



**Township of Southgate**  
**Minutes of Committee of Adjustment**

March 24, 2021  
1:00 PM  
Electronic Participation

Members Present: Member Barbara Dobreen  
Member John Woodbury  
Member Michael Sherson  
Member Jim Frew  
Member Martin Shipston

Members Absent: Member Brian Milne  
Member Jason Rice

Staff Present: Clinton Stredwick, Planner  
Lindsey Green, Clerk  
Elisha Milne, Secretary-Treasurer  
Holly Malynyk, Customer Service and Support

**1. Call to Order**

Chair Woodbury called the meeting to order at 1:00PM.

**2. Confirmation of Agenda**

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee confirm the agenda as presented.

**Carried**

**3. Declaration of Pecuniary Interest**

No one declared a pecuniary interest related to any item on the agenda.

#### **4. Adoption of Minutes**

**Moved By** Member Sherson

**Seconded By** Member Shipston

**Be it resolved that** the Committee approve the minutes from the January 27, 2021 Committee of Adjustment meeting as presented.

**Carried**

#### **5. Hearing**

##### **5.1 B1-21 - Pallister Farms Livestock Ltd., Con 15 Lot 29 W Pt Lot 30, Geographic Township of Proton**

###### **5.1.1 Application and Notice of Public Hearing**

**The Purpose** is to sever 1.165ha of land with 80.3m of Frontage on Southgate Road 22, from the existing 60ha lot as the residence is surplus to the farming operations' needs. The retained parcel, will be 58.835ha and have 600m of frontage on Southgate Road 22.

**The Effect** would be to create a surplus farm dwelling lot. The retained lot would remain as agricultural and be zoned to prohibit residential uses.

###### **5.1.2 Comments Received from Agencies and the Public**

Planner Clinton Stredwick reviewed comments received from Bell, Historic Saugeen Metis, Southgate Building Department, Southgate Public Works Department, and the Saugeen Valley Conservation Authority. No comments were received from members of the public.

###### **5.1.3 Applicant or Agent**

The Applicant was present and was available for any questions.

###### **5.1.4 Committee Member Questions**

Members asked questions and staff provided responses.

#### **5.1.5 Comments and Planning Report**

Planner Stredwick reviewed his planning report and explained the intent of the proposal.

#### **5.1.6 Members of the Public to Speak**

No members of the public were present to speak in support of or opposition to the application.

#### **5.1.7 Further Questions from the Committee**

There were no further questions from the Members.

#### **5.1.8 Approval or Refusal**

**Moved By** Member Dobreen

**Seconded By** Member Frew

**Be it resolved that** the Committee of Adjustment receive Staff Report PL 2021- 021 for information; and

**That** the severance be approved with the following conditions:

1. That a survey is provided.
2. That a 3m road widening be provided from the severed and retained lots along Southgate Road 22 if one has not been provided for in the past.
3. That any outstanding taxes, fees and charges are paid.
4. That a zoning by-law amendment is applied for to recognize the reduced lot frontage of the severed parcel and lot area of the retained parcel. The retained lot must also be rezoned to prohibit residential development.

**Carried**

### **6. Correspondence**

#### **6.1 AMO Land Use Planning: Beyond The Basics Workshop**

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee of Adjustment approve Member(s) Dobreen, Shipston and Sherson to attend AMO's Land Use Planning: Beyond the Basics workshop and training opportunity; and

**That** the Committee approve absent members, Rice and Milne, to attend AMO's Land Use Planning: Beyond the Basics workshop and training opportunity if they wish.

**Carried**

## **6.2 OACA 2021 Annual Conference**

**Moved By** Member Sherson

**Seconded By** Member Dobreen

**Be it resolved that** the Committee of Adjustment approve Member Woodbury to attend the 2021 Annual OACA Conference; and

**That** the Committee approve absent members, Rice and Milne, to attend 2021 Annual OACA Conference if they wish.

**Carried**

## **7. Adjournment**

**Moved By** Member Frew

**Seconded By** Member Sherson

**Be it resolved that** the Committee adjourn the meeting at 1:23PM.

**Carried**

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Chair John Woodbury

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Secretary-Treasurer Elisha Milne