



Township of Southgate
Minutes of Committee of Adjustment

November 27, 2024
9:00 AM
Electronic Participation

Members Present: Member Brian Milne
Member Barbara Dobreen
Member Jason Rice (left the meeting at 9:16 AM and did not return)
Member Martin Shipston
Member Joan John

Members Absent: Member Jim Ferguson
Member Monica Singh Soares

Staff Present: Lindsey Green, Clerk
Elisha Milne, Secretary-Treasurer
Kenneth Melanson, Senior Manager, Development & Community Services
Victoria Mance, Junior Planner

Others Present: Bill White, Senior Planning Consultant Triton Engineering

1. Call to Order

Chair Dobreen called the meeting to order at 9:02 AM.

2. Confirmation of Agenda

Moved By Member John

Seconded By Member Shipston

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

4. Adoption of Minutes

Moved By Member John

Seconded By Member Shipston

Be it resolved that the Committee approve the minutes from the October 23, 2024 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A12-24 - Peter Salinovic, Con 18 Lot 26 to 27, Geographic Township of Proton, Township of Southgate

5.1.1 Application and Notice of Public Hearing

Click [here](#) for the link to the application documents on the Township website.

5.1.2 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from Aaron Detlor (Haudenosaunee Development Institute), Southgate Building Department, County of Grey, Southgate Public Works Department, and the Saugeen Valley Conservation Authority. There were no comments received from the members of the public.

5.1.3 Applicant or Agent

The applicant was in attendance and available for any questions.

5.1.4 Committee Member Questions

Member Shipston inquired about the change of use, and the regulations surrounding the well/septic in regard to the

Ontario Building Code and questioned the zoning on the property and Junior Planner Victoria Mance provided Clarification.

Member Milne presented concerns regarding the structures being brought up to code and the unmaintained road allowance and Junior Planner Victoria Mance and Senior Planning Consultant Bill White provided a response and the Committee Members discussed.

Member John asked where the closest dwellings were in proximity to the subject lands and the distance required regarding hunting regulations and Junior Planner Victoria Mance provided a response.

Chair Dobreen questioned the use of the lands and the ability for emergency services to access the property during the winter months and liability should an accident occur, and Junior Planner Victoria Mance and Senior Planning Consultant Bill White provided clarification.

Member Rice left the meeting at 9:16 AM and did not return.

5.1.5 Comments and Planning Report

Junior Planner Victoria Mance reviewed the planning report and presented the intent of the proposal to the Committee Members.

5.1.6 Members of the Public to Speak

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

5.1.7 Further Questions from the Committee

Chair Dobreen questioned if the concerns from the Haudenosaunee Development Institute has been addressed and Senior Planning Consultant Bill White provided a response.

5.1.8 Approval or Refusal

Member Shipston left the meeting at 9:36 AM.

Member Shipston joined the meeting at 9:38 AM.

Moved By Member Milne

Seconded By Member Shipston

Be it resolved that Staff Report PL2024-100 for File A12/24 by Peter Salinovic & others for permission under Section 45(2) of the Planning Act use of an existing cabin and accessory structures on unopened section of Sideroad 19 North of Southgate Road 24 be received for information; and

That File A12-24 be approved to subject to the following conditions:

1. The existing 66 square metre cabin and shed be the only buildings permitted for outdoor recreation use including limited personal hunting, that the buildings be improved to comply with the Ontario Building Code and other applicable law, and no new buildings or structures be permitted except in accordance with applicable zoning, codes and by-laws; and
2. That any additional existing structures not located on subject lands be removed; and
3. That private water and sewage arrangements be made for the existing cabin to be used for outdoor recreation in compliance with the Building Code; and
4. That Arrangements for use of the unopened Sideroad 19 road allowance as access to the existing cabin and accessory structure be made to the satisfaction of Township Public Works which may include an agreement outlining private maintenance responsibilities, liabilities and seasonal use of the unopened road allowance.

Carried

6. Adjournment

Moved By Member Milne
Seconded By Member John

Be it resolved that the Committee adjourn the meeting at 9:38 AM.

Carried

Chair Barbara Dobreen

Secretary-Treasurer Elisha Milne