



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

September 22, 2021  
9:00 AM  
Electronic Participation

Members Present: Member Barbara Dobreen  
Member Brian Milne  
Member Jason Rice  
Member Jim Frew  
Member Martin Shipston

Members Absent: Member John Woodbury  
Member Michael Sherson

Staff Present: Clinton Stredwick, Planner  
Lindsey Green, Clerk  
Elisha Milne, Secretary-Treasurer  
Holly Malynyk, Customer Service and Support  
Jim Ellis, Public Works Manager  
Bev Fisher, Chief Building Official

**1. Call to Order**

Member Dobreen moved the following motion.

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee appoint Brian Milne as Chair for the September 22, 2021 Committee of Adjustment hearing in the absence of Chair John Woodbury.

**Carried**

Chair Brian Milne called the meeting to order at 9:02AM.

**2. Confirmation of Agenda**

**Moved By** Member Shipston

**Seconded By** Member Dobreen

**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 Rice

**Seconded By** Member Frew

**Be it resolved that** the Committee approve the minutes from the July 21, 2021 Committee of Adjustment meeting as presented.

**Carried**

**5. Reports of Municipal Officers**

**5.1 Clerk Lindsey Green**

**5.1.1 CL2021-024 - Consent File B3-20 – William Penney –  
Conditions of Consent Extension**

**Moved By** Member Shipston

**Seconded By** Member Frew

**Be it resolved that** the Committee of Adjustment receive Staff Report CL2021-024 as information; and

**That** the Committee grant a one-time extension to meet the conditions of consent for application B3-20 – William Penney, with a final date of December 31, 2021, to meet all conditions as approved at the September 23, 2020 Committee of Adjustment Hearing.

## **6. Hearing**

### **6.1 B8-21, B9-21, B10-21 - Sharon and Timothy Roberts, CON 1 EPT DIV 3 Lot 3, Geographic Township of Egremont**

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

**The Purpose** is to sever three 0.4ha (1 acre) lots from the 9.3ha (23 acre) parcel. The lots will have 44.19m (145ft) of frontage on Wilder Lake Road and have a depth of 91.7m (301ft).

**The Effect** would be to create three new residential lots and zone them Residential Type 5 (R5) The retained lot would be rezoned to reflect a reduced lot area and frontage of the A2 zone. The Retained lot zone would be Restricted agricultural exception (A2-XXX). EP boundaries may be adjusted based on Conservation Authority comments.

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

Planner Clinton Stredwick reviewed comments received from Bell, the County of Grey, Southgate Public Works, Saugeen Valley Conservation Authority, Enbridge Gas and Hydro One. There were three comments received from members of the public, James Martin, Aly Livingston, and John Woon.

#### **6.1.3 Applicant or Agent**

The Applicant was not present.

#### **6.1.4 Committee Member Questions**

Members asked questions and staff provided responses.

#### **6.1.5 Comments and Planning Report**

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

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

No members of the public were present to speak in support of or opposition to the application. Aly Livingston did not speak in support or opposition of the file and had comments and concerns regarding grading and drainage.

#### **6.1.7 Further Questions from the Committee**

Members asked further questions and staff provided responses.

#### **6.1.8 Approval or Refusal**

**Moved By** Member Shipston

**Seconded By** Member Rice

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2021-080 for information; and

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

1. **That** a 3m road widening be provided to the Township.
2. **That** a survey be provided; and
3. **That** an Engineered Grading and Drainage plan be provided to address stormwater management and ingress and egress concerns that is satisfactory to the Township public works department and the Chief Building Official.
4. **That** all outstanding taxes, fees, and charges are paid, if any.

**Carried**

### **6.2 A6-21 - Andrew and Melanie Needham, CON 7 PT Lot 23, Geographic Township of Egremont**

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

**The Purpose** of the Variance is to permit an accessory structure to be located closer to the interior side lot line. The proposal requires relief from Section 5.1(e), of the by-law which requires a accessory structure larger than 14m<sup>2</sup> to be 7m from the interior side lot line.

**The Effect** of the approval of this application would

provide relief from the by-law to permit the construction of an accessory shed larger than 14m<sup>2</sup> to be located 3m from the interior side lot line. The required side yard setback is 7m.

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

Planner Clinton Stredwick reviewed comments received from the County of Grey, Southgate Public Works, and the Saugeen Valley Conservation Authority.

#### **6.2.3 Applicant or Agent**

The Applicant was not present.

#### **6.2.4 Committee Member Questions**

There were no questions from Members.

#### **6.2.5 Comments and Planning Report**

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

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

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

#### **6.2.7 Further Questions from the Committee**

Members asked questions and staff provided responses.

#### **6.2.8 Approval or Refusal**

**Moved By** Member Frew

**Seconded By** Member Shipston

**Be it resolved that** the Committee approve Minor Variance Application A6-21 provided that no negative comments are received from the public.

**Carried**

### **6.3 A7-21 - Pamela and Jeremy Luxton, CON 3 SWTSR Pt Lot 210, Geographic Township of Proton**

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

**The Purpose** of the Variance is to permit an garage to be located in the front yard. The proposal requires relief from Section 5.1(b)&(d), of the by-law which requires a garage structure to be located in a rear or side yard.

**The Effect** of approval of this application would provide relief from the by-law to permit the construction of a garage, with the building being in the front yard, 15m from the front property line and 9m from the exterior lot line. The required side yard setback is 10m.

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

Planner Clinton Stredwick reviewed comments received from the County of Grey, Southgate Public Works, and the Saugeen Valley Conservation Authority.

### **6.3.3 Applicant or Agent**

The Applicant was not present.

### **6.3.4 Committee Member Questions**

There were no questions from Members.

### **6.3.5 Comments and Planning Report**

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

### **6.3.6 Member of the Public to Speak**

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

### **6.3.7 Further Questions from the Committee**

There were no further questions from Members.

### **6.3.8 Approval or Refusal**

**Moved By** Member Dobreen

**Seconded By** Member Rice

**Be it resolved that** the Committee approve Minor Variance Application A7-21 provided that the garage is

built no closer than 15m from the front lot line and;  
**That** no negative comments are received from the public.

**Carried**

**7. Adjournment**

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee adjourn the meeting at 10:23AM.

**Carried**

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Chair Brian Milne

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Secretary-Treasurer Elisha Milne