



**Township of Southgate**  
**Minutes of Committee of Adjustment**

September 28, 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 9:06AM)  
Member Martin Shipston

Members Absent: Member Jason Rice

Staff Present: Clinton Stredwick, Planner  
Lindsey Green, Clerk  
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 Dobreen

**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 Milne

**Seconded By** Member Sherson

**Be it resolved that** the Committee approve the minutes from the August 24, 2022 Committee of Adjustment meeting as presented.

**Carried**

**6. Reports of Municipal Officers**

**6.1 Clerk Lindsey Green**

**6.1.1 CL2022-028 - Consent File B12-21 – Ian and Perseda Martin – Conditions Extension**

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee receive Staff Report CL2022-028 as information; and

**That** the Committee grant a one-time extension to meet the conditions of consent for application B12-21 – Ian and Perseda Martin, with a final date of March 31, 2023, to meet all conditions as approved at the November 24, 2021, Committee of Adjustment Hearing.

**Carried**

**6.2 Planner Clinton Stredwick**

**6.2.1 PL2022-074 - Cancellation Certificate**

**Moved By** Member Milne

**Seconded By** Member Dobreen

**Be it resolved that** the Committee of Adjustment receive Staff Report PL 2022- 074 for information; and

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

**Carried**

## **7. Hearing**

### **7.1 B5-22 - 2391827 Ontario Inc, Plan 480 BLK T Lot 21, Geographic Village of Dundalk**

**The Purpose** of the application is to create two lots to allow for the sale of semi-detached units. The application will created a severed and retained lot. The severed and retained lots will each have 15 m of frontage and a minimum lot area of approximately 340m<sup>2</sup>.

**The Effect** is to create two small parcels of land, one with frontage of 15m on Gold Street and another with frontage and a minimum lot are of approximately 340m<sup>2</sup>.

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

**The Purpose** of the application is to create two lots to allow for the sale of semi-detached units. The application will created a severed and retained lot. The severed and retained lots will each have 15 m of frontage and a minimum lot area of approximately 340m<sup>2</sup>.

**The Effect** is to create two small parcels of land, one with frontage of 15m on Gold Street and another with frontage and a minimum lot are of approximately 340m<sup>2</sup>.

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

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

#### **7.1.3 Applicant or Agent**

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

#### **7.1.4 Committee Member Questions**

Members asked questions and staff provided responses.

#### **7.1.5 Comments and Planning Report**

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

#### **7.1.6 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.

#### **7.1.7 Further Questions from the Committee**

Members asked further questions and staff provided responses.

#### **7.1.8 Approval or Refusal**

**Moved By** Member Dobreen

**Seconded By** Member Shipston

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2022-073 for information; and

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

1. **That** a survey is provided;
2. **That** all outstanding fees and charges are paid;
3. **That** the lots are connected to municipal services at the owners expense

**Carried**

### **7.2 B4-21 - Lynda and Roger Falladown, Con 1 Pt DIV 2 to 3, Lot 21, Geographic Township of Egremont**

**The Purpose** is to sever 0.929ha of land with 60m of Frontage on Highway 6, from the existing 33.5ha lot. The retained parcel, will be 32.52ha and have 321.5m of frontage on Southgate Road 10.

**The Effect** would be to create a new residential lot. The retained

lot would remain as primarily wetland but have a building envelope for a residence identified.

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

**The Purpose** is to sever 0.929ha of land with 60m of Frontage on Highway 6, from the existing 33.5ha lot. The retained parcel, will be 32.52ha and have 321.5m of frontage on Southgate Road 10.

**The Effect** would be to create a new residential lot. The retained lot would remain as primarily wetland but have a building envelope for a residence identified.

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

Planner Clinton Stredwick reviewed the comments received from the County of Grey, the Township of Public Works Department, Hydro One, the Saugeen Valley Conservation Authority and Bell Canada. There were no comments received from members of the public.

#### **7.2.3 Applicant or Agent**

The Applicant and Agent were in attendance and available to speak to the application and answer questions.

#### **7.2.4 Committee Member Questions**

Members asked question and staff provided responses.

#### **7.2.5 Comments and Planning Report**

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

#### **7.2.6 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.

#### **7.2.7 Further Questions from the Committee**

There were no further questions from Members of the Committee.

#### **7.2.8 Approval or Refusal**

**Moved By** Member Sherson  
**Seconded By** Member Frew

**Be it resolved that** the Committee of Adjustment receive Staff Report PL2022-072 for information; and  
**That** the Committee of Adjustment defer the application until the issues with the County of Grey and public works can be addressed or resolved.

**Carried**

**8. Adjournment**

**Moved By** Member Dobreen

**Be it resolved that** the Committee adjourn the meeting at 9:43AM.

**Carried**

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Chair John Woodbury

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Secretary-Treasurer Holly Malynyk