



Township of Southgate
Minutes of Committee of Adjustment

September 23, 2020
9:00 AM
Electronic Participation

Members Present: Member John Woodbury
Member Martin Shipston
Member Jim Frew

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

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 August 26, 2020 Committee of Adjustment meeting as presented.

Carried

5. Reports of Municipal Officers

5.1 Planner Clinton Stredwick

5.1.1 Validation Certificate Request - Rawn Family Farm

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-063 for information; and

That the Validation certificate request be approved by the Committee of Adjustment as presented in lawyer Gil Deverell's letter representing the Rawn family to resolve this land titles matter.

Carried

6. Hearing

6.1 A2-20 - William Martin (Wil-Mar Inc.), Con 11 S PT LOT 23, Geographic Township of Proton

6.1.1 Application and Notice of Public Hearing

The Purpose of the variance request is to permit the enlargement of an existing barn. The proposal requires relief from Section 6.2(e) and the Minimum Distance Separation (MDS), of the by-law which requires a setback of 9m from a side lot line.

6.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Southgate Building Department, the County of Grey, Enbridge Gas, 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 not present.

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 Frew

Seconded By Member Woodbury

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-053 for information; and

That the minor variance be approved.

Carried

6.2 B5-20 - Ken and Tracey Sivill, Con 7, Lot 19, Geographic Township of Proton

6.2.1 Application and Notice of Public Hearing

The Purpose of the application is to create a new rural residential lot that is 1.125ha in size.

The Effect is to sever a 1.125 ha parcel of land, with 150m of frontage on Southgate Road 10. The retained parcel shall be 38 ha in size with 250mm of frontage.

6.2.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Southgate Building Department, County of Grey, Enbridge Gas, Historic Saugeen Metis, Hydro One and Southgate Public Works Department. 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 Woodbury

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-049 for information; and

That the severance be approved with the following conditions:

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

Carried

6.3 B6-20 - Lawrence Martin, Con 4, Pt Lot 16 Geographic Township of Egremont

6.3.1 Application and Notice of Public Hearing

The Purpose of the application is to sever the grain business of approximately 2ha. from the larger agricultural parcel and merge the retained lot with the 6 ha lot to the north.

The Effect is to sever a 2ha parcel of land, with 183m of frontage on Southgate Sideroad 55. The retained parcel shall be 22.72ha in size with frontage on Highway 89 as well as Sideroad 55. The retained lot will be merged with the neighboring 6 ha lot to the north being Con 4 N Pt lot 16 RP 17R1261 Pt 1.

6.3.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Southgate Building Department, Enbridge Gas, Historic Saugeen Metis, Hydro One, Southgate Public Works and the County of Grey. No comments were received from members of the public.

6.3.3 Applicant or Agent

The Agent was present and available for any questions.

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

There were no further questions from the Committee.

6.3.8 Approval or Refusal

Moved By Member Woodbury

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-050 for information; and

That the severance be approved with the following conditions:

1. **That** the Township Official Plan Amendment and Zoning By-law Amendment Be Approved and in full force and Effect.
2. **That** the retained lot is consolidated with the lot to the north.
3. **That** a survey be provided; and
4. **That** a development agreement is registered on the severed lot to insure that the noise mitigation measures are addressed.
5. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6.4 B8-20 - Murray and Brenda Calder, Con 3 EGR Pt Lot 43, Geographic Township of Egremont

6.4.1 Application and Notice of Public Hearing

The Purpose of the proposal is to sever 8.29 hectares of land containing the house, repair shop and accessory building from the larger farm holding. The retained parcel, comprising 28.62 hectares and containing one poultry barn, would be merged on title with the adjacent 1.89 hectare lot containing the other two poultry barns and accessory building, thereby forming a 31.52 hectare parcel. No new lot would be created as a result of this lot line adjustment.

The Effect of the proposal would be to reorganize the lot lines to have one parcel form 31.52 ha that contains all of the barns and a separate 8.29 ha parcel that would contain the house, repair shop and accessory building.

6.4.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Southgate Building Department, Enbridge Gas, Historic Saugeen Metis, County of Grey, Southgate Public Works. No comments were received from members of the public.

6.4.3 Applicant or Agent

The Applicant was in attendance and noted that he was available to answer questions regarding their application.

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

No members of the public were present to speak in support of or 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 Frew

Seconded By Member Woodbury

Be it resolved that the Committee of Adjustment receive Staff Report PL2020-052 for information; and

That the severance be approved with the following conditions:

1. **That** a zoning by-law amendment be approved and in full force and effect.
2. **That** the large agricultural severed piece be consolidated with the lot 123342 Southgate Road 12.
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

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

6.5.1 Application and Notice of Public Hearing

This Application was previously deferred at the August 26, 2020 Committee of Adjustment meeting.

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.

6.5.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed further comments received from the Southgate Building Department and the Southgate Public Works Department.

6.5.3 Applicant or Agent

The Applicant was not present.

6.5.4 Committee Member Questions

Members asked questions and staff provided responses.

6.5.5 Comments and Planning Report

Planner Stredwick previously reviewed his planning report and explained the intent of the proposal. at the August 26, 2020 Committee of Adjustment meeting.

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

There were no further questions asked from the Members.

6.5.8 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 severance be approved with the following conditions:

1. **That** an engineered grading and drainage plan be prepared to the satisfaction of the Township; and
2. **That** if required by the grading and drainage plan a 3m drainage easement along the rear of the property, be registered in favour of the abutting lots; and

3. **That** a survey prepared by and Ontario Land Surveyor be provided; and
4. **That** a development agreement be entered into which includes the engineered grading and drainage plan, site plan indicating parking for each new property as a single residential unit and as a residence with a secondary dwelling unit on each new lot, on property snow storage locations and provisions for the removal of stored snow at the property owner's expense should it become an issue as determined by the Township of Southgate or the County of Grey to ensure public safety; and
5. **That** all outstanding, fees and charges are paid, if any.

Carried

7. Adjournment

Moved By Member Frew

Seconded By Member Woodbury

Be it resolved that the Committee adjourn the meeting at 10:12 AM.

Carried

Chair Martin Shipston

Secretary-Treasurer Elisha Hewgill