



**Township of Southgate Committee of Adjustment  
Decision of Consent Application  
The Planning Act, RSO 1990, as amended**

**FILE NO. B8/23**

**OWNERS: J-Fab MFG Inc.**

**SUBJECT LAND:** Con 4, PT LOT 38, Geographic Township of Proton. The lands are further described as 311343 Grey Road 8.

**PURPOSE AND EFFECT:** The Purpose is split the lot into two farm lots. The severed lot would have 380.53m of frontage on Southgate Road 08 and an area of approximately 18.82ha. The retained parcel will have a lot area of 20ha and frontage of 524.75m on Grey Road 8. The Effect would be to create two farm lots within the Rural designation of the Southgate Official Plan.

The Committee, having heard evidence relating to the present application in the matters pursuant to Section 53 of the Planning Act and having heard from the public as a result of the circulation of Notice, and taken into consideration their comments, the Committee has determined the following have been satisfied:

1. That regard has been adequately made to the matters pursuant to Section 51(24) of the Planning Act and the matters have been satisfied;
2. The proposal generally conforms to the County of Grey and the Township of Southgate Official Plans;
3. The proposal is consistent with the Provincial Policy Statement, 2005; and
4. The proposal represents good planning and is compatible with the surrounding area.
5. Public comments received have been considered.

The Committee has therefore **APPROVED** the application, subject to the following conditions being met:

1. **That** a survey be provided; and
2. **That** a zoning amendment is approved to recognize the reduced lot area.
3. **That** all outstanding taxes, fees and charges are paid, if any.

The Provisional Consent is subject to all of the preceding Conditions being met by: **August 23, 2025.**

[Redacted Signature]

Brian Milne

[Redacted Signature]

Barbara Dobreen

[Redacted Signature]

Jason Rice

[Redacted Signature]

Martin Shipston

[Redacted Signature]

Jim Ferguson

[Redacted Signature]

Joan John

[Redacted Signature]

Monica Singh Soares

**Date of Decision: August 23, 2023**

Notes:

- The last date for appealing this decision to the OLT is **September 12, 2023.**

**Certification**

Planning Act, R.S.O, c. P13, Section 53(17)

[Redacted Signature]

Secretary-Treasurer of the  
Committee of Adjustment  
Township of Southgate