



## Township of Southgate Committee of Adjustment

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### Notice of Decision for Consent

**Application No. B14-23, B15-23, B16-23**

**Owner Name: 1000124408 Ontario Inc.**

**Applicant: Gabriel Leal Rocha**

**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 191 Hagan Street West and legally described as Lot 28 of Plan 480 BLK T, former Village of Dundalk, now in the Township of Southgate. Roll 42-07-110-001-07252.

**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 24, 2024, the correspondence received, and information presented at the hearing held on January 24, 2024, and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following conditions:

- 1. That** each severed lot and the retained lot has been rezoned to permit construction of the four-unit dwelling with a minimum 180 square meter lot area, minimum 7.5 meter lot frontage, 9.0 meter front building setback from a street line, 2.0 meter side building setback opposite common party walls, and other relevant site and building regulations and such zoning is in full force and effect.
- 2. That** before a severance stamp is issued to legally create the proposed lots the footings and foundation have been installed and located by an OLS to verify building location will comply with the applicable rezoning (if approved).
- 3. That** arrangements for extending Gold Street, connection of separate water, sewer and other applicable municipal services have been made to the satisfaction of Township Public Works.
- 4. That** the standard conditions for 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.

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 24, 2024**

**The Last Day for Appeal is** **February 14, 2024**

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 25<sup>th</sup> day of January 2024.

  
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Elisha Milne  
Secretary-Treasurer  
Committee of Adjustment

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

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

  
\_\_\_\_\_  
Barbara Dobreen

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

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

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

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

  
\_\_\_\_\_  
Monica Singh Soares