PIN 37180 - 0135	Address	212 CONNELL LAKE RD HOLLAND CENTRE
	PIN 37180 - 0134	Address	CONCESSION 10 HOLLAND CENTRE
C. Address for Service:	776761 Highway 10, R. R. #3, Holland Centre, Ontario, N0H 1R0 776761 Highway 10, R. R. #3, Holland Centre, Ontario, N0H 1R0		
D. (i) Last Conveyance(s):	PIN 37180 - 0136	Registration No.	GY164712
	PIN 37180 - 0135	Registration No.	GY76783
	PIN 37180 - 0134	Registration No.	GY76782
(ii) Legal Description for Property Conveyed: Same as in last conveyance?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>

LAND TRANSFER TAX STATEMENTS

E. Tax Statements Prepared By: Ross Henry Thomson
912 2nd Av. West, Box 1060
Owen Sound N4K 6K6



Part C, 16R-530

16R530 0140 16R1662

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ServiceOntario

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SCALE



PROPERTY INDEX MAP

GREY(No. 16)

LEGEND

- RESOLD PROPERTY
- LEASEHOLD PROPERTY
- UNITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC PART C
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS ARE SHOWN
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

