



Township of Southgate

Minutes of Public Planning Meeting

June 28, 2023

1:00 PM

Holstein Council Chambers

Members Present: Deputy Mayor Barbara Dobreen
Councillor Jason Rice
Councillor Martin Shipston
Councillor Joan John
Councillor Monica Singh Soares (joined the meeting at 1:04PM)

Members Absent: Mayor Brian Milne
Councillor Jim Ferguson

Staff Present: Lindsey Green, Clerk
Clinton Stredwick, Planner
Elisha Milne, Legislative and Planning Coordinator

1. Call to Order

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

2. Public Meeting

2.1 C6-23 - David Rogers, Con 22 Pt Lot 4, Geographic Township of Egremont

2.1.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for the creation of three residential lots within the Inland Land Lake designation. In order to accommodate the EIS recommendations, setbacks have been proposed to be reduced as well as increased as follows: The retained parcels proposed to have a minimum

lot frontage of 177m which is to accommodate the frontages from the three proposed lots. The Lot 1 is proposed to have a minimum front yard setback of 4m, a minimum side yard of 1.5m and a minimum rear yard of 56.4m. Lot 2 and lot 3 are proposed to have a minimum front yard setback of 2m, a minimum side yard of 1.5m and a minimum side yard of 76.6m.

The Effect of the proposed zoning by-law amendment would be to zone a portion of the subject lands from Agricultural exception zone (A2-322) to Residential Type 5 exception (R5-XXX) to permit the creation of three new lots that would meet the requirements of the EIS. The retained lot will also modify the provisions of the A2-322 zone to reflect the reduced lot frontage.

Councillor Monica Singh Soares joined the meeting at 1:04 PM.

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

2.1.4 Questions from Council

Councillor Martin Shipston asked questions regarding the shape of the proposed residential lots and the studies that are to be provided and clarification was given by Planner Clinton Stredwick.

2.1.5 Applicant or Agent

The Agent, Vaishnan Muhunthan of Cuesta Planning, was in attendance and provided a verbal presentation of the proposal and was available to answer any questions.

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

Councillor Martin Shipston asked for clarification regarding the aesthetics of the potential builds on the new residential lots and Deputy Mayor Dobreen inquired about the retained parcel, and the agricultural operations, and Planner Clinton Stredwick provided clarification.

2.2 C7-23 - Aaron Hoover (AH Fab Inc.), Con 7, Lot 38, Geographic Township of Proton

2.2.1 Background

The Purpose of the proposed zoning bylaw amendment application is to allow for the expansion of the on farm diversified use being a small scale Dry Industrial Use. The proposal is to add an addition of 143m² to the shop and construct 222m² of covered storage which will be attached to the shop. When combined with the outside storage this covered storage will not exceed 500m². The total building size of the shop will remain 750m². (A1-XXX).

The Effect of the proposed zoning by-law amendment would be to amend the zoning provisions of the A1-367 zone to permit the proposed expansion of the use.

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

2.2.4 Questions from Council

There were no questions from Members of Council.

2.2.5 Applicant or Agent

Agent, Solomon Martin, was in attendance and available to answer any questions.

2.2.6 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.

2.2.7 Further Questions from Council

Councillor Martin Shipton inquired about Site Plan Control and Planner Clinton Stredwick provided clarification.

3. Adjournment

The meeting adjourned at 1:28PM.

Deputy Mayor Barbara Dobreen

Clerk Lindsey Green