



## Township of Southgate Committee of Adjustment

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### Notice of Decision for Consent

**Application No. B8-24**

**Owner Name: Dundalk Village Two Inc.**

**Applicant: Dundalk Village Two Inc.**

**In the matter** of an application to the Committee of Adjustment of the Township of Southgate under Section 53 of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended for lands legally described as Con 1 SWTSR Lot 225, Con 2 SWTSR Pt Lots 225 & 226 RP 16R7565 Part 1, former Township of Proton, now in the Township of Southgate. Roll 42-07-090-005-03000.

**Decision:** That the Committee of Adjustment, having given consideration to the applicable provisions of Section 53 of the Planning Act, the Official Plan of the County of Grey and Township of Southgate, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated January 22, 2025, the correspondence received, and information presented at the hearing held January 22, 2025, and the discussion on the matter, hereby **APPROVE** application **B8-24** for Consent to sever the subject lands to create a separate lot to contain a proposed school site. The proposed severed lot is 3.315 hectares in lot area and will front on four future roads to be dedicated through the draft subdivision plan process including the Bradley Street Extension and Streets A, C and E yet to be named, subject to the following conditions:

- 1. That** minor variance A13-24 on Section 5.4(b) is in full force and effect so that the temporary access permitted is for construction purposes only.
- 2. That** an agreement be executed to provide that the temporary access be built and maintained to a standard satisfactory to the Township, that all Township vehicles and other public authorities be permitted access on the temporary road and public roads within the subdivision will be constructed by the owner to the Township's satisfaction before occupancy of the school is permitted.
- 3. That** an agreement provides for water and sanitary facilities during construction including fire protection satisfactory to the Township Fire Department.
- 4. That** the proposed school site conveyance does not reduce any parkland dedication requirements that may apply to the entire Glenelg Phase 3 subdivision.
- 5. That** a reference plan of survey be provided including a description and/or terms for the temporary access to the severed lot to the satisfaction of Township Public Works.
- 6. That** standard conditions apply as recommended by other agencies and Township Departments including that all requirements of the Township, financial or otherwise, be addressed to the satisfaction of the Township Staff prior to issuance of a certificate of consent.
- 7. That** all outstanding taxes, fees, and charges are paid, if any.

If all conditions of this decision have been fulfilled within two years from the date this notice of decision is mailed and all authorities have so notified the Committee in writing, the Secretary-Treasurer is authorized to provide a certificate as provided for in Subsection 53(42) of the Planning Act, R.S.O., 1990, c.P.13.

**Date of Decision** **January 22, 2025**

**The Last Day for Appeal is** **February 12, 2025**

Additional information regarding the application is available for inspection in the Planning Department at the Township of Southgate Administration Office, 185667 Grey County Road 9, Dundalk ON N0C 1B0, during regular office hours, Monday to Friday, 8:30 a.m. to 4:00 p.m.

**Appeal of a Decision and/or Conditions of a Consent Approval**

Notice of appeal must be filed with the Secretary-Treasurer for the Township of Southgate Committee of Adjustment and must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

The applicant, Minister of Municipal Affairs and Housing, a "specified person" (as defined by Section 1(1) of the Planning Act), or any "public body" (as defined by Section 1(1) of the Planning Act) may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decisions or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Ontario Land Tribunal. Information

Any person or public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed by the Ontario Land Tribunal. Information regarding the Tribunal be found at; <https://www.ontario.ca/document/citizens-guide-landuse-planning/ontario-land-tribunal>

If no appeal is filed under subsection (19) or (27), subject to subsection (23), the decision of the Committee of Adjustment to give or refuse to give a provisional consent is final.

If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/> or by calling (416) 212-6349 or toll free 1-866-448-2248. The form, together with the appropriate fee, are to be sent by:

**Registered Mail or Personal Delivery To:  
The Secretary-Treasurer, Committee of Adjustment  
Township of Southgate  
185667 Grey County Road 9, Dundalk, ON N0C 1B0**

A certified true copy of this notice of decision has been given to the applicant.

**Dated** this 23<sup>rd</sup> day of January 2025.

[Redacted Signature]

Elisha Milne  
Secretary-Treasurer  
Committee of Adjustment

This Decision may be signed in counterparts without affecting the validity of the Decision.

[Redacted Signature]

Brian Milne

[Redacted Signature]

Barbara Dobreen

[Redacted Signature]

J

[Redacted Signature]

Martin Shipston

Absent

Jim Ferguson

[Redacted Signature]

Joan John

Absent  
Monica Singh Soares