



**Township of Southgate Committee of Adjustment  
Decision of Consent Application  
The Planning Act, RSO 1990, as amended**

**FILE NO. B6/20**

**OWNERS: Lawrence Martin**

**SUBJECT LAND:** Con 4, PT LOT 16, Geographic Township of Egremont, Township of Southgate. Also described as 551003 Southgate Sideroad 55.

**PURPOSE AND EFFECT:** The purpose of the application is to sever the grain business of approximately 2ha. from the larger agricultural parcel and merge the retained lot with the 6 ha lot to the north. The effect is to sever a 2ha parcel of land, with 183m of frontage on Southgate Sideroad 55. The retained parcel shall be 22.72ha in size with frontage on Highway 89 as well as Sideroad 55. The retained lot will be merged with the neighboring 6 ha lot to the north being Con 4 N Pt lot 16 RP 17R1261 Pt 1.

The Committee, having heard evidence relating to the present application in the matters pursuant to Section 53 of the Planning Act and having heard from the public as a result of the circulation of Notice, and taken into consideration their comments, the Committee has determined the following have been satisfied:

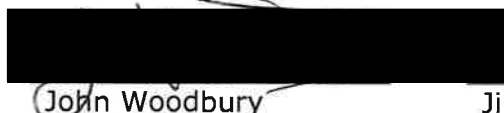
1. That regard has been adequately made to the matters pursuant to Section 51(24) of the Planning Act and the matters have been satisfied;
2. The proposal generally conforms to the County of Grey and the Township of Southgate Official Plans;
3. The proposal is consistent with the Provincial Policy Statement, 2005; and
4. The proposal represents good planning and is compatible with the surrounding area.
5. Public comments received have been considered.

The Committee has therefore **APPROVED** the application, subject to the following conditions being met:

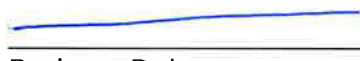
1. **That** the Township Official Plan Amendment and Zoning By-law Amendment Be Approved and in full force and Effect.
2. **That** the retained lot is consolidated with the lot to the north.
3. **That** a survey be provided; and
4. **That** a development agreement is registered on the severed lot to insure that the noise mitigation measures are addressed.
5. **That** all outstanding taxes, fees and charges are paid, if any


The Provisional Consent is subject to all of the preceding Conditions being met by:  
**September 23, 2021**

  
Martin Shipston

  
John Woodbury

  
Jim Frew

  
Barbara Dobreen-  
Alternate member

  
Brian Milne – Alternate  
member

**Date of Decision: September 23, 2020**


Notes:

- The last date for appealing this decision to the LPAT is **October 19, 2020.**

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**Certification**

Planning Act, R.S.O, c. P13, Section 53(17)

  
Secretary-Treasurer of the  
Committee of Adjustment  
Township of Southgate