



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

August 23, 2023  
9:00 AM  
Electronic Participation

Members Present:   Member Brian Milne  
                              Member Barbara Dobreen  
                              Member Jason Rice  
                              Member Jim Ferguson  
                              Member Martin Shipston  
                              Member Joan John  
                              Member Monica Singh Soares

Staff Present:       Lindsey Green, Clerk  
                              Clinton Stredwick, Planner  
                              Elisha Milne, Secretary-Treasurer  
                              Holly Malynyk, Legislative & Records Coordinator

**1.    Call to Order**

Chair Dobreen called the meeting to order at 9:01AM.

**2.    Confirmation of Agenda**

**Moved By** Member Milne

**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 John

**Seconded By** Member Rice

**Be it resolved that** the Committee approve the minutes from the July 26, 2023 Committee of Adjustment meeting as presented.

**Carried**

#### **5. Hearing**

##### **5.1 B8-23 - J-Fab Inc., Con 4 Pt Lot 38, Geographic Township of Proton**

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

**The Purpose** is to split the lot into two farm lots. The severed lot would have 380.53m of frontage on Southgate Road 08 and an area of approximately 18.82ha. The retained parcel will have a lot area of 20ha and frontage of 524.75m on Grey Road 8.

**The Effect** would be to create two farm lots within the Rural designation of the Southgate Official Plan.

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

Municipal Planner Clinton Stredwick reviewed the comments received from the Grand River Conservation Authority, Hydro One, Southgate Public Works Department, the County of Grey and updated comments from the Grand River Conservation Authority. There were no comments received from members of the public.

###### **5.1.3 Applicant or Agent**

The Applicant or Agent were not in attendance to speak to the application.

###### **5.1.4 Committee Member Questions**

Committee Member Shipston inquired about the permitted uses for hazard and wetland designations and Chair Dobreen asked questions regarding the frontage and

access to the severed parcel and Municipal Planner Clinton Stredwick provided clarification.

#### **5.1.5 Comments and Planning Report**

Municipal Planner Clinton Stredwick reviewed his 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**

There were no further questions from Members of the Committee.

#### **5.1.8 Approval or Refusal**

**Moved By** Member Milne

**Seconded By** Member Shipston

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2023-039 for information; and

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

1. **That** a survey be provided; and
2. **That** a zoning amendment is approved to recognize the reduced lot area.
3. **That** all outstanding taxes, fees and charges are paid, if any.

**Carried**

### **6. Adjournment**

**Moved By** Member Singh Soares

**Seconded By** Member Shipston

**Be it resolved that** the Committee adjourn the meeting at 9:17AM.

**Carried**

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Chair Barbara Dobreen

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Secretary-Treasurer Elisha Milne