



Township of Southgate
Minutes of Committee of Adjustment

November 24, 2021
9:00 AM
Electronic Participation

Members Present: Member Barbara Dobreen
Member John Woodbury
Member Brian Milne
Member Michael Sherson
Member Jason Rice
Member Jim Frew
Member Martin Shipston

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 9:00AM.

2. Appointments

Moved By Member Shipston

Seconded By Member Milne

Be it resolved that the Committee appoint Holly Malynyk as Secretary-Treasurer for the Committee of Adjustment effective January 1, 2022.

Carried

3. Confirmation of Agenda

Moved By Member Milne
Seconded By Member Sherson

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

Carried

4. Declaration of Pecuniary Interest

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

5. Adoption of Minutes

Moved By Member Shipston
Seconded By Member Dobreen

Be it resolved that the Committee approve the minutes from the September 22, 2021 Committee of Adjustment meeting as presented.

Carried

6. Hearing

6.1 B7-21 - NB Machining Inc., Con 11, Lot 33 & 34, Geographic Township of Proton

6.1.1 Application and Notice of Public Hearing

The Purpose is to sever the two original Township lots being lot 33 and lot 34 which have inadvertently merged, back into to their original lot dimensions. Lot 33 will be 40.61ha and have 540.50m of Frontage on Southgate Road 14. Lot 34 will have approximately 40.61ha with 269.78m of frontage on Southgate Road 14.

The Effect would be to create two farm parcels of approximately 40 ha in size each with frontage on Southgate Road 14.

6.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell, Enbridge Gas, Hydro One, Southgate Public Works, the County of Grey, and the Saugeen Valley

Conservation Authority. There were no comments received from members of the public.

6.1.3 Applicant or Agent

The Agent was present and available for questions.

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.

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 Dobreen

Seconded By Member Shipston

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-099 for information; and

That the application be deferred until the County of Grey and Conservation Authority Comments have been addressed.

Carried

6.2 B11-21 - Harper Homes Inc., Con 18 S, Pt Lot 16, Geographic Township of Egremont

6.2.1 Application and Notice of Public Hearing

The Purpose is to sever a portion of the subject lands to create a new residential lot. The retained lot which already

has a house will remain as is. The proposed severed and retained lots will have 40m of frontage and an area of 1618m². The lots will have frontage on Southgate Road 22.

The Effect would be to create one new residential lot with 40m of frontage and an area of 1618m² on Southgate Road 22 in the village of Dromore.

6.2.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell, the County of Grey, Enbridge Gas, Hydro One, Southgate Public Works, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

6.2.3 Applicant or Agent

The Agent was present and available for any questions.

6.2.4 Committee Member Questions

Members asked questions and staff provided responses.

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 further 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 of Adjustment receive Staff Report PL2021-100 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 Zoning by-law amendment be obtained to recognize the reduced lot area.
3. **That** a survey be provided; and
4. **That** a Grading and Drainage plan be provided to address stormwater management to the satisfaction of the Township public works department and the Chief Building Official.
5. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6.3 B12-21- Ian and Perseda Martin, Con 4 SWTSR, Lot 216 to 219, Geographic Township of Proton

6.3.1 Application and Notice of Public Hearing

The Purpose is to sever the large 80 ha farm parcel into two 40ha farms. The severed and retained lots will have 400m of frontage on Southgate Sideroad 71 and an area of approximately 40ha.

The Effect would be to create two farm parcels of approximately 40 ha in size each with 400m of frontage on Southgate Sideroad 71.

6.3.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell, the County of Grey, Hydro One, Southgate Public Works, Enbridge Gas, and the Saugeen Valley Conservation Authority. There was one comment received from members of the public, John, and Diane Bilenki.

6.3.3 Applicant or Agent

The Applicant was not in attendance.

6.3.4 Committee Member Questions

Members asked questions and staff provided responses.

6.3.5 Comments and Planning Report

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

6.3.6 Members of the Public to Speak

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

6.3.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

6.3.8 Approval or Refusal

Moved By Member Sherson

Seconded By Member Shipston

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-101 for information; and

That the severance be approved with the following conditions:

1. **That** a survey is provided
2. **That** a development agreement is entered into to ensure the implementation of the conservation authority, EIS and Flood assessment recommendations are implemented.
3. **That** all outstanding fees, charges, and taxes are paid.

Carried

6.4 A8-21 - Gerald and Brenda Martin, Con 7 Pt Lot 13 RP 17R3410 Part 1, Geographic Township of Egremont

6.4.1 Application and Notice of Public Meeting

The Purpose of the Variance is to permit an attached garage to be located closer to the side lot line. The proposal requires relief from Section 6.1(e), of the by-law

which requires the principal structure to be located 15m from the side lot line.

The Effect of the approval of this application would provide relief from the by-law to permit the construction of an attached garage, 9m from the side lot line. The required side yard setback is 15m.

6.4.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Southgate Public Works, the Saugeen Valley Conservation Authority, and the County of Grey. There were no comments received from members of the public.

6.4.3 Applicant or Agent

The applicant was not present.

6.4.4 Committee Member Questions

Members asked questions and staff provided responses.

6.4.5 Comments and Planning Report

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

6.4.6 Members of the Public to Speak

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

6.4.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

6.4.8 Approval or Refusal

Moved By Member Milne

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2021-098 for information; and

That the Minor Variance be approved with the following conditions:

1. **That** a survey be provided if required by the CBO; and
2. **That** all outstanding taxes, fees, and charges are paid, if any.

Carried

7. Adjournment

Moved By Member Milne

Be it resolved that the Committee adjourn the meeting at 10:15AM.

Carried

Chair John Woodbury

Secretary-Treasurer Elisha Milne