



Township of Southgate
Minutes of Committee of Adjustment

July 27, 2022
9:00 AM
Electronic Participation

Members Present: Member Barbara Dobreen
Member Brian Milne
Member Michael Sherson
Member Jim Frew

Members Absent: Member John Woodbury
Member Jason Rice
Member Martin Shipston

Staff Present: Clinton Stredwick, Planner
Lindsey Green, Clerk
Holly Malynyk, Recording Secretary

1. Electronic Access Information

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

2. Call to Order

Holly Malynyk, Secretary Treasurer of the Committee of Adjustment called the meeting to order at 9:00AM.

3. Appointment of Chair

Moved By Member Milne

Seconded By Member Sherson

Be it resolved that the Committee appoint Member Dobreen to chair the July 27, 2022 meeting.

Carried

4. Confirmation of Agenda

Moved By Member Sherson

Seconded By Member Milne

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

Carried

5. Declaration of Pecuniary Interest

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

6. Adoption of Minutes

Member Barbara Dobreen joined the meeting at 9:02 am.

Moved By Member Frew

Seconded By Member Sherson

Be it resolved that the Committee approve the minutes from the June 22, 2022 Committee of Adjustment meeting as presented.

Carried

7. Reports from Municipal Officers

7.1 Planner Clinton Stredwick

7.1.1 PL2022-055 - Cancellation Certificate

Moved By Member Sherson

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-055 for information; and

That the Cancellation certificate request be approved by the Committee of Adjustment as presented.

Carried

8. Hearing

8.1 B3-22 - Kendra and Steven Verbeek, Plan 480 Part Mill Block 1 RP16R10863, Part 2, Geographic Village of Dundalk

8.1.1 Application and Notice of Public Hearing

The Purpose is to sever the lot along the foundation wall to create two semi-detached lots. The severed lot will have 8.1m of frontage and have an area of 543m². The retained lot will have 7m of frontage and an area of 1173m². A 1.5m X 2m servicing easement will also be created on each parcel in favor of the other parcel.

The Effect would be to create two lots, one for each unit of the semi detached residence as well the servicing easements

8.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed additional comments received from Triton Engineering. Written comments were received from Uldis Lieknins in support of the application.

8.1.3 Applicant or Agent

The applicant and agent were in attendance to speak to the proposal.

8.1.4 Committee Member Questions

There were no questions from Members of the Committee.

8.1.5 Comments and Planning Report

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

8.1.6 Members of the Public to Speak

There were no members of the public present to speak in support of or in opposition to the proposal.

8.1.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

8.1.8 Approval or Refusal

Moved By Member Milne

Seconded By Member Sherson

Be it resolved that the Committee of Adjustment receive Staff Report PL 2022- 045 for information; and

That the severance be approved with the following conditions:

1. That the public works department is satisfied that each lot has its own water and sewer connection
2. That all fees, charges and any damages to road and sidewalk already caused are paid.
3. That a Minor Variance is approved granting relief from the minimum lot frontage requirements. The new lot frontage standard will be 7m.
4. That the easements for servicing indicated on the draft survey be registered, each in favour of the other lot.

Carried

8.2 A4-22 - Kendra and Steven Verbeek, Plan 480 Part Mill Block 1 RP16R10863, Part 2, , Geographic Village of Dundalk

8.2.1 Application and Notice of Public Hearing

The Purpose of the Variance is to vary the provisions of the by-law to allow for the creation of a semi-detached lot with less than 10m of frontage, specifically, the application will vary section 10.3(a) allowing for a reduction of the 10m interior frontage requirement to 7.0m.

The Effect of the approval of this application would provide relief from the by-law to permit the creation of a lot for a semi detached unit. The relief will specifically

reduce the interior road frontage requirement from 10m to 7m.

8.2.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed additional comments received from Triton Engineering. Written comments were received from Uldis Lieknins in support of the application.

8.2.3 Applicant or Agent

The applicant and agent were in attendance to speak to the proposal.

8.2.4 Committee Member Questions

Members asked questions and staff provided responses.

8.2.5 Comments and Planning Report

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

8.2.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

8.2.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

8.2.8 Approval or Refusal

Moved By Member Frew

Seconded By Member Sherson

Be it resolved that the Committee of Adjustment receive Staff Report 2022-044 for information; and

That the Committee of Adjustment approve the minor variance to reduce the frontage requirements for a semi detached lot from 10m to 7m.

Carried

Moved By Member Milne
Seconded By Member Frew

Be it resolved that the Committee grant the Minor Variance.

Carried

8.3 A5-22 - Martarp Inc, Con 13 N Pt Lot 28 & 29, Geographic Township of Proton

8.3.1 Application and Notice of Public Hearing

The Purpose of the variance is to vary the front yard setback provision to allow for the addition of a shed on to an existing agricultural building closer to the front lot line. The variance will address section 6.2(d) allowing for the reduction of the 40m front yard setback for agricultural buildings to 20m. The existing building is approximately 32m from the front lot line.

The Effect of the variance is to provide relief from the by-law to permit the shed addition to the agricultural building closer to the front lot line. The relief will specifically reduce the front yard set back for an agricultural structure from 40m to 20m.

8.3.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received by the County of Grey, the Historic Saugeen Metis, the Township of Southgate Public Works Department and the Saugeen Valley Conservation Authority. There were no comments received from Members of the Public.

8.3.3 Applicant or Agent

The applicant or agent were not in attendance to speak to the proposal.

8.3.4 Committee Member Questions

Members asked questions and staff provided responses.

8.3.5 Comments and Planning Report

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

8.3.6 Members of the Public to Speak

There were no Members of the Public to speak in support of or in opposition to the application.

8.3.7 Further Questions from the Committee

There were no further questions from members of the Committee.

8.3.8 Approval or Refusal

Moved By Member Sherson

Seconded By Member Frew

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-054 for information; and

That the application for minor variance of a front yard setback of 20m for an agricultural building be approved.

Carried

Moved By Member Frew

Seconded By Member Milne

Be it resolved that the Committee grant the Minor Variance.

Carried

9. Adjournment

The Committee adjourned the meeting at 9:38AM.

Chair John Woodbury

Secretary-Treasurer Holly Malynyk