



Township of Southgate
Minutes of Public Planning Meeting

November 27, 2024
1:00 PM
Electronic Participation

Members Present: Mayor Brian Milne
Deputy Mayor Barbara Dobreen
Councillor Jason Rice
Councillor Martin Shipston
Councillor Joan John
Councillor Monica Singh Soares (left the meeting at 1:52 PM and did not return)

Members Absent: Councillor Jim Ferguson

Staff Present: Lindsey Green, Clerk
Elisha Milne, Legislative and Planning Coordinator
Victoria Mance, Junior Planner
Senior Manager, Development & Community Services
Ken Melanson

Others Present: Bill White, Senior Planning Consultant Triton Engineering
Dilpreet Singh, RDA Designs
Sarah Duncan, Forbes Bros. Ltd / XPLORE

1. Call to Order

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

2. Public Meeting

2.1 C25-24 - Sagheer Ahmad, Con 5 Pt Lot 12 RP 17R189 Part 9, Geographic Township of Proton, Township of Southgate

2.1.1 Background

The Purpose of the rezoning is to allow a Recreation Community Care Centre for individuals with disabilities along with a proposed residence as a Group Home on the subject lands.

The Effect of rezoning would be to permit a Group Home as defined in the Zoning By-law on the subject lands within a residential dwelling in which persons with disabilities will be living with supervision consistent with their particular needs.

2.1.2 Application and Notice of Public Meeting

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

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

Planning Consultant Bill White reviewed comments received from the County of Grey, Southgate Public Works, and the Saugeen Valley Conservation Authority. There were written comments received from members of the public being Deborah Cochrane, Rebecca Baker, Dorothy Ferguson and Edward Carvalho.

2.1.4 Questions from Council

Councillor Shipston questioned the environmental constraints on the subject property regarding the proposal and Senior Planning Consultant Bill White provided a response.

2.1.5 Applicant or Agent

The agent, Dilpreet Singh with RDA Designs and the applicant were in attendance, presented the proposal and were 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 the application. Deborah Cochrane

spoke at the meeting and presented their concerns. Juan Gaviria spoke at the meeting and presented their concerns. Rebecca Baker spoke at the meeting, presented their concerns, and is opposed to the application. Wendy Bos spoke at the meeting and presented their concerns. Andrew Kohlen spoke at the meeting, presented their concerns, and is opposed to the application. Howard Dalal spoke at the meeting and presented their concerns. Alex Filip spoke at the meeting, presented their concerns, and is opposed to the application. Suzie Santos spoke at the meeting, presented their concerns, and is opposed to the application.

Councillor Singh Soares left the meeting at 1:52 PM and did not return.

2.1.7 Further Questions from Council

Deputy Mayor Dobrean presented concerns surrounding the staffing, licensing, and certification of the facility.

Councillor John presented concerns on the proposal and the intended use of the facility and the age of the children that would be utilizing the facility.

Councillor Shipston presented concerns on the proposal, application and the comments received from the County of Grey.

Councillor Rice presented concerns on the proposal and the impact on the surrounding agricultural land use.

Senior Planning Consultant Bill White, Senior Manager of Development and Community Services and the applicant spoke to address some of the questions and concerns raised.

2.2 C27-24 - Cleason and Carolyn Martin - Xplore Tower Proposal, Con 8 Pt Lot 16, Geographic Township of Egremont, Township of Southgate

2.2.1 Background

The Purpose and Effect of the proposal is that Xplore Inc has proposed a 45.0m tall lite duty steel lattice style communication tower and related radio equipment on private property at 084231 Southgate Road 8, Mount Forest, ON. The proposed new structure will enhance internet and data coverage and capacity for the surroundings areas.

2.2.2 Application and Notice of Public Meeting

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

Clerk Lindsey Green confirmed that proper notice was given in accordance with Southgate's Communication & Antenna Projects Planning Approval Policy.

2.2.3 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, Southgate Public Works Department, and the Saugeen Valley Conservation Authority. There was one comment received from a member of the public, James Bell.

2.2.4 Questions from Council

Deputy Mayor Dobreen questioned the recommended setback and the SVCA designation if the tower were to be relocated and Junior Planner Victoria Mance provided a response.

2.2.5 Applicant or Agent

Sarah Duncan from Forbes Bros Ltd / XPLORE was in attendance, presented the proposal and was available for any questions.

2.2.6 Members of the Public to Speak

There were no members present to make a submission in support of or in opposition to the application. One member of the public, Peggy Aliferis, was in attendance and had questions regarding the proposal.

2.2.7 Further Questions from Council

Councillor Shipston inquired about the proposed location of the tower and the agent for the application, Sarah Duncan, provided a response.

2.3 C28-24 - Marlin and Maryanne Weber - Xplore Tower Proposal, Con 17 Lot 1, Geographic Township of Proton, Township of Southgate

2.3.1 Background

The Purpose and Effect of the proposal is that Xplore Inc has proposed a 45.0m tall lite duty steel lattice style communication tower and related radio equipment on private property at 245019 Southgate Road 24, Mount Forest, ON. The proposed new structure will enhance internet and data coverage and capacity for the surroundings areas.

2.3.2 Application and Notice of Public Meeting

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

Clerk Lindsey Green confirmed that proper notice was given in accordance with Southgate's Communication & Antenna Projects Planning Approval Policy.

2.3.3 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, Southgate Public Works Department, and the Saugeen Valley Conservation Authority. There was one commented received from a member of the public opposing the application.

2.3.4 Questions from Council

There were no questions from Members of Council.

2.3.5 Applicant or Agent

Sarah Duncan from Forbes Bros Ltd / XPLORE was in attendance, presented the proposal and was available for any questions.

2.3.6 Members or the Public to Speak

There were no members of the public in attendance to speak in support of the application. Peggy Aliferis was in attendance and opposed the application and presented questions regarding the proposal and Sarah Duncan from Forbes Bros Ltd / XPLORE provided a response.

2.3.7 Further Questions from Council

Councillor Shipston inquired about the tower in the Swinton Park area and any inference that this new tower installation may cause with the existing towers in the area and Sarah Duncan from Forbes Bros Ltd / XPLORE provided a response.

2.4 C29-24 - Orval and Danielle Martin - Xplore Tower Proposal, Con 1 DIV 1 Lot 10 Con 2 PT Lot 22, Geographic Township of Egremont, Township of Southgate

2.4.1 Background

The Purpose and Effect of the proposal is that Xplore Inc has proposed a 45.0m tall lite duty steel lattice style communication tower and related radio equipment on private property at 223044 Southgate Road 22, Durham, ON. The proposed new structure will enhance internet and data coverage and capacity for the surroundings areas.

2.4.2 Application and Notice of Public Meeting

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

Clerk Lindsey Green confirmed that proper notice was given in accordance with Southgate's Communication & Antenna Projects Planning Approval Policy.

2.4.3 Comments Received from Agencies and the Public

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

2.4.4 Questions from Council

Deputy Mayor Dobreen presented concerns surrounding the proposed tower location and Sarah Duncan from Forbes Bros Ltd / XPLORE provided a response.

2.4.5 Applicant or Agent

Sarah Duncan from Forbes Bros Ltd / XPLORE was in attendance, presented the proposal and was available for any questions.

2.4.6 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 application.

2.4.7 Further Questions from Council

Deputy Mayor Dobreen voiced concerns surrounding the safety of those travelling on the roadway and wanted to encourage about an alternate location of the tower and Sarah Duncan from Forbes Bros Ltd / XPLORE provided a response.

Councillor Shipston questioned the proximity to the road and the liability of the tower and Sarah Duncan from Forbes Bros Ltd / XPLORE provided a response.

Chair Milne questioned how the landowners are chosen for these proposals and if compensation is provided and the determination of enhancement placements for Xplore Tower and Sarah Duncan from Forbes Bros Ltd / XPLORE provided a response.

Deputy Mayor Dobreen inquired about the service being provided only being internet and the decommissioning of

any tower at the proponent's expense Sarah Duncan from Forbes Bros Ltd / XPLORE provided a response.

3. Adjournment

The meeting adjourned at 2:59 PM.

Mayor Brian Milne

Clerk Lindsey Green