



## Township of Southgate Committee of Adjustment

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### Notice of Decision for Consent

**Application No. B10/23**

**Owner Name: Christopher VanVlymen**

**Applicant: Victoria and Alvin Terpstra**

**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 known municipally as 312621 Highway 6 and legally described as Con 1 EGR PT DIV 3 LOT 8 PT DIV 1 Lot 9, former Township of Egremont, now in the Township of Southgate. Roll 42-07-060-001-05500.

**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 November 22, 2023, the correspondence received, and information presented at the hearing held on November 22, 2023, and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following conditions:

**1. That** the severed lot be conveyed to the abutting Owner to the north (Agent) and that Section 49(3) of the Planning Act RSO 1990 cp.13 apply to subsequent conveyances of the same parcel; and

**2. That** zoning of the retained lot be amended to comply address any deficiencies created as a result of the conveyance of the farm parcel to the abutting Owner to the north (agent).

**-or-**

**1. That** the severed lot be rezoned to prohibit construction of any residential dwelling on the said lot, and the zoning of retained lot address any deficiencies created as a result of the conveyance of the farm parcel; and

**3. That** the standard conditions regarding parkland dedication, driveway access and similar 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.

**Note:** that the requirements for the above conditions to be met are subject to MTO approving an entrance to the severed lot. If an entrance is granted to the severed lot, the severed lot will be rezoned to prohibit construction of any residential dwelling on the said lot. If an entrance is not permitted by MTO to the severed parcel, the severed parcel will be joined to the abutting landowner to the north (Agent).

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**

**November 22, 2023**

**The Last Day for Appeal is**

**December 13, 2023**

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 November 2023.



Elisha Milne  
Secretary-Treasurer  
Committee of Adjustment

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


  
\_\_\_\_\_  
Brian Milne

  
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Barbara Dobreen

Absent  
\_\_\_\_\_  
Jason Rice

  
\_\_\_\_\_  
Martin Shipston

  
\_\_\_\_\_  
Jim Ferguson

  
\_\_\_\_\_  
Joan John

  
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Monica Singh Soares