Township of Southgate

Minutes of Public Planning Meeting

April 26, 2023
1:00 PM
Holstein Council Chambers

Members Present:	Deputy Mayor Barbara Dobreen Councillor Martin Shipston Councillor Joan John Councillor Monica Singh Soares
Members Absent:	Mayor Brian Milne Councillor Jason Rice Councillor Jim Ferguson
Staff Present:	Lindsey Green, Clerk Clinton Stredwick, Planner Elisha Milne, Legislative Assistant Holly Malynyk, Legislative Assistant

1. Call to Order

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

2. Public Meeting

2.1 C5-23 - David Gingrich, Con 6 Lot 22 Pt Lot 23, Geographic Township of Egremont

2.1.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for an on farm diversified use being a small scale Dry Industrial Use. The Dry industrial use will include but is not limited to Wood Working, Metal working and fabricating, as well as the manufacture of concrete and related supplies. The owners wish to add the shop to

the list of permitted uses within a new Agricultural exception zone (A1-XXX). The shop will replace the existing shop which will be returned to an agricultural use. The shop including office and power room is proposed to be up to 750m2 with outside storage not exceeding 500m2.

The Effect of the proposed zoning by-law amendment would be to zone a portion of the subject lands to permit the Dry Industrial Use shop within a new agricultural exception zone (A1-XXX).

2.1.2 Application and Notice of Public Meeting

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

2.1.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments from the Historic Saugeen Metis, the County of Grey, and the Saugeen Valley Conservation Authority. There were no comments were received from members of the public.

2.1.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.1.5 Applicant or Agent

The Applicant was not in attendance to speak to the application.

2.1.6 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.

2.1.7 Further Questions from Council

Members of Council asked further questions and staff provided responses.

2.2 C4-23 - Watra Resident Association, Con 21, Pt Lot 11, Registered Plan 812 Lot 20 and 21, BLK 29, Geographic Township of Egremont

2.2.1 Background

The Purpose of the proposed zoning bylaw amendment is to sever a 0.4 hectare parcel that is currently zoned Open Space (OS). The proposed Zoning By-law Amendment would change these lands to Residential Type 6 Exception (R6-XXX). The exception provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.3 meters respectively. The retained parcel is zoned Open Space (OS) and Environmental Protection (EP) and will remain zoned as such. Lots 21 and 22 are currently zoned Environmental Protection (EP), with some Residential Type 6 (R6) zoning along the front portions of these two parcels. The "R6" zoned area will be changed to Open Space (OS). No development or site alteration will be permitted on these lands or on the retained parcel which will merge with these lands.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the severed lands from Open Space (OS) to R6 exception (R6-XXX) to recognize the new lot and allow for the construction of a house and accessory building. The retained lands will merge with Lot 20 and 21 of Plan 812 and the Zoning on lot 20 and 21 will be changed from Residential Type 6 (R6) to Open Space (OS). The EP boundary may be adjusted based on Conservation Authority Comments.

2.2.2 Application and Notice of Public Meeting

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

2.2.3 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments from the Township of Southgate Public Works Department, the

County of Grey, and the Saugeen Valley Conservation Authority. There was one comment received, that included a previously dated email, from members of the public, being Marsha Jackson and Carl Gilbert and was read by the Clerk.

2.2.4 Questions from Council

Members of Council asked questions and staff provided responses.

2.2.5 Applicant or Agent

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

2.2.6 Members of the Public to Speak

Member of the public, Trevor Warner, made submission in support of the application. There were no members of the public in attendance to speak in opposition to the proposed application.

2.2.7 Further Questions from Council

Members of Council asked further questions and staff provided responses.

3. Adjournment

The meeting adjourned at 1:29PM.

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Deputy Mayor Dobreen

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Clerk Lindsey Green