



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

FILE NO. B2/23

OWNERS: Cleon Martin

SUBJECT LAND: Con 6 and 7 Pt Lot 11 and RP 16R9791 Part 2, Geographic Township of Egremont, Township of Southgate. Also described as 491233 Southgate Sideroad 49.

PURPOSE AND EFFECT: The Purpose is to sever a 3278.47 m² parcel of land with 14.56m of Frontage on Southgate Road 04. This parcel is to be added to the adjacent schoolhouse lot. The retained parcel will have 300m of frontage and be 52.65ha in area. No new development lots will be created by this consent application. It is considered to be a minor lot line adjustment. The Effect would be to create an enlarged schoolhouse lot once the lot addition is complete.

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 Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
3. That a zoning amendment is approved to recognize the school use.
4. 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: April 26, 2025.

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

Date of Decision: April 26, 2023

Notes:

- The last date for appealing this decision to the OLT is May 16, 2023.

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

Secretary-Treasurer of the
Committee of Adjustment
Township of Southgate