

Mr. Scott Taylor
Director of Planning
County of Grey
595 9th Avenue East
Owen Sound Ontario N4K 3E3

May 27th, 2022.

“VIA EMAIL ONLY”

Subject: Request for Red-Line Amendment(s)
42T-2019-04 (Wilder Lake Draft Plan of Subdivision)

Dear Scott,

Cuesta Planning Consultants Inc. (CPC) has been retained by Randharr Investments Inc. (the Developer) to assist in the processing of the above noted red-line amendment(s) to Draft Plan of Subdivision File No. 42T-2019-04 which was conditionally approved on July 8th, 2021.

Pre-submission consultation with County of Grey and Township of Southgate planning staff has occurred in relation to the subject red-line amendment and the requirements of the upper and lower tier staff have been incorporated into this request.

There are three (3) main Conditions of Draft Plan Approval (Conditions) that will be modified as part of the red-line amendment, those being Conditions #7, #26 and #27. In addition to these modifications, certain references throughout the Conditions document require minor revisions. I have attached revised Conditions to this correspondence, for staff's consideration.

With respect to the Draft Plan of Subdivision itself, two (2) modifications are requested. The first, is that the dock at Wilder Lake (now forming part of Block 34) will be removed from the lands subject to Draft Plan approval. The second request is that the remainder of the lands described as Block 34 on Draft Plan File no. 42T-2019-04 (Draft Plan) be merged with Lot 6 which will effectively eliminate Block 34 and increase the area of Lot 6. I have attached the redlined Draft Plan herein for staff's review.

Further explanation for each request is outlined below.

1. Condition #7 – Stormwater/Open Space Blocks

If granted, Condition #7 will be modified to require that Blocks 31-33 (Stormwater blocks) be deeded to the Township. Block 34 (Open Space/Dock Block) will be eliminated from the Draft Plan in its entirety. The primary reason for this modification relates to the ownership of the dock itself which was to form part of Block 34. Block 34 was to be an Open Space block providing access to and use of the dock at Wilder Lake. This block would form the main common element to which the Draft Plan residential lots would be tied via a condominium exemption process.

However, as part of the Draft Plan and Land Titles Absolute application processes, it was determined that title to the dock itself, which rests on the lakebed of Wilder Lake, may remain with the Crown. To avoid a potential issue during circulation under the Land Titles Absolute process, the dock is to be removed from the Draft Plan lands. Removal of the dock eliminates the need for Block 34 as an Open Space block which in turn eliminates the primary need for a condominium exemption application, provided the Township is willing to assume the remaining Stormwater blocks.

After several discussions among the Developer and County and Township staff, it was agreed that the Township would assume the Stormwater blocks, provided the Developer enters into a maintenance agreement with the Township requiring the Developer and subsequent owners of the retained Golf Course lands to provide general maintenance (grass mowing and related activities) of the Stormwater blocks. Registration on title of the agreement and access easement may form a requirement of this arrangement.

The Township, as owners of the Stormwater blocks, will be responsible for all maintenance of the stormwater infrastructure itself. An access easement in favour of the Township at the Lot 6 location will be necessary to access and maintain the stormwater pond on Block 31.

2. Condition #26 – Model Homes-Lots 1 and 7

Condition #26 now permits one residence to be located on the proposed Lot 6 prior to final approval of the Wilder Lake subdivision, provided requirements related to property setbacks and access are met. The Developer has requested that this permission now be granted to the proposed Lot 7 rather than the proposed Lot 6. In addition to the residence at the Lot 7 location, the Developer also requests permission for one (1) additional residence to be built at the Lot 1 location prior to final approval, resulting in two (2) residences being built out prior to final approval.

The primary reason for the request to build on the proposed Lot 1 is because a building permit was granted for the parent parcel prior to Draft Plan and re-zoning approvals on the portion of lands marked for the Wilder Lake subdivision development and building of this residence has already commenced.

The building permit, issued on April 19th, 2021, was for a single family detached dwelling intended to replace a previous residential use on the subject lands. It was understood by the Developer, at the time of issuance of the building permit, that the residence could be replaced anywhere on the subject lands. Site preparation and access to the proposed residence at the Lot 1 location began in late summer/early autumn of 2021, prior to the re-zoning of the Draft Plan lands (October 20th, 2021). Work began again in the spring of 2022, and it was at that point in time that County planning staff identified that permission for a residence at the Lot 6 location only had been received as part of Draft Plan approval. County staff noted that Condition #26 could be revised to permit a residence on Lot 1 rather than Lot 6 or other options could be pursued with Township staff.

In consideration of the fact that the building permit was issued to replace an existing residential use on the subject lands prior to Draft Plan approval (July 8, 2021) and prior to the re-zoning of the Draft Plan lands, it has been agreed among the Developer, County and Township staff that both residences could be built on the Draft Plan lands, subject to the Developer and Township

entering into a Model Home Agreement for both residences. The Model Home Agreement would require that final approval of the Wilder Lake subdivision be granted prior to occupancy permits being issued for the residences. If granted, Condition #26 would be modified to permit residences on Lots 1 and 7 prior to final approval, subject to the requirements of a Model Home Agreement.

3. Condition #27 – Enlarged Lot 6 and associated uses

Condition #27 has been modified to remove reference to Block 34 which will be eliminated from the Draft Plan. Language related to usage of the dock has also been removed and other language modified related to the change room use which will now be located on the enlarged Lot 6 (now 1.84 acres in area).

In addition to the above noted redline amendment requests, Condition 1 has been revised to remove reference to Block 34. As noted previously, red-line amendments to the Draft Plan itself are also proposed, reflecting the removal of the dock from the Draft Plan lands, the deletion of Block 34 and the enlarged Lot 6.

Please let this office know if you have any questions related to the above noted request and if any other information or material is required prior to deeming the application complete.

Yours truly,



Genevieve Scott
Cuesta Planning Consultants Inc.

cc: Clint Stredwick
H. Bye Construction Ltd.