



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

FILE NO. B1/22

OWNERS: Ted and Francis Acheson

SUBJECT LAND: Con 3SWTSR Lot 211 to 213, Geographic Township of Proton, Township of Southgate. Also described as 752618 Southgate Sideroad 75.

PURPOSE AND EFFECT: The Purpose of the application is to sever the 20.8 acre parcel that has been separated from the remaining parcel by the CP Rail Trail from the remaining 143 acres of the farm. The severed lot will be 30.8 acres with frontage on Southgate Sideroad 75 and Southgate Road 24. The retained lot will be 143 acres with frontage on Southgate Rd 24. The Effect would be to create two parcels, one farm sized parcel and one small farm sized parcel.

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 outstanding fees and charges are paid.
3. That a Zoning By-law Amendment is completed to recognize the reduced lot area of the retained parcel.
4. That a 3m road widening be provided if one has not been provided for in the past along Southgate Road 24 and Southgate Sideroad 75.

The Provisional Consent is subject to all of the preceding Conditions being met by: May 25, 2024.

Signatures of Martin Shipston, John Woodbury, Jim Frew, Barbara Dobreen, Brian Milne, Michael Sherson, and Jason Rice.

Date of Decision: May 25, 2022

Notes:

- The last date for appealing this decision to the OLT is June 14, 2022.

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

Secretary-Treasurer of the Committee of Adjustment Township of Southgate