



Township of Southgate
Minutes of Committee of Adjustment

September 25, 2024
9:00 AM
Electronic Participation

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

Members Absent: Member Brian Milne
Member Jason Rice

Staff Present: Lindsey Green, Clerk
Dina Lundy, CAO
Elisha Milne, Secretary-Treasurer
Kenneth Melanson, Senior Manager, Development &
Community Services
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 9:00 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 John

Seconded By Member Singh Soares

Be it resolved that the Committee approve the minutes from the August 28, 2024 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A9-24 - Jamie and John Allen, Plan 815 Lot 4 SUB of CON 1 EGR Lot 4, Geographic Township of Egremont, Township of Southgate

5.1.1 Application and Notice of Public Hearing

Click [here](#) for the link to the application documents on the Township website.

The Secretary-Treasurer advised that a request to defer the application had been received from the applicant's agent, Cuesta Planning Consultants.

5.1.2 Approval or Refusal

Moved By Member Singh Soares

Seconded By Member John

Be it resolved that the Committee of Adjustment grant the request for deferral of Minor Variance application A9-24; and

That application A9-24 for Minor Variance be brought back to the October 23, 2024 Committee of Adjustment meeting.

Carried

5.2 B7-24 - Dennis and Jackie Groves, Con 13 Pt Lot 33 RP 16R8317 Part 3, Geographic Township of Proton, Township of Southgate

5.2.1 Application and Notice of Public Hearing

Click [here](#) for the link to the applications documents on the Township website.

The Purpose of the proposed consent is to transfer a 207.38 metre by 195.145 metre parcel of land to the abutting property to the south, while retaining a lot containing the existing home and accessory buildings with 195 metres frontage on Southgate Sideroad 21, 202.33 metres of depth and 3.94 hectares of lot area.

The Effect of consent is to reduce the subject lot by 4.04 hectares in area and add it to the abutting property to the south. A rezoning application has been submitted to address zoning of the lands resulting from the proposed consent (File C23-24).

5.2.2 Comments Received from Agencies and the Public

Senior Planning Consultant Bill White reviewed comments received from Bell, the County of Grey, Enbridge Gas, Hydro One, Southgate Public Works, 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 any questions.

5.2.4 Committee Member Questions

There were no questions from Members of the Committee.

5.2.5 Comments and Planning Report

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

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 of the application.

5.2.7 Further Questions from the Committee

Chair Dobreen requested clarification on the comment made regarding the parcel not being eligible for a future severance and Senior Planning Consultant Bill White provided clarification.

Member Shipston requested further clarification on the road widening condition and Senior Planning Consultant Bill White provided a response.

5.2.8 Approval or Refusal

Moved By Member Shipston

Seconded By Member John

Be it resolved that Committee of Adjustment:

1. Receive Staff Report PL2024-083 regarding Consent File B7-24 by Dennis and Jackie Groves for 212475 Southgate Sideroad 21 is received for information; and
2. Approve Consent File B7-24 to transfer a 207.38 metre by 195.145 metre parcel to the abutting landowner and retain the lot containing a home and accessory buildings with 195 metres frontage on Southgate Sideroad 21, 202.33 metres of depth and 3.94 hectares of lot area subject to the following conditions:
 - a. That the subject lands and abutting lot to the south be rezoned to recognize the reduced lot area and any other zoning deficiencies related to the conveyance.
 - b. That Section 50(3) of the Planning Act applies to any subsequent conveyance of the proposed severed lot.

c. Standard conditions related to parkland dedication, road widening and similar.

Carried

6. Adjournment

Moved By Member Ferguson

Seconded By Member Singh Soares

Be it resolved that the Committee adjourn the meeting at 9:30 AM.

Carried

Chair Barbara Dobreen

Secretary-Treasurer Elisha Milne