



**Township of Southgate**  
**Minutes of Committee of Adjustment**

April 28, 2021  
9:00 AM  
Electronic Participation

Members Present: Member Barbara Dobreen  
Member John Woodbury  
Member Brian Milne  
Member Michael Sherson  
Member Jason Rice  
Member Jim Frew  
Member Martin Shipston

Staff Present: Clinton Stredwick, Planner  
Lindsey Green, Clerk  
Elisha Milne, Secretary-Treasurer  
Holly Malynyk, Customer Service and Support

**1. Call to Order**

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

**2. Confirmation of Agenda**

**Moved By** Member Frew

**Seconded By** Member Dobreen

**Be it resolved that** the Committee confirm the agenda as amended to include the corrected sketch for file B3-21.

**Carried**

**3. Declaration of Pecuniary Interest**

Member Jason Rice declared a pecuniary interest to file B3-21 - Pallister Farms Livestock Ltd. and did not participate in the discussion or vote.

#### **4. Adoption of Minutes**

**Moved By** Member Milne

**Seconded By** Member Shipston

**Be it resolved that** the Committee approve the minutes from the March 24, 2021 Committee of Adjustment meeting as presented.

**Carried**

#### **5. Hearing**

##### **5.1 A2-21 - Christopher De Sousa and Isabel Durate, Con 4 Pt Lot 4 RP16R5368 Pt 1, Geographic Township of Proton**

###### **5.1.1 Application and Notice of Public Hearing**

**The Purpose** of the Variance is to vary the definition of home occupation to allow for the storage of merchandise in two 8 ft X 20ft shipping containers on the property and to vary section 5.1(e)(ii) allowing for a reduction of the 7m interior yard setback to 3.9m. All other provisions of the bylaw shall apply.

**The Effect** of the approval of this application would provide relief from the by-law to permit the storage of merchandise in two shipping containers on a property for a home occupation. The relief will specifically reduce the interior side yard setback for an accessory structure from 7m to 3.9m and vary the definition of home occupation to allow for the storage of merchandise outside the home.

###### **5.1.2 Comments Received from Agencies and the Public**

Planner Clinton Stredwick reviewed comments received from Southgate Building Department, County of Grey, Saugeen Valley Conservation Authority and the Historic

Saugeen Metis. No comments were received from members of the public.

**5.1.3 Applicant or Agent**

The Applicant was present and was available for any questions.

**5.1.4 Committee Member Questions**

Members asked questions and staff provided responses.

**5.1.5 Comments and Planning Report**

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

**5.1.6 Members of the Public to Speak**

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

**5.1.7 Further Questions from the Committee**

Member of the Committee asked further questions and staff provided answers.

**5.1.8 Approval or Refusal**

**Moved By** Member Milne

**Seconded By** Member Frew

**Be it resolved that** the Committee approve Minor Variance Application A2-21 subject to the following conditions:

1. That a fence or tree screening be placed next to the northerly container to screen it from the road and from the easterly lot line; and
2. That the side yard set back is reduced to 3.9m; and
3. That all outstanding taxes, fees and charges are paid, if any.

**Carried**

## **5.2 A3-21 - Billy Martins, Plan 480 BLK Z Pt Lot 4 and Pt Lot 5, Geographic Village of Dundalk**

### **5.2.1 Application and Notice of Public Hearing**

**The Purpose** of the Variance is to vary the provisions of section 9.2(f) for a interior side yard setback from 1.5m to 0.75m. All other provisions of the bylaw shall apply.

**The Effect** of the approval of this application would provide relief from section 9.2(f) of the by-law by reducing the interior side yard setback of the R2 zone from 1.5m down to 0.75m. All other provisions of the by-law will apply.

### **5.2.2 Comments Received from Agencies and the Public**

Planner Clinton Stredwick reviewed comments received from the Southgate Building Department, County of Grey, Ontario Power Generation, and the Historic Saugeen Metis. No comments were received from members of the public.

### **5.2.3 Applicant or Agent**

The Applicant was present and was available for any questions.

### **5.2.4 Committee Member Questions**

Members asked questions and staff provided responses.

### **5.2.5 Comments and Planning Report**

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

### **5.2.6 Members of the Public to Speak**

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

### **5.2.7 Further Questions from the Committee**

Members asked further questions and staff provided responses.

### **5.2.8 Approval or Refusal**

**Moved By** Member Milne  
**Seconded By** Member Rice

**Be it resolved that** the Committee approve Minor Variance Application A3-21 subject to the following conditions:

1. That the interior side yard setback is reduced to 0.75m; and
2. That all outstanding taxes, fees and charges are paid, if any.

**Carried**

### **5.3 A4-21 - Jesse Martin, Con 13 Lot 18, Geographic Township of Proton**

#### **5.3.1 Application and Notice of Public Hearing**

**The Purpose** of the Variance is to vary the provisions of section 9.2(f) for a interior side yard setback from 1.5m to 0.75m. All other provisions of the bylaw shall apply.

**The Effect** of the approval of this application would provide relief from section 9.2(f) of the by-law by reducing the interior side yard setback of the R2 zone from 1.5m down to 0.75m. All other provisions of the by-law will apply.

#### **5.3.2 Comments Received from Agencies and the Public**

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

#### **5.3.3 Applicant or Agent**

The Applicant was not present.

#### **5.3.4 Committee Member Questions**

Members asked questions and staff provided responses.

#### **5.3.5 Comments and Planning Report**

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

#### **5.3.6 Members of the Public to Speak**

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

#### **5.3.7 Further Questions from the Committee**

There were no further questions from the Members of the Committee.

#### **5.3.8 Approval or Refusal**

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee approve Minor Variance Application A4-21 to vary the Minimum Distance Separation formula requirement for the proposed horse barn from 168m to 159m.

**Carried**

### **5.4 B2-21 - Gerry and Anne McNalty, Con 11 Lot 36 and Pt Lot 37, Geographic Township of Proton**

#### **5.4.1 Application and Notice of Public Hearing**

**The Purpose** is to sever 1.86ha of land with 91.5m of Frontage on Southgate Road 14, from the existing 78.52ha lot as the residence is surplus to the farming operations' needs. The retained parcel will be 77.52ha and have 775.2m of frontage on Southgate Road 14.

**The Effect** would be to create a surplus farm dwelling lot. The retained lot would remain as agricultural and be zoned to prohibit residential uses.

#### **5.4.2 Comments Received from Agencies and the Public**

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

#### **5.4.3 Applicant or Agent**

The Applicant was present and was available for any questions.

#### **5.4.4 Committee Member Questions**

Members asked questions and staff provided responses.

#### **5.4.5 Comments and Planning Report**

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

#### **5.4.6 Members of the Public to Speak**

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

#### **5.4.7 Further Questions from the Committee**

There were no further questions from the Members of the Committee.

#### **5.4.8 Approval or Refusal**

**Moved By** Member Frew

**Seconded By** Member Milne

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2021-036 for information; and

That the severance be approved with the following conditions:

1. That a survey is provided.
2. That a 3m road widening be provided from the severed and retained lots along Southgate Road 14, if one has not been provided for in the past.

3. That any outstanding taxes, fees and charges are paid.
4. That a zoning by-law amendment is applied for to recognize the reduced lot frontage of the severed parcel and lot area of the retained parcel. The retained lot must also be rezoned to prohibit residential development.

**Carried**

## **5.5 B3-21 - Pallister Farms Livestock Ltd., Con 10 Lot 32, Geographic Township of Proton**

### **5.5.1 Application and Notice of Public Hearing**

**The Purpose** is to sever 1.07ha of land with 90.8m of Frontage on Southgate Road 14, from the existing 40ha lot as the residence is surplus to the farming operations' needs. The retained parcel will be 38.5ha and have 310m of frontage on Southgate Road 14.

**The Effect** would be to create a surplus farm dwelling lot. The retained lot would remain as agricultural and be zoned to prohibit residential uses.

### **5.5.2 Comments Received from Agencies and the Public**

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

### **5.5.3 Applicant or Agent**

The Applicant was present and was available for any questions.

### **5.5.4 Committee Member Questions**

There were no questions from the Members of the Committee.

### **5.5.5 Comments and Planning Report**



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

**5.5.6 Members of the Public to Speak**

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

**5.5.7 Further Questions from the Committee**

There were no further questions from the Members of the Committee.

**5.5.8 Approval or Refusal**

**Moved By** Member Milne

**Seconded By** Member Shipston

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2021-035 for information; and  
That the severance be approved with the following conditions:

1. That a survey is provided.
2. That a 3m road widening be provided from the severed and retained lots along Southgate Road 14 and Southgate Side Road 21, if one has not been provided for in the past.
3. That any outstanding taxes, fees and charges are paid.
4. That a zoning by-law amendment is applied for to recognize the reduced lot frontage of the severed parcel and lot area of the retained parcel. The retained lot must also be rezoned to prohibit residential development.

**Carried**

**6. Adjournment**

**Moved By** Member Shipston

**Be it resolved that** the Committee adjourn the meeting at 9:58AM.

**Carried**

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Chair John Woodbury

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Secretary-Treasurer Elisha Milne