



Township of Southgate
Minutes of Committee of Adjustment

October 23, 2024
9:00 AM
Electronic Participation

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

Members Absent: Member Martin Shipston

Staff Present: Lindsey Green, Clerk
Elisha Milne, Secretary-Treasurer
Kenneth Melanson, Senior Manager, Development &
Community Services
Victoria Mance, Junior Planner

Others Present: Bill White, Senior Planning Consultant Triton Engineering
Genevieve Scott, Cuesta Planning

1. Call to Order

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

2. Confirmation of Agenda

Moved By Member Milne

Seconded By Member John

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 Rice

Seconded By Member John

Be it resolved that the Committee approve the minutes from the September 25, 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.

5.1.2 Comments Received from Agencies and the Public

Senior Planning Consultant Bill White reviewed comments received from Southgate Public Works, Saugeen Valley Conservation Authority, Ministry of Transportation, and the County of Grey. There was one comment received from a member of the public, Kelly Burton.

5.1.3 Applicant or Agent

The agent, Genevieve Scott from Cuesta Planning was in attendance, spoke to the proposal and was available for any questions.

5.1.4 Committee Member Questions

Member John thanked the Planners for the clarification on the proposal.

Member Singh Soares presented concerns regarding the road maintenance, snow removal and safety and Senior Planner Consultant Bill White provided a response.

5.1.5 Comments and Planning Report

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

5.1.6 Members of the Public to Speak

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

5.1.7 Further Questions from the Committee

There were no questions from Members of the Committee.

5.1.8 Approval or Refusal

Member Rice left the meeting at 9:33 AM and did not return.

Moved By Member Ferguson

Seconded By Member John

Be it resolved that Committee of Adjustment:

Receive as information Staff Report PL2024-093 and supplementary report regarding minor variance A9-24 by Jamie and John Allen for Cedar Lane, Plan 815 Lot 4; and **That** the Committee deny the variance on the front yard projection; and

That the Committee approve the front yard reduction from 7.5m to 2.1m and the north side yard reduction from 3m to 1.8m only subject to the following conditions:

1. That no porch projection be permitted into any part of the front yard established by the 2.1 metre setback from the front property line established by arc of the Cedar Lane road allowance

2. That the attached garage for the home is setback a minimum 0.5 metres from the front building face of the proposed home established by the 2.1 metre front yard

and that a minimum south side yard of 3.0 metres be maintained with room for one parking space beside the proposed home

3. That a permit from the Saugeen Valley Conservation Authority be obtained if needed.

Carried

6. Adjournment

Moved By Member Singh Soares

Seconded By Member Ferguson

Be it resolved that the Committee adjourn the meeting at 9:46 AM.

Carried

Chair Barbara Dobrean

Secretary-Treasurer Elisha Milne