



Township of Southgate

Minutes of Public Planning Meeting

April 24, 2024

1:00 PM

Electronic Participation

Members Present: Deputy Mayor Barbara Dobreen
Councillor Martin Shipston (Joined the meeting at 1:03PM)
Councillor Joan John
Councillor Monica Singh Soares (Joined the meeting at 1:05PM)

Members Absent: Mayor Brian Milne
Councillor Jason Rice
Councillor Jim Ferguson

Staff Present: Dina Lundy, Chief Administrative Officer
Lindsey Green, Clerk
Elisha Milne, Legislative Assistant
Victoria Mance, Junior Planner

Others Present: Bill White, Senior Planning Consultant Triton Engineering
Punya Sagar, White Rose Project Manager and Planner

1. Call to Order

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

2. Public Meeting

2.1 C3-24 - Harvir Khaka, Plan 480 Pt Lot 1 RP 16R11106 Part 3, Geographic Village of Dundalk, Township of Southgate

2.1.1 Background

The Purpose of the application is to rezone the subject lands from a Residential 2 and a Residential 3-390 Zone to a new Residential 3 zone with an exception to permit eight rental townhouse dwelling units. The proposed rezoning would include a definition of "Dwelling, Back-to-back townhouses" and building regulations to allow up to 44% lot coverage.

The Effect of the proposed amendment would be to permit eight back-to-back townhouse dwelling units on-site with four units facing Doyle Street and four units facing Artemesia Street North.

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

Junior Planner Victoria Mance reviewed comments received from Enbridge Gas, the Grand River Conservation Authority, the County of Grey, and Southgate Public Works. There were no comments received from members of the public.

2.1.4 Questions from Council

Councillor Joan John questioned if the concerns raised in the comments received have been met or would they need to be addressed and Junior Planner Victoria Mance provided a response.

Deputy Mayor Dobreen had questions regarding affordable housing units and presented concerns surrounding the height of the proposed unit and the applicants Planner provided clarification.

2.1.5 Applicant or Agent

The applicant and agent were in attendance and Punya Sagar, Project Manager and Planner for the applicant presented the proposal and was available for 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. Alyssa Sparling did not speak in support of or in opposition of the proposal, however noted that she is the current tenant at the proposed location and requested that proper notice of eviction be given to her family.

2.1.7 Further Questions from Council

Councillor Shipston noted that he would be supportive of the installation of rain gardens for storm water and presented concerns surrounding parking.

Deputy Mayor Dobreen noted concerns around parking and snow removal due to proposed lot coverage.

2.2 C6-24 - Gregory and Margot Ford, Plan 16M5, Lot 33, Geographic Township of Egremont, Township of Southgate

2.2.1 Background

The Purpose of the application is to rezone an 864 square meter triangle of land, being purchased from the Township, from an Open Space -129 Zone to a Residential Type 5 Zone (R5), and to allow a Garden Suite (known as a granny flat) to be erected on the subject lands as a temporary use.

The Effect of the proposed amendment is to rezone a triangle piece of land being purchased from the Township to the same R5 Zoning applicable to the subject land and allow a Garden Suite south and east of the existing residence on the subject land

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

Senior Planning Consultant Bill White reviewed comments received from the County of Grey, Enbridge Gas and Southgate Public Works. There were comments received presenting concerns signed by multiple members of the public who reside within the same subdivision area.

2.2.4 Questions from Council

Councillor Shipston made comments on the covenants of the subdivision agreement and presented concerns regarding servicing and Senior Planning Consultant Bill White provided a response.

Councillor Singh Soares questioned if the garden suite would contribute to affordable housing options within the Township and further questioned if infrastructure adjustments would need to be made based on the proposal and how the aesthetic of the garden suite would be integrated, and Senior Planning Consultant Bill White provided a response.

Deputy Mayor Dobreen requested clarification on servicing and the difference between additional dwelling units and garden suites and Senior Planning Consultant Bill White provided a response.

Councillor John questioned if granny suites were restricted to be used by family members only and Senior Planning Consultant Bill White provided clarification.

2.2.5 Applicant or Agent

The applicant was in attendance and available for 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. Jane Coburn presented concerns regarding the aesthetic and the location of the proposed granny suite. Justin Schieck presented concerns surrounding the restrictive covenants of the subdivision agreement and

enforceability of same and questioned the process of notice being given.

2.2.7 Further Questions from Council

Members of Council expressed additional comments and continued their discussion regarding the proposal, however there were no further questions from Council.

3. Adjournment

The meeting adjourned at 2:22 PM.

Deputy Mayor Dobreen

Clerk Lindsey Green