



Township of Southgate
Minutes of Committee of Adjustment

April 26, 2023
9:00 AM
Holstein Council Chambers

Members Present: Member Barbara Dobreen
Member Martin Shipston
Member Joan John
Member Monica Singh Soares

Members Absent: Member Brian Milne
Member Jason Rice
Member Jim Ferguson

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

1. Call to Order

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

2. Confirmation of Agenda

Moved By Member John

Seconded By Member Singh Soares

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 Shipston
Seconded By Member John

Be it resolved that the Committee approve the minutes from the March 22, 2023 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A1-23 - Maynard Beringer, Con 14 Pt Lot 8 RP 16R5303 Parts 1&2, Geographic Township of Egremont

5.1.1 Application and Notice of Public Hearing

The Purpose of the Variance is to vary the provisions of section 13.2(e) allowing for a reduction in the interior side yard setback. All other provisions of the bylaw shall apply.

Approval of this application would provide relief from the by-law to permit an attached garage to be located closer to the side lot line. The current setback requirement is 5m (16.3ft). The proposal will reduce this setback to 2.43m (8ft) to relocate the garage and entrance to the house to the opposite side of the lot. This will reduce potential conflicts with the shared laneway entrance.

5.1.2 Comments Received from Agencies and the Public

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

5.1.3 Applicant or Agent

The Applicant was not in attendance to speak to the application.

5.1.4 Committee Member Questions

Committee Members asked questions and staff provided responses.

5.1.5 Comments and Planning Report

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

5.1.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

5.1.7 Further Questions from the Committee

Members asked further questions and staff provided responses.

5.1.8 Approval or Refusal

Moved By Member Shipston

Seconded By Member John

Be it resolved that the Committee of Adjustment receive Staff Report PL2023-021 for information; and

That the application for minor variance of an interior side yard setback of 2.43m (8ft) be approved subject to the following condition:

That a residential entrance permit is obtained from the Township.

Carried

5.2 B2-23 - Cleon Martin, Property Location, Geographic Township of Egremont

5.2.1 Application and Notice of Public Hearing

The Purpose is to sever a 3278.47 m² parcel of land with 14.56m of Frontage on Southgate Road 04. This parcel is to be added to the adjacent schoolhouse lot. The retained parcel will have 300m of frontage and be 52.65ha in area. No new development lots will be created by this consent application. It is considered to be a minor lot line adjustment.

The Effect would be to create an enlarged schoolhouse lot once the lot addition is complete.

5.2.2 Comments Received from Agencies and the Public

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

5.2.3 Applicant or Agent

The Agent was in attendance and available for questions.

5.2.4 Committee Member Questions

Committee Members asked questions and staff provided responses.

5.2.5 Comments and Planning Report

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

5.2.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

5.2.7 Further Questions from the Committee

Members asked further questions and staff provided responses.

5.2.8 Approval or Refusal

Moved By Member Shipston

Seconded By Member John

Be it resolved that the Committee of Adjustment receive Staff Report PL2023-019 for information; and

That the severance be approved with the following conditions:

1. **That** a survey be provided; and

2. **That** a Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
3. **That** a zoning amendment is approved to recognize the school use.
4. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

5.3 B3-23 - Watra Residents Association, Con 21, Pt Lot 11, Plan 812 Blk 29 Watra Road, Geographic Township of Egremont

5.3.1 Application and Notice of Public Hearing

The Purpose is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision.

The Effect would be to create a new residential lot but remove two previously created lots that are not developable. The end result would be a decrease in lot density by one lot.

5.3.2 Comments Received from Agencies and the Public

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

5.3.3 Applicant or Agent

The Applicant and Agent were present and available for questions. Agent, Ron Davidson presented the proposal.

5.3.4 Committee Member Questions

Members asked questions and staff provided responses.

5.3.5 Comments and Planning Report

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

5.3.6 Members of the Public to Speak

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

5.3.7 Further Questions from the Committee

There were no further questions from Members.

5.3.8 Approval or Refusal

Moved By Member Singh Soares

Seconded By Member Shipston

Be it resolved that the Committee of Adjustment receive Staff Report PL2023-020 for information; and

That the severance be approved with the following conditions:

1. **That** a Zoning by-law amendment be obtained to implement the consents.
2. **That** Lots 20 and 21 be merged with the retained lands and a pin consolidation obtained
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6. Adjournment

Moved By Member Singh Soares

Seconded By Member John

Be it resolved that the Committee adjourn the meeting at 9:58AM.

Carried

Chair Barbara Dobreen

Secretary-Treasurer Elisha Milne