



## **Township of Southgate**

### **Minutes of Public Planning Meeting**

July 27, 2022

1:00 PM

Electronic Participation

Members Present: Councillor Barbara Dobreen  
Councillor Michael Sherson  
Councillor Jim Frew

Members Absent: Mayor John Woodbury  
Deputy Mayor Brian Milne  
Councillor Jason Rice  
Councillor Martin Shipston

Staff Present: Lindsey Green, Clerk  
Clinton Stredwick, Planner  
Holly Malynyk, Legislative Assistant

#### **1. Electronic Access Information**

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

#### **2. Call to Order**

Councillor Dobreen called the meeting to order at 1:00PM.

#### **3. Public Meeting**

##### **3.1 C11-22 and OPA1-22 - H Bye Construction Ltd, Concession 3 Lot 31 , Geographic Township of Proton**

##### **3.1.1 Background**

The applicant is proposing to establish a licensed aggregate extraction operation (gravel pit) on the subject property. The Hog's Back Pit would be a Class 'A' pit with a

proposed annual tonnage of 100,000 tonnes. The applicant proposes to license 13.38 hectares of which 5.77 hectares is slated for extraction.

To permit this use, three (3) applications under the Planning Act are required, including an amendment to the County's Official Plan (OPA 42-07-090-OPA-16), an amendment to the Township of Southgate's Official Plan (OPA 1-22) and an amendment to the Township's Zoning By-Law (C11-22). The County would make a decision regarding the County Official Plan Amendment (OPA), while the Township would make a decision regarding the Township OPA and Zoning By-Law Amendment. The proposed gravel pit also requires a license under the Aggregate Resources Act from the Ministry of Northern Development, Mines, Natural Resources and Forestry. The license application is not being considered as part of this public meeting.

The lands are designated Rural, Hazard Lands, and Provincially Significant Wetlands in the County's Official Plan, and similarly designated in the Southgate Official Plan. The lands are zoned Agriculture (A1), Wetland Protection (W), and Environmental Protection (EP) in the Southgate Zoning By-Law. A County OPA is required because the applicant seeks to establish a Mineral Resource Extraction Area partially outside of the Aggregate Resource Area mapping shown on Schedule B of the County's Official Plan, and within a mapped Core area, shown on Schedule C. Both OPA applications seek to establish a Mineral Resource Extraction Area of approximately 13.38 ha, while the zoning application would re-zone a portion of the lands to Extractive Industrial (M4). The boundaries of the Environmental Protection (EP) and Wetlands (W) may be refined based on additional mapping as a result of the required studies.

### **3.1.2 Application and Notice of Public Meeting**

Becky Hillyer, Grey County Planner confirmed that proper notice was given in accordance with the Planning Act.

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

Planner Clinton Stredwick reviewed comments received from agencies, being the County of Grey Merit Report, Enbridge Gas, MPAC, Saugeen Ojibway Nation, the Saugeen Valley Conservation Authority and the Grand River Conservation Authority and the County of Grey Transportation Department. There were no comments received from members of the public.

### **3.1.4 Questions from Council**

There were no questions from Members of Council.

### **3.1.5 Applicant or Agent**

The Agent was in attendance and presented on the proposal and was available to answer questions.

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

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

### **3.1.7 Further Questions from Council**

Members asked further questions and staff provided responses.

## **3.2 C9-22 - Vernon Knorr, Concession 4 Pt Lot 2 to 4 16R11589 Part 1, Geographic Township of Proton**

### **3.2.1 Background**

**The Purpose** of the proposed zoning bylaw amendment application is to allow for an on farm diversified use being a sewing and quilting machine sales and service shop and including fabric sales. The owners wish to add the sewing and quilting shop to the list of permitted uses within an Agricultural exception zone (A1-XXX). The shop including office and power room may be up to 750m<sup>2</sup> with outside storage of approximately 500m<sup>2</sup>. There is no outside

storage currently proposed.

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

### **3.2.2 Application and Notice of Public Meeting**

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

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

Planner Clinton Stredwick reviewed comments from the County of Grey, Historic Saugeen Metis, the Township of Southgate Public Works Comments and the Saugeen Valley Conservation Authority. Comments were received from Janice Kaikkoken, noting they would attend the meeting.

### **3.2.4 Questions from Council**

Members asked question and staff provided responses.

### **3.2.5 Applicant or Agent**

The Applicant was in attendance and available for questions.

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

Janice Kaikkoken was in attendance to speak to the proposal and pose questions specific to the area of the proposed development.

### **3.2.7 Further Questions from Council**

Members asked further questions and staff provided responses.

## **4. Adjournment**

The Public Planning meeting adjourned at 2:01PM.

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Mayor John Woodbury

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Clerk Lindsey Green