



## **Township of Southgate**

### **Minutes of Committee of Adjustment**

August 24, 2022  
9:00 AM  
Electronic Participation

Members Present: Member Barbara Dobreen  
Member John Woodbury  
Member Brian Milne  
Member Michael Sherson  
Member Jim Frew (Arrived at 9:49AM)  
Member Martin Shipston

Members Absent: Member Jason Rice

Staff Present: Clinton Stredwick, Planner  
Lindsey Green, Clerk  
Bev Fisher, Chief Building Official  
Holly Malynyk, Secretary-Treasurer

#### **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**

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

#### **3. Confirmation of Agenda**

**Moved By** Member Milne

**Seconded By** Member Shipston

**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 Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee approve the minutes from the July 27, 2022 Committee of Adjustment meeting as presented.

**Carried**

**6. Hearing**

**6.1 B4-22 - Enos and Louisa Martin, Con 11 Pt Lot 31, Con 12 Pt Lot 32, Geographic Township of Proton**

**6.1.1 Application and Notice of Public Hearing**

**The Purpose** is to sever the two original Township lots being Con 11, Pt lot 32 and Con 12 Pt lot 32 which have inadvertently merged, back into to their original lots dimensions. Both lots will have approximately 318m of opened and maintained road frontage and be about 40ha in area.

**The Effect** would be to create two farm parcels of approximately 40 ha in size each with 318m of frontage on Grey Road 9 and Southgate Road 14 respectively.

**6.1.2 Comments Received from Agencies and the Public**

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

### **6.1.3 Applicant or Agent**

The Applicant and Agent were not in attendance.

### **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**

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

**Seconded By** Member Shipston

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2021-004 for information; and

**That** the severance be granted with the following conditions:

1. **That** a survey be provided; and
2. **That** all outstanding taxes, fees and charges are paid, if any.

**Carried**

## **6.2 A6-22 - Tyler DeFrederico, Plan 480 Blk J Lot 6 RP17R2918 Part 1, Geographic Village of Dundalk**

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

**The Purpose** of the Variance is to vary the provisions of section 5.7 allowing for a reduction of the number of required parking spaces for an accessory unit.

**The Effect** of approval of the application would provide relief from the by-law to permit a secondary unit on the property. Currently there is only enough space to accommodate two parking spaces on the subject property which are for the existing semi-detached structure. The requirement of one addition space for the secondary unit would be waived with the approval of this variance.

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

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

#### **6.2.3 Applicant or Agent**

The Applicant and Agent were not in attendance to speak to the proposal.

#### **6.2.4 Committee Member Questions**

Members asked questions and staff provided responses.

#### **6.2.5 Comments and Planning Report**

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

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

Cassandra Kearney was in attendance and spoke about the need for apartments in the area and noted that parking had not been an issue in the past at this particular residence and is hopeful that it will continue in the future.

#### **6.2.7 Further Questions from the Committee**

Members asked further questions and staff provided responses.

### **6.2.8 Approval or Refusal**

**Moved By** Member Milne

**Seconded By** Member Shipston

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2022-060 for information; and

**That** the Minor Variance be granted to provide relief from the parking provisions of the comprehensive zoning by-law to permit one accessory apartment only.

**Carried**

## **7. Adjournment**

Member Jim Frew joined the meeting at 9:49 am.

**Be it resolved that** the Committee adjourn the meeting at 9:52AM.

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Chair John Woodbury

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Secretary-Treasurer Holly Malynyk