



Township of Southgate

Minutes of Public Planning Meeting

September 28, 2022

1:00 PM

Electronic Participation

Members Present: Mayor John Woodbury
Deputy Mayor Brian Milne
Councillor Barbara Dobreen
Councillor Michael Sherson
Councillor Jason Rice
Councillor Jim Frew
Councillor Martin Shipston

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

1. Electronic Access Information

2. Call to Order

Mayor Woodbury called the meeting to order at 1:00PM.

3. Public Meeting

3.1 C10-22 - Jesse and Elizabeth Martin, Con 3 SWTSR Pt Lot 199 and Pt Lot 200, Geographic Township of Proton

3.1.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be up to 750m² with outside storage of

approximately 500m².

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

3.1.2 Application and Notice of Public Meeting

Clerk Lindsey Green 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 from the County of Grey, the Township of Southgate Public Works Department and the Saugeen Valley Conservation Authority. There were no comments were 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 Applicant and Agent were not in attendance to speak to the application.

3.1.6 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 proposed application

3.1.7 Further Questions from Council

Members asked further questions and staff provided responses.

3.2 C13-22 and OPA2-22 - Hopeville Precast Inc, Con 13 Pt Lot 25, Geographic Township of Proton

3.2.1 Background

The Purpose of the proposed Official Plan Amendment is to permit the proposed precast concrete and welding shop use expansion to 650m² and outside storage area of 4000m². The zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop (precast concrete and welding shop) including office and power room to expand to 650m². The Outside storage area is to be expanded to 4000m². The owners wish to expand the existing use and outside storage as the business is growing. The area zoned Agricultural A1-433 exception will be enlarged to include the expanded area. The shop including office and power room is proposed to be up to 650m² with outside storage of approximately 4000m².

The Effect of the proposed Official Plan amendment will be to designate the lands as a special policy area to permit the increased size of shop and outside storage. The zoning by-law amendment would be to change the zone on a portion of the subject lands from agricultural to agricultural exception A1-433 to permit the Industrial Use shop (precast concrete and welding shop). The number of employees clause will also be deleted from the bylaw. 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 Township of Southgate Public Works Department, the Saugeen Valley Conservation Authority and the County of Grey. There were no comments received from members of the public.

3.2.4 Questions from Council

Members asked questions and staff provided responses.

3.2.5 Applicant or Agent

The Agent was in attendance to speak to the application and answer any questions.

3.2.6 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 proposed application.

3.2.7 Further Questions from Council

Members asked further questions and staff provided responses.

There were no further questions from Members of Council.

3.3 C16-22 - Lynda and Roger Falladown, Con 1 Pt Div 2 to 3, Lot 21, Geographic Township of Egremont

3.3.1 Background

The Purpose of the proposed zoning bylaw amendment application is to implement a proposed consent. The proposed zoning amendment would recognize a reduce lot area and frontage for the severed parcel and a new lot area for the retained parcel.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the retained lands from A1 to A1 exception (A1-XXX) to recognize a new lot standard for lot area. The severed parcel would be rezoned from A1 to R6-XXX to recognize a new lot area and frontage standard for the rural residential zone. Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

3.3.2 Application and Notice of Public Meeting

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

3.3.3 Comments Received from Agencies and the Public

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

3.3.4 Questions from Council

Members asked questions and staff provided responses.

3.3.5 Applicant or Agent

The Agent was in attendance.

3.3.6 Members or the Public to Speak

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

3.3.7 Further Questions from Council

There were no further questions from Members of Council.

3.4 C17-22 - Clark Construction Management Inc, Con 10 Lot 23, Geographic Township of Proton

3.4.1 Background

The Purpose of the proposed zoning bylaw amendment application is to rezone the subject lands from Aggregate Extraction (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X) to allow for the construction of a residence and garage/shop. The shop will be located in the front yard require some relief from the exterior side yard setback provisions. The setback will be reduced to 10m.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the subject land from Extractive Industrial (M4) to Agriculture (A1) and from Environmental Protection (EP) to Agricultural Exception (A1-X). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments and will be reflected in the bylaw.

3.4.2 Application and Notice of Public Meeting

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

3.4.3 Comments Received from Agencies and the Public

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

3.4.4 Questions from Council

Members asked questions and staff provided responses.

3.4.5 Applicant or Agent

The Agent was in attendance to speak to the proposal and answer questions.

3.4.6 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 proposed application.

3.4.7 Further Questions from Council

There were no further questions from Members of Council.

4. Adjournment

The meeting adjourned at 2:02PM.

Mayor John Woodbury

Clerk Lindsey Green