



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

FILE NO. B5/21

OWNERS: 2391827 Ontario Inc c/o Robert Pullen

SUBJECT LAND: Plan 480 Block T Lot 21, Geographic Village of Dundalk, Township of Southgate. Also described as 141 Hagan St West

PURPOSE AND EFFECT: The Purpose of the application is to create two lots to allow for the sale of semi-detached units. The application will create a severed and retained lot. The severed and retained lots will each have 15m of frontage and a minimum lot area of approximately 340m². The Effect is to create two small parcels of land, one with frontage of 15m on Gold Street and another with 15m of frontage on Hagan Street. Both lots will have a minimum lot area of 340m² to allow for the sale of the semi-detached units.

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** all outstanding taxes, fees and charges are paid if any; and
3. **That** the lots are connected to municipal services at the owners expense.

The Provisional Consent is subject to all of the preceding Conditions being met by:
September 28, 2024

Martin Shipston

John Woodbury

Jim Frew

Barbara Dobreen

Brian Milne

Michael Sherson

Jason Rice

Date of Decision: September 28, 2022

Notes:

- The last date for appealing this decision to the OLT is **October 18, 2022.**

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

Secretary-Treasurer of the
Committee of Adjustment
Township of Southgate