



Township of Southgate

Minutes of Public Planning Meeting

April 28, 2021

1:00 PM

Electronic Participation

Members Present: Mayor John Woodbury
Deputy Mayor Brian Milne
Councillor Barbara Dobreen
Councillor Jim Frew
Councillor Martin Shipston

Members Absent: Councillor Michael Sherson
Councillor Jason Rice

Staff Present: Clinton Stredwick, Planner
Lindsey Green, Clerk
Elisha Milne, Legislative Assistant
Holly Malynyk, Customer Service and Support

1. Call to Order

Mayor Woodbury called the meeting to order at 1:00PM.

2. Public Meeting

2.1 C1-21 - Manassa Martin, Con 4 SWTSR, Lots 231 to 233 Geographic Township of Proton

2.1.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 649m² with outside storage of

approximately 599m².

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

2.1.2 Application and Notice of Public Meeting

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

Planner Clinton Stredwick summarized comments received from agencies being, the Southgate Building Department, the County of Grey, Historic Saugeen Metis, Southgate Public Works, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

2.1.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.1.5 Applicant or Agent

The Agent was present and available to answer any questions.

2.1.6 Members of the Public to Speak

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

2.1.7 Further Questions from Council

Members of Council asked further questions and staff provided responses.

2.2 C2-21 - Conn 15 Enterprise Inc, Con 2, Lot 23, Geographic Township of Proton

2.2.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 750m² with outside storage of approximately 250m².

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

2.2.2 Application and Notice of Public Meeting

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

Planner Clinton Stredwick summarized comments received from agencies being, the Southgate Building Department, County of Grey, Historic Saugeen Metis, and the Southgate Public Works. There were no comments received from members of the public.

2.2.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.2.5 Applicant or Agent

The Applicant was not in attendance.

2.2.6 Members of the Public to Speak

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

2.2.7 Further Questions from Council

There were no further questions from Members of Council.

2.3 C3-21 - Pallister Farms Livestock Limited, Con 15 Lot 29 W Pt Lot 30, Geographic Township of Proton

2.3.1 Background

The Purpose of the proposed zoning bylaw amendment application is to implement a condition of consent for a proposed new lot by amending the zoning standards for the severed parcel to recognize a reduce lot frontage. The retained lot will prohibit future residential development.

The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property for the severed parcel from Agricultural (A1) to Residential Type 6 exception (R6-XXX), recognizing the reduced lot frontage. The Retained parcel will be zoned from Agricultural (A1) to Agricultural Exception (A1-XXX) to prohibit residential development. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

2.3.2 Application and Notice of Public Meeting

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

2.3.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick summarized comments received from agencies being, the Southgate Building Department, County of Grey, Historic Saugeen Metis, Southgate Public Works Department, and Saugeen Valley Conservation Authority. There were no comments received from members of the public.

2.3.4 Questions from Council

There were no questions from Members of Council.

2.3.5 Applicant or Agent

The Applicant was in attendance and available for any questions.

2.3.6 Members or the Public to Speak

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

2.3.7 Further Questions from Council

There were no further questions from Members of Council.

2.4 C4-21 - Elam and Nancy Martin, Con 2 SWSTR Pt Lots 198 to 200 RP 16R9480 Part 1, Geographic Township of Proton

2.4.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for the conversion of the existing outside storage to inside storage. The existing shed will be converted to storage for the existing shop. The outside storage area will be reduced so that the total combined storage complies with the Official Plan requirements. The existing shop is 647m² and the outside storage is 549m².

The Effect of the proposed zoning by-law amendment would be to change the zone provisions on the subject lands to permit an existing shed to be used for storage of material within the existing Agricultural Exception A1-293 zone (A1-293). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

2.4.2 Application and Notice of Public Meeting

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

Planner Clinton Stredwick summarized comments received from agencies being, the Southgate Building Department, the County of Grey, Historic Saugeen Metis, Southgate Public Works, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

2.4.4 Questions from Council

There were no questions from Members of Council.

2.4.5 Applicant or Agent

The Applicant was not present.

2.4.6 Members of the Public to Speak

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

2.4.7 Further Questions from Council

There were no further questions from Members of Council.

3. Adjournment

The meeting adjourned at 1:26PM.

Mayor John Woodbury

Clerk Lindsey Green