



Township of Southgate

Minutes of Committee of Adjustment

August 26, 2020
9:00 AM
Electronic Participation

Members Present: Member John Woodbury (left at 10:21 AM)
 Member Jim Frew
 Member Martin Shipston

Staff Present: Clinton Stredwick, Planner
 Lindsey Green, Clerk
 Elisha Hewgill, Secretary-Treasurer
 Bev Fisher, Chief Building Official

1. Call to Order

Chair Shipston called the meeting to order at 9:00 AM.

2. Confirmation of Agenda

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee confirm the agenda as amended.

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 Frew

Seconded By Member Woodbury

Be it resolved that the Committee approve the minutes from the February 26, 2020 Committee of Adjustment meeting as presented.

Carried

5. Reports of Municipal Officers

5.1 Clerk Lindsey Green

5.1.1 CL2020-025-Approval to Waive Consent Application Fees

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report CL2020-025 as information; and

That the Committee waive the fees associated for the new application being submitted by H-Bye Construction Ltd.

Carried

6. Hearing

6.1 A3-20 - Luciano Serafini, Plan 852 Lot 28, Geographic Village of Dundalk

6.1.1 Application and Notice of Public Hearing

The Purpose is to permit the enlargement of a residential deck. The proposal requires relief from Sections 8.2(d) and 8.2(h), of the by-law which requires a lot coverage of 35% and a rear yard setback of 7.6m. Approval of this application would provide relief from the by-law to permit the enlargement of a deck by providing for a 16% increase to lot coverage to 46% and a reduction in the rear yard setback by 3.16m to 4.44m.

6.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Southgate Building Department, Grand River Conservation Authority, the County of Grey, Historic

Saugeen Metis and the Southgate Public Works Department. No comments were received from members of the public.

6.1.3 Applicant or Agent

The Applicant was present and was available for any questions.

6.1.4 Committee Member Questions

Members asked questions and staff provided responses.

6.1.5 Comments and Planning Report

Planner Stredwick reviewed his planning report and explained the intent of the proposal.

6.1.6 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

6.1.7 Further Questions from the Committee

Members asked questions and staff provided responses.

6.1.8 Approval or Refusal

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-032 for information; and

That the minor variances be approved subject to the following condition:

1. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6.2 B3-19 - Brenden McDonald, Concession 13, Pt Lot 7, Geographic Township of Proton

6.2.1 Application and Notice of Public Hearing

The Purpose of the application is to create a surplus farm lot. The severed parcel will be approximately 1.05 ha and have a frontage of 82.2m and a depth of 120.5m. The retained lot will be approximately 39.2ha and have a frontage of 219.8m. Both parcels have frontage on Grey Road 9. This is in accordance with related zoning file C17-19 and OPA3-19.

The Effect is to sever a 1.05 ha parcel of land from the farm parcel to establish a surplus farm residential lot. The retained lands consist of 39.2 ha and will continue to be farmed.

6.2.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell, Southgate Building Department, Historic Saugeen Metis, Hydro One, Ministry of Transportation, Saugeen Valley Conservation Area, Southgate Public Works and the County of Grey. No comments were received from members of the public.

6.2.3 Applicant or Agent

The Agent was present and available for any questions.

6.2.4 Committee Member Questions

Members asked questions and staff provided responses.

6.2.5 Comments and Planning Report

Planner Stredwick reviewed his planning report and explained the intent of the proposal.

6.2.6 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

6.2.7 Further Questions from the Committee

Members asked questions and staff provided responses.

6.2.8 Approval or Refusal

Moved By Member Frew

Seconded By Member Woodbury

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-030 for information; and

That the severance be approved subject to the following conditions:

1. **The** Eastern laneway of the severed lot is to be removed.
2. **That** an Official Plan Amendment and Zoning By-law Amendment implementing the consent be in full force and effect.
3. **That** a deed is prepared and submitted to the Clerk
4. **That** a survey be provided; and
5. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6.3 B1-20 and B2-20 - Mount Forest Ag Auction and Levi Frey, Con 6, Pt Lot 9 and Con 6, Pt Lot 9 Part 1 of RP16R7259, Geographic Township of Egremont

6.3.1 Application and Notice of Public Hearing

B1-20:

The Purpose of the application is to sever a 29.26m wide by 232.2m deep strip of land that is 0.8ha in area to add to the abutting farm parcel. The retained lot will have 173.88m of frontage on Southgate Road 04 and have an area of 4.6ha in area.

The Effect is to provide more land to the neighbouring farm and in conjunction with application B2-20 will provide additional parking for the auction at the rear of the property. The net effect to the size of the Mount Forest Ag Auction lands and the abutting farm will be zero.

B2-20:

The Purpose of the application is to sever a 0.8ha parcel of land and add it to the abutting ag auction lands. The retained lot will 142m of frontage on Southgate Road 04 and have an area of 34.7ha in area.

The Effect is to provide land to the neighbouring Ag Auction for parking and in conjunction with application B1-20 will provide usable land for the farm. The net effect to the size of the Mount Forest Ag Auction lands and the abutting farm will be zero.

6.3.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell Canada, Blue Water District School Board, Enbridge Gas, Southgate Building Department, Historic Saugeen Metis, Hydro One, Southgate Public Works and the Saugeen Valley Conservation Area. No comments were received from members of the public.

6.3.3 Applicant or Agent

The Applicant was present but did not add any comments.

6.3.4 Committee Member Questions

Members asked questions and staff provided responses.

6.3.5 Comments and Planning Report

Planner Stredwick reviewed his planning report and explained the intent of the proposal.

6.3.6 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

6.3.7 Further Questions from the Committee

Members asked questions and staff provided responses.

6.3.8 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

6.3.9 Approval or Refusal

Moved By Member Frew

Seconded By Member Woodbury

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-031 for information; and

That the severance be approved subject to the following conditions:

1. **That** a 3m road widening is provide on the severed and retained portion of application B1-20 and a 3m road widening from the retained portion of B2-20
2. **That** the Zoning By-law amendment is in full force and effect; and
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6.4 B3-20 - William Penney, Plan 480 BLK Q PT Lot 8; Lot 9, Geographic Village of Dundalk

6.4.1 Application and Notice of Public Hearing

The Purpose of the application is to create a semi detached lot which contains an existing semi detached residence. The severed parcel will be approximately 511m² and have a frontage of 10.165m and a depth of 50.29m. The retained lot will be approximately 511m² and have a frontage of 10.165m. Both parcels have frontage on Grey Road 9.

The Effect is to sever a lot along the middle of a semi detached structure to allow for one half of the semi detached residence to be in separate ownership.

6.4.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell Canada, Southgate Building Department, Enbridge Gas, Grand River Conservation Authority, Historic Saugeen Metis, Ministry of Transportation, Southgate Public Works and the County of Grey. One comment from Debbie Russell was received from the public.

6.4.3 Applicant or Agent

The Applicant was present and added further comments regarding the proposal.

6.4.4 Committee Member Questions

Members asked questions and staff provided responses.

6.4.5 Comments and Planning Report

Planner Stredwick reviewed his planning report and explained the intent of the proposal.

6.4.6 Members of the Public to Speak

One member of the public was present to speak neither in favour nor in opposition to the application.

6.4.7 Further Questions from the Committee

Members asked questions and staff provided responses.

6.4.8 Approval or Refusal

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-033 for information; and

That the decision to approve or refuse the application be deferred until the next available Committee of Adjustment meeting; and

That Public Works Manager Jim Ellis and Chief Building Official Bev Fisher provide reports to the Committee of Adjustment regarding this proposal.

Carried

Member Woodbury left the meeting at 10:21 AM and did not return.

6.5 B4-20 - Paul and Ina Martin, Con 2 Pt lot 17 RP16R2879 Pt 1 and Con 2 Pt lot 17 RP 16R10911 Parts 7 to 9 and 11, Geographic Township of Proton

6.5.1 Application and Notice of Public Hearing

The Purpose of the application is to merge the small 1.16 acre residential lot on sideroad 13 with the larger 98 acre farm lot which has frontage on Southgate road 04 and Southgate Side Road 13. The lot when merged will have approximately 403m of frontage on Southgate Road 04 and 1009m of frontage on Southgate Sideroad 13. The area will be approximately 99.16 acres.

The Effect is to sever a 3m strip off of the small residential lot and deed it to the Township of Southgate to allow the lot to be merged with the farm parcel. A 3m road widening has already been taken off of the larger farm parcel.

6.5.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Bell Canada, Southgate Building Department, the Bluewater District School Board, Enbridge Gas, Hydro One, Southgate Public Works and the Saugeen Valley Conservation Authority. No comments were received from members of the public.

6.5.3 Applicant or Agent

The applicant or agent were not present.

6.5.4 Committee Member Questions

Members asked questions and staff provided responses.

6.5.5 Comments and Planning Report

Planner Stredwick reviewed his planning report and explained the intent of the proposal.

6.5.6 Members of the Public to Speak

No members of the public were present to speak in support of or opposition to the application.

6.5.7 Further Questions from the Committee

Members asked questions and staff provided responses.

6.5.8 Approval or Refusal

Moved By Member Frew

Seconded By Member Shipston

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-034 for information; and

That the severance be approved subject to the following conditions:

1. **That** the retained lot be merged with the abutting farm parcel; and
2. **That** the 3m road widening have a by-law passed to dedicate it as part of the public road allowance.
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

7. Adjournment

Moved By Member Frew

Seconded By Member Shipston

Be it resolved that the Committee adjourn the meeting at 10:29 AM.

Carried

Chair Martin Shipston

Secretary-Treasurer Elisha Hewgill