



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

February 28, 2024  
9:00 AM  
Electronic Participation

Members Present: Member Brian Milne  
Member Barbara Dobreen  
Member Martin Shipston  
Member Monica Singh Soares (left the meeting at 9:30 AM and did not return)  
Member Joan John

Members Absent: Member Jason Rice  
Member Jim Ferguson

Staff Present: Lindsey Green, Clerk  
Elisha Milne, Secretary-Treasurer  
Victoria Mance, Junior Planner

Others Present: Bill White, Senior Planning Consultant Triton Engineering

**1. Call to Order**

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

**2. Confirmation of Agenda**

**Moved By** Member John

**Seconded By** Member Shipston

**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 Milne

**Seconded By** Member John

**Be it resolved that** the Committee approve the minutes from the November 22, 2023 Committee of Adjustment meeting as presented; and

**That** the Committee approve the minutes from the January 24, 2024 Committee of Adjustment meeting as presented.

**Carried**

### **5. Hearing**

#### **5.1 A3-23 - Southgate Sheep, Con 13 Lot 31, Geographic Township of Proton, Township of Southgate**

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

**The Purpose** of the proposed variance is to allow a 8.54 meter by 4.88 meter coverall type storage addition to the existing 225.5 square meter workshop approved as an On Farm Diversified Use OFDU for part of the site under Bylaw 2020-096. The proposed addition would be 7.0 meters from the side lot line and partly outside the area zoned Agricultural Exception (A1-462) for the OFDU. The required side yard is 15 meters minimum. A minor variance of 8.0 meters on minimum side yard is proposed.

**The Effect** of the proposed minor variance is to permit construction of coverall type addition beside the existing 225.5 square meter workshop just outside the area zoned for On Farm Diversified Use.

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

Planning Consultant Bill White reviewed comments received from the County of Grey, Historic Saugeen Metis,

Southgate Public Works, and the Saugeen Valley 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.

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

Member Singh Soares inquired about future development plans for the property and the safety and accessibility of the property for EMS purposes and Planning Consultant Bill White provided clarification.

Chair Dobreen asked for clarification regarding the size of outdoor storage space and Planning Consultant Bill White provided a response.

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

Planning Consultant Bill White reviewed his planning report and presented the intent of the proposal to the Committee Members.

#### **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**

Member Shipston questioned the proposal and if the proposed location for the coverall storage is the only viable location for the applicant, and Planning Consultant provided a response.

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

**Moved By** Member Milne

**Seconded By** Member Shipston

**Be it resolved that** Committee of Adjustment receive Staff Report PL2024-011 for information; and that the application for minor variance be approved subject to the following conditions:

1. **That** the covered storage space be considered part of the 600 square meters outdoor storage approved in rezoning bylaw 2020-096.

**Carried**

## **5.2 A6-23 - Jim Junker, Con 14 PT LOT 10 RP 16R10081 PART 2, Geographic Township of Egremont, Township of Southgate**

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

**The Purpose** of the proposed Minor Variance is to recognize an addition to an existing structure with an interior side yard of 10.9 meters. The required interior side yard in section 6.2(e) of the zoning bylaw in an Agricultural-1 Zone is 15.0 meters minimum. A minor variance of 4.1 meters is requested on interior side yard.

**The Effect** of the proposed minor variance application would be to provide relief from the required interior side yard to permit the building addition maintaining the same interior side yard as the existing structure.

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

Planning Consultant Bill White reviewed comments received from the County of Grey, the Historic Saugeen Metis, Southgate Public Works Department, the Saugeen Valley Conservation Authority. There was one comment received from Doris and Keith Aitken, who were not in support of or opposition of the proposal however they wanted to make note of a registered easement through the proposed property.

### **5.2.3 Applicant or Agent**

The applicant or agent were not in attendance.

### **5.2.4 Committee Member Questions**

Member Shipston inquired about the plan of survey that was included on the agenda and clarification was provided.

### **5.2.5 Comments and Planning Report**

Planning Consultant Bill White reviewed his planning report and presented the intent of the proposal to the Committee Members.

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

Doris Aitken was in attendance and not in opposition or support of the application just wanted to note that the building has already been constructed.

### **5.2.7 Further Questions from the Committee**

Chair Dobreen inquired about the building already being constructed and Member John questioned same and the implications of such and Planning Consultant Bill White provided a response.

### **5.2.8 Approval or Refusal**

**Moved By** Member Milne

**Seconded By** Member Singh Soares

**Be it resolved that** Committee of Adjustment receive Staff Report PL2024-012 for information; and that the application for minor variance be approved subject to one condition:

1. **That** any requirements of the Saugeen Valley Conservation Authority fill and construction permit be met.

**Carried**

Member Singh Soares left the meeting at 9:30 AM and did not return.

## **5.3 A8-23 - Brian and Ashley Maes, Plan 321 Lot 4 Main E, Geographic Township of Proton, Township of Southgate**

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

**The Purpose** of the Minor Variance is to address encroachment of an existing deck built in the required front yard setback to provide access to the front of the

home. The applicant's existing deck projects 1.8 meters into the front yard. Section 5.1(h) of the Zoning Bylaw permits unenclosed porches and decks to project 1.0 meter maximum into any required yard provided such projection is not more than 2.0 meters high. A variance of 0.8 meters is required on maximum permitted projection for an unenclosed deck into a required front yard.

**The Effect** of the Minor Variance is to recognize an existing deck built in the required front yard setback as access into the existing home.

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

Planning Consultant Bill White reviewed comments received from County of Grey, the Historic Saugeen Metis, Southgate Public Works Department, and the Saugeen Valley Conservations Authority. There were no comments received from member of the public.

### **5.3.3 Applicant or Agent**

The agent was in attendance and available for any questions.

### **5.3.4 Committee Member Questions**

There were no questions from Members of the Committee.

### **5.3.5 Comments and Planning Report**

Planning Consultant Bill White reviewed his planning report and presented the intent of the proposal to the Committee Members.

### **5.3.6 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.

### **5.3.7 Further Questions from the Committee**

There were no further comments from Members of the Committee.

### **5.3.8 Approval or Refusal**

**Moved By** Member Shipston  
**Seconded By** Member John

**Be it resolved that** Committee of Adjustment receive  
Staff Report PL2024-013 for information; and  
**That** the application for minor variance be approved.

**Carried**

**6. Adjournment**

**Moved By** Member Milne  
**Seconded By** Member John

**Be it resolved that** the Committee adjourn the meeting at 9:36 AM.

**Carried**

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Chair Barbara Dobreen

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Secretary-Treasurer Elisha Milne