



Township of Southgate

Minutes of Public Planning Meeting

February 28, 2024
1:00 PM
Electronic Participation

Members Present: Mayor Brian Milne
Deputy Mayor Barbara Dobreen
Councillor Martin Shipston
Councillor Joan John
Councillor Monica Singh Soares

Members Absent: Councillor Jason Rice
Councillor Jim Ferguson

Staff Present: Dina Lundy, Chief Administrative Officer
Lindsey Green, Clerk
Jim Ellis, Public Works Manager
Elisha Milne, Legislative and Planning Coordinator
Victoria Mance, Junior Planner

Others Present: Bill White, Senior Planning Consultant Triton Engineering
Becky Hillyer, County of Grey Intermediate Planner

1. Call to Order

Mayor Milne called the meeting to order at 1:00 PM.

2. Public Meeting

2.1 C19-23 and OPA2-23 - Township of Southgate, Cemetery Lands, Con 3 SWTSR PT LOT 229 & 230 RP 17R1638 Part 2 RP 16R8057 Part 1, Geographic Township of Proton, Township of Southgate

2.1.1 Background

The Purpose of the proposed Official Plan Amendment is to designate approximately 0.87ha (2.15ares) of land from Rural to Neighbourhood Area to include the parcel within the settlement area of Dundalk and allow for the severance of 2.29ha of land to be merged with the adjacent farm. The purpose of the zoning bylaw amendment application is to zone approximately 2.29ha (5.67 acres) of the subject lands to facilitate the lot addition to the adjacent farm. The zone proposed will be an exception zone that will mirror that of the Ministers Zoning Order so that the lands proposed to be merged will have the same zoning provisions. The retained lands will remain unchanged.

The Effect of the proposed Official Plan Amendment will be to include 0.87ha of land within the settlement area of Dundalk and allow for the severance of 2.29ha of land to be merged with the abutting farm parcel to the north. The effect of the zoning by-law amendment would be to change the zoning symbol on a portion of the property from Community Facility (CF) to Residential Exception (RX-XXX). This exception is proposed to mirror that of the abutting MZO regulations. There are no changes proposed for the retained cemetery lands.

2.1.2 Application and Notice of Public Meeting

Grey County Intermediate Planner Becky Hillyer confirmed that proper notice was given in accordance with the Planning Act.

2.1.3 Comments Received from Agencies and the Public

Planning Consultant Bill White reviewed comments received from the Historic Saugeen Metis, the Saugeen Ojibway Nation, Southgate Public Works Department, Enbridge Gas, and the Grand River Conservation Authority. There was one comment received from McMillan and Jack Funeral Home.

2.1.4 Questions from Council

Councillor Singh Soares had comments regarding maintaining the respect and integrity of the cemetery lands and asked for clarification about the current use of the lands and Planning Consultant Bill White and Public Works Manager Jim Ellis provided a response. Councillor Singh Soares further requested clarification on the size of the land that is being swapped for this proposal and the preservation of the current cemetery and CAO Dina Lundy and County of Grey Intermediate Planner Becky Hillyer provided clarification.

Councillor Shipston commented regarding cemetery space, the use and addition of a columbarium and Public Works Manager Jim Ellis provided clarification.

Councillor John questioned the status of the Archaeological Assessment and thanked County of Grey intermediate Planner Becky Hillyer on her explanation.

2.1.5 Applicant or Agent

CAO Dina Lundy, Clerk Lindsey Green, and Public Works Manager Jim Ellis provided an in-depth description and background information regarding the proposal and were available for any questions. County of Grey Intermediate Planner Becky Hillyer also presented the County Official Plan Amendment application (County OPA 20) and was available for any questions.

2.1.6 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 proposed application. A member of the public inquired if the lands that are to be acquired by the Township will be a suitable use as a cemetery. Another member of the public inquired if the Bereavement Authority of Ontario had been consulted.

2.1.7 Further Questions from Council

Deputy Mayor Dobreen questioned the studies that will be required for the lands that the Township is to acquire because of this proposal and County of Grey intermediate Planner Becky Hillyer provided clarification.

Councillor Singh Soares requested clarification on why these lands were chosen for the proposal and CAO Dina Lundy provided clarification.

2.2 C1-24 - Edward and Mary Acheson, Con 3 SWTSR LOT 211 to 213, Geographic Township of Proton, Township of Southgate

2.2.1 Background

The Purpose of the application is to recognize minimum lot area of 12 hectares for the retained parcel as a condition of Consent application B1-22 while the current zoning requires minimum lot area of 40 hectares.

The Effect of the proposed zoning by-law amendment is to implement a condition of Consent for application B1-22.

2.2.2 Application and Notice of Public Meeting

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

2.2.3 Comments Received from Agencies and the Public

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

2.2.4 Questions from Council

Councillor Shipston inquired about any constraints that may be placed on the property and Planning Consultant Bill White provided comments.

Deputy Mayor Dobreen asked for clarification on the size of the subject parcels and the Township Official Plan

designation and Planning Consultant Bill White and Junior Planner Victoria Mance provided clarification.

2.2.5 Applicant or Agent

The applicant was in attendance and available for any questions.

2.2.6 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 proposed application.

2.2.7 Further Questions from Council

There were no further questions from Members of Council.

2.3 C2-24 - JFAB MFG Inc., Property Address, Geographic Township of

2.3.1 Background

The Purpose of the application is to amend the zoning bylaw for two reasons:

1. Address a condition of Consent Application B8-23 dividing the subject lands into a severed farm parcel on the north part with 18.5 hectares lot area and a retained farm parcel on the south part with 20 hectares lot area when current zoning requires 40 hectares lot area.
2. Proposal on the future 18.5 hectare severed farm parcel on the north part of the subject lands to permit an On Farm Diversified (Dry Industrial) Use, including Wood Working, Metal Working, and fabricating, manufacture of concrete and related supplies and the like. The proposed use including office, lunchroom and power room would occupy up to 750m² floor area of a proposed structure with outside storage not to exceed 500m².

The Effect of the proposed zoning by-law amendment would be to establish new zoning on the entire subject property permitting minimum lot area of 18.5 hectares and

allow an agricultural exception zone on part of the north farm lot permitting an On Farm Diversified (Dry Industrial) Use.

2.3.2 Application and Notice of Public Meeting

Clerk Lindsey Green confirmed that proper notice was given in accordance with the Planning Act.

2.3.3 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, Enbridge Gas, the Historic Saugeen Metis, and the Southgate Public Works Department. There were no comments received from members of the public.

2.3.4 Questions from Council

Deputy Mayor Dobreen asked for clarification on the size of the parcels and the size requirement to support an On Farm Diversified Use (OFDU) and the creation of new parcels and adding additional OFDU's and Junior Planner Victoria Mance and Planning Consultant Bill White provided a response.

Councillor Singh Soares had questions if any concerns had been raised with metal works shops in the rural setting and Planning Consultant Bill White provided clarification.

Councillor Shipston mentioned that a majority of the property is zoned Environmentally Protected on the parcel and raised some concerns that the On Farm Diversified Use (OFDU) remain a secondary use to the farming operation and Planning Consultant Bill White provided a response.

2.3.5 Applicant or Agent

The applicant and agent were not in attendance.

2.3.6 Members or the Public to Speak

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

2.3.7 Further Questions from Council

There were no further questions from Members of Council.

3. Adjournment

The meeting adjourned at 2:05 PM.

Mayor Brian Milne

Clerk Lindsey Green