



Township of Southgate
Minutes of Public Planning Meeting

January 22, 2025
10:30 AM
Holstein Council Chambers

Members Present: Mayor Brian Milne
Deputy Mayor Barbara Dobreen
Councillor Jason Rice
Councillor Martin Shipston
Councillor Joan John

Members Absent: Councillor Jim Ferguson
Councillor Monica Singh Soares

Staff Present: Lindsey Green, Clerk
Elisha Milne, Legislative & Planning Coordinator
Holly Malynyk, Legislative & Records Coordinator
Victoria Mance, Junior Planner
Kenneth Melanson, Senior Manager, Development &
Community Services
John Watson, Public Works Manager
Phil Schram, CBO

Others Present: Bill White, Senior Planning Consultant Triton Engineering

1. Call to Order

Mayor Milne called the meeting to order at 10:30 AM.

2. Public Meeting

**2.1 C35-24 - David Bauman (DAB Agri Inc.), Con 4 SWTSR Lot
207 Pt Lots 208 and 209, Geographic Township of Proton,
Township of Southgate**

2.1.1 Background

The Purpose of the application is to expand an on farm diversified use (manufacture and installation farm ventilation systems) rezoned in 2013 from 600 square metres combined floor area with no outdoor storage to a maximum 750 square metres floor area with 500 square metres of outdoor storage. A zoning restriction allowing only two non-resident employees is also proposed to be removed.

The Effect would be to amend the existing zoning to allow a 750 square metre on farm diversified use with 500 square metres outdoor storage and remove the restriction on employees who do not reside on the property.

2.1.2 Application and Notice of Public Meeting

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

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

2.1.3 Comments Received from Agencies and the Public

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

2.1.4 Questions from Council

There were no questions from Members of Council.

2.1.5 Applicant or Agent

The applicant or agent was not in attendance.

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 application.

2.1.7 Further Questions from Council

Deputy Mayor Dobreen questioned Agricultural Related Diversified Uses versus On Farm Diversified Uses and Junior Planner Victoria Mance provided clarification.

2.2 C36-24 - Manassa S Martin, Con 4 SWTSR Lot 231 to 233, Geographic Township of Proton, Township of Southgate

2.2.1 Background

The Purpose of the rezoning application is as follows:

- rezone up to 4,000 square metres of the subject lands to permit up to 750 square metres of floor area for an on farm diversified use (small scale dry manufacturing) with power room
- maximum 500 square metres outdoor storage, and
- address a proposed lot area of 20 hectares under consent application File B2/24 when current zoning requires 40 hectares minimum lot area.

The Effect is to rezone 4,000 square metres of the subject lands for a 750 square metre maximum on farm diversified use including power room with 500 square metres of outdoor storage. A new farm cluster would be established on a 20 hectare lot to be created under File B2/24 including house, shed, barn and new entrance.

2.2.2 Application and Notice of Public Meeting

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

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 County of Grey, Enbridge Gas, the Historic Saugeen Metis, 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 asked for clarification on the County of Grey Comments noting that they request that the D6 guidelines be addressed and who is responsible for making sure that it is met, and Junior Planner Victoria Mance provided a response.

Deputy Mayor Dobrein inquired about the severance application and the rezoning application on a 20-hectare parcel of land and Junior Planner Victoria Mance provided clarification.

2.2.5 Applicant or Agent

The applicant or agent was not in attendance.

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 application.

2.2.7 Further Questions from Council

There were no further questions from Members of Council.

2.3 C37-24 - Mark and Irene Frey, Con 9, Pt Gore Lot A, Geographic Township of Egremont, Township of Southgate

Clerk Lindsey Green confirmed that a request from the Agent for this file had been received to have this application pulled from the agenda. The statement provided by the Agent was read by Clerk Green as follows:

"Mr. Frey is very uncomfortable in moving forward with his application at this time because he doesn't like the animosity with the neighbours, some of which is based on incorrect information that is being spread around. At this time, he is pausing the application, maybe just for now...or maybe forever. He's going to consider his options."

2.4 C38-24 - Ammon Bauman, Con 22 S Pt lot 24 RP17R1215 Part 2, Geographic Township of Egremont, Township of Southgate

2.4.1 Background

The Purpose of the application is to rezone about 4,760 square metres of the subject lands to permit an on farm diversified use with 750 square metres of floor area including office and power room and up to 500 square metres of outside storage. The zoned area will be located about 69 metres from the Wetland boundary.

The Effect is to zone 4,760 square metres of the subject lands away from the Wetland boundary to allow a 750 square metre on farm diversified use including power room and office plus 500 square metres outside storage. A proposed horse barn and shed will be constructed within the existing farm cluster (farmhouse and shed).

2.4.2 Application and Notice of Public Meeting

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

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

2.4.3 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, Enbridge Gas, Southgate Public Works Comments, the Saugeen Valley Conservation Authority, and the Historic Saugeen Metis. There was one comment received from a member of the public, Tina Lindsay.

2.4.4 Questions from Council

There were no questions from members of Council.

2.4.5 Applicant or Agent

The agent Eli Sherk was in attendance and available for any questions.

2.4.6 Members of the Public to Speak

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

Tina Lindsay was in attendance, presented their concerns and opposition to the application.

Ester Kurt was in attendance and had Tina Lindsay present their concerns and opposition to the application.

Jeff Kurt was in attendance, presented their concerns and opposition to the application.

Pat Turner was in attendance, presented their concerns and opposition to the application.

Bonnie McCormack was in attendance, presented their concerns and opposition to the application.

Denise Turner was in attendance and presented their questions and concerns to the application.

Bruce Hann was in attendance and presented their questions and concerns to the application.

2.4.7 Further Questions from Council

Councillor Shipston inquired if the power source option could be wind or solar to assist with the mitigation of the noise concerns and the purpose of the buffer tree line and the Senior Manager of Development and Community Services provided a response. Councillor Shipston also questioned about the concerns surrounding the condition of the road and it being a load restricted road.

Deputy Mayor Dobrean inquired about an aerial view of the property and the acreage of the subject lands and any mitigation requirements surrounding sensitive areas on the

subject lands and the Senior Manager of Development and Community Services provided a response.

3. Adjournment

The meeting adjourned at 11:38 AM.

Mayor Brian Milne

Clerk Lindsey Green