



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

June 22, 2022  
9:00 AM  
Electronic Participation

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

Members Absent: Member Brian Milne

Staff Present: Clinton Stredwick, Planner  
Lindsey Green, Clerk  
Holly Malynyk, Legislative Assistant

**1. Electronic Access Information**

Committee recordings will be available on the Township of Southgate [YouTube Channel](#) following the meeting.

**2. Call to Order**

Chair Woodbury called the meeting to order at 9:00AM.

**3. Confirmation of Agenda**

**Moved By** Member Shipston

**Seconded By** Member Dobreen

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

**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 Rice

**Seconded By** Member Sherson

**Be it resolved that** the Committee approve the minutes from the May 25, 2022, Committee of Adjustment meeting as presented.

**Carried**

#### **6. Hearing**

##### **6.1 B7-21 - NM Wood Machining, Concession 11, Lot 33 and 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 their original lot dimensions. Lots 33 will have 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 Rd 14.

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

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

Planner Clinton Stredwick reviewed additional comments received from agencies that addressed the concerns at the hearing of deferral, being the County of Grey and the Saugeen Valley Conservation Authority.

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

The applicant or agent were not in attendance to speak to the application.

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

There were no questions from members of the Committee.

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

Planner Stredwick reviewed the 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**

There were no further questions from Members of the Committee.

#### **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 PL2022-043 for information; and

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

1. That a permit is obtained for the stream crossing from the SVCA;
2. That all fees and charges are paid; and
3. That a survey is provided.

**Carried**

### **6.2 B15-21 - Brenda and Murray Calder, Con 3 Pt Lot 43 RP16R11535 Part 1, Geographic Township of Egremont**

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

**The Purpose** is to sever a small 0.65acre lot and add it to the abutting corner lot that is only 0.35acres. The addition will allow for the construction of a small barn for maximum

of 2 horses for transportation purposes. The severed lot will have frontage on Grey Road 109 and will require access for the proposed barn. The retained lot will have frontage on Grey Road 109 and Southgate Road 12 and still be approximately 20 acres in size.

**The Effect** would be to enlarge the small corner lot to 1 acre in size to allow for the small horse barn to be constructed. The retained lot will continue to be used for agriculture.

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

Planner Clinton Stredwick reviewed additional comments received from agencies that addressed the concerns at the hearing of deferral, being the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

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

The applicant or agent were not in attendance to speak to the application.

#### **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 in opposition to the application.

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

There were no further questions from members of the Committee.

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

**Moved By** Member Shipston

**Seconded By** Member Dobreen

**Be it resolved that** the Committee of Adjustment receive Staff Report 2022-046 for information; and  
**That** the severance be approved with the following conditions:

1. That a permit is obtained from the SVCA;
2. That all fees and charges are paid;
3. That a survey is provided;
4. That the lands be rezoned accordingly to permit the proposed barn and livestock use and recognize any reduced zoning as a result of the lot creation; and
5. That the road widening requested by the County of Grey be provided.

**Carried**

**6.3 B3-22 - Kendra and Steven Verbeek, Plan 280 Part Mill Block 1 RP16R10863, Part 2, Geographic Village of Dundalk**

**6.3.1 Application and Notice of Public Hearing**

**The Purpose** is to sever the lot along the foundation wall to create two semi-detached lots. The severed lot will have 8.1m of frontage and have an area of 543m<sup>2</sup>. The retained lot will have 7m of frontage and an area of 1173m<sup>2</sup>. A 1.5m X 2m servicing easement will also be created on each parcel in favor of the other parcel.

**The Effect** would be to create two lots, one for each unit of the semi detached residence as well the servicing easements.

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

Planner Stredwick reviewed comments received by Bell Canada, Enbridge Gas, the Grand River Conservation Authority, the Historic Saugeen Metis, Hydro One, the Township of Southgate Public Works Department and the

County of Grey. There were no comments received from members of the public.

### **6.3.3 Applicant or Agent**

The applicant and agent were in attendance and available to speak about the application and answer any questions.

### **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.

Member Sherson left the meeting at 9:54AM.

### **6.3.8 Approval or Refusal**

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the severance be deferred pending a resolution of the hydro pole placement.

**Carried**

## **6.4 A4-22 - Kendra and Steven Verbeek, Plan 280 Part Mill Block 1 RP16R10863, Part 2, Geographic Village of Dundalk**

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

**The Purpose** of the Variance is to vary the provisions of the by-law to allow for the creation of a semi-detached lot with less than 10m of frontage, specifically, the application will vary section 10.3(a) allowing for a reduction of the 10m interior frontage requirement to 7.0m.

**The Effect** of the approval of this application would provide relief from the by-law to permit the creation of a lot for a semi detached unit. The relief will specifically reduce the interior road frontage requirement from 10m to 7m.

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

Planner Stredwick reviewed comments received by Bell Canada, the County of Grey, Enbridge Gas, the Grand River Conservation Authority, the Historic Saugeen Metis, Hydro One and the Township of Southgate Public Works Department.

### **6.4.3 Applicant or Agent**

The applicant and agent were in attendance and available to answer questions.

### **6.4.4 Committee Member Questions**

There were no questions from Members of the Committee.

### **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 Shipston

**Seconded By** Member Frew

**Be it resolved that** the Committee of Adjustment defer the Minor Variance application to be brought back with the corresponding consent file, B3-22.

**Carried**

### **7. Adjournment**

**Moved By** Member Dobreen

**Be it resolved that** the Committee adjourn the meeting at 10:08AM.

**Carried**

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Chair John Woodbury

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Secretary-Treasurer Holly Malynyk