



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.

Chair John Woodbury

Secretary-Treasurer Holly Malynyk