



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

FILE NO. B7/22, B8/22, B9/22, B10/22, B11/22, B12/22

OWNERS: Peter and Rebecca O'Donnell

SUBJECT LAND: Con 5 Lt 4 P311 Pt Lts 1,2,;14 LTS 3-13 PT LTS 19-25 LTS;26-30 W MAIN LTS 4-14,9-29,;15,36,38 E MAIN PK LOT 31, Geographic Township of Proton, Geographic Township of Proton. The lands are further described as 150 Feairs Dr.

PURPOSE AND EFFECT: The Purpose is to sever 3 lots from each parcel of land to create a total of 6 residential lots within Cedarville. The lots will be approximately 3400m2 to 4900m2 in area with frontage on Feairs Drive. The two retained parcels will have frontage on Feairs Drive and Grey Road 14 and be 11,77 ha and 22.36ha respectively. The reduced size of the retained farm parcels will need to be recognized in a zoning bylaw amendment. The Effect would be to create 6 residential lots with the settlement area of Cedarville on private services with frontage on Feairs Drive.







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 2.456m road widening be provided to the Township on each side of Feairs Drive along the severed and retained frontage.
2. **That** a Zoning by-law amendment be obtained to implement the consents.
3. **That** County Road widening, one foot reserve and daylighting triangle be provided.
4. **That** a survey be provided; and
5. **That** an agreement be entered into and registered against all severed and retained lots to address typical matters that would normally be addressed within a subdivision agreement such as drainage and stormwater management, any road improvements, easements and reserves or other issues that should be applied to the entire development.
6. **That** Saugeen Ojibway nation is consulted with, and an archeological study is completed to the satisfaction of the Township of Southgate, if required.
7. **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:
January 25, 2025

 <hr style="width: 100%;"/> Brian Milne	 <hr style="width: 100%;"/> Barbara Dobreen	 <hr style="width: 100%;"/> Jason Rice
 <hr style="width: 100%;"/> Martin Shipston	Absent <hr style="width: 100%;"/> Jim Ferguson	 <hr style="width: 100%;"/> Joan John
 <hr style="width: 100%;"/> Monica Sing Soares		

Date of Decision: January 25, 2023

Notes:

- The last date for appealing this decision to the OLT is **February 20, 2023**.

Certification

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



Secretary-Treasurer of the
Committee of Adjustment
Township of Southgate