



Township of Southgate
Minutes of Committee of Adjustment

March 23, 2022
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
Holly Malynyk, Secretary-Treasurer

1. Electronic Access Information

Committee recordings will be available on the Township of Southgate [YouTube Channel](#) following the meeting.

2. Call to Order

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

3. Confirmation of Agenda

Moved By Member Milne

Seconded By Member Dobreen

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

Carried

4. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

5. Adoption of Minutes

Moved By Member Shipston

Seconded By Member Sherson

Be it resolved that the Committee approve the minutes from the February 23, 2022 Committee of Adjustment meeting as presented.

Carried

6. Hearing

6.1 A1-22 - 2617577 Ontario Inc, Plan 480 BLK E Lot 3, Geographic Village of Dundalk

6.1.1 Application and Notice of Public Hearing

The Purpose of the Minor Variance is to vary the parking provisions of section 5.7 and 5.14 to allow for a commercial take out restaurant. The restaurant will have no parking spaces and would utilize on street and the municipal parking lot.

The Effect of the approval of the Minor Variance would provide relief from the by-law to permit a take out restaurant to be established on main street. The relief will specifically reduce the required 20 spaces of parking and one loading zone down to zero. The restaurant would utilize on street parking as well as the municipal lot.

6.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from the Grand River Conservation Authority, Township of Southgate Public Works and the County of Grey. There were no comments received from members of the public.

6.1.3 Applicant or Agent

The Applicant was present and available for questions.

6.1.4 Committee Member Questions

Members asked questions and staff provided responses.

6.1.5 Comments and Planning Report

Planner Clinton Stredwick reviewed the 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 or opposition of the application.

6.1.7 Further Questions from the Committee

Members asked further questions and staff provided responses.

6.1.8 Approval or Refusal

Moved By Member Milne

Seconded By Member Sherson

Be it resolved that the Committee receive Staff Report PL2022-017 for information; and

That the Minor Variance be approved to provide relief from the parking and loading provisions of the comprehensive zoning by-law.

Carried

7. Adjournment

Moved By Member Milne

Seconded By Member Frew

Be it resolved that the Committee adjourn the meeting at 9:23AM.

Carried

Chair John Woodbury

Secretary-Treasurer Holly Malynyk