



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

FILE NO. B4/23, B5/23, and B6/23

OWNERS: David Rogers

SUBJECT LAND: Con 22, PT LOT 4, Geographic Township of Egremont. The lands are further described as 263597 Southgate Road 26.

PURPOSE AND EFFECT: The purpose is to sever 3 residential lots back lots with approximately 50m of frontage and are between 4300m2 and 4600m2 in area. The retained parcel will have 177m of frontage and be approximately 39ha in area. The effect would be to create three new residential back lots within the inland lake shoreline designation of Wilder Lake.

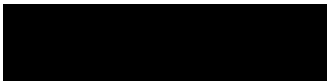


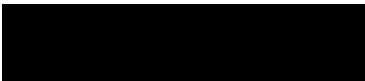


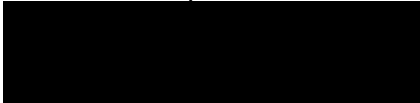
The Committee, having heard evidence relating to the present application in the matters pursuant to Section 53 of the Planning Act and having heard from the public as a result of the circulation of Notice, and taken into consideration their comments, the Committee has determined the following have been 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 is provided.
2. **That** all fees and charges and taxes are paid.
3. **That** a zoning by-law amendment is passed to implement the consents and recommendations of the EIS.
4. **That** an entrance permit is obtained for each lot.
5. **That** an archeology assessment be obtained to the satisfaction of the Township if deemed necessary by the Saugeen Ojibway Nation.

The Provisional Consent is subject to all of the preceding Conditions being met by: **July 26, 2025.**

 _____ Brian Milne	 _____ Barbara Dobreen	 _____ Jason Rice
 _____ Martin Shipston	 _____ Jim Ferguson	 _____ Joan John
 _____ Monica Singh Soares		

Date of Decision: July 26, 2023

Notes:

- The last date for appealing this decision to the OLT is **August 15, 2023.**

Certification

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



Secretary-Treasurer of the
Committee of Adjustment
Township of Southgate