



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

**FILE NO. B3/23**

**OWNERS: Watra Residents Association**

**SUBJECT LAND:** CON 21, Pt Lot 11, Plan 812 BLK 29, Watra Road, Geographic Township of Egremont, Township of Southgate.

**PURPOSE AND EFFECT:** The purpose is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision. The effect would be to create a new residential lot but remove two previously created lots that are not developable. The end result would be a decrease in lot density by one lot.

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 Zoning by-law amendment be obtained to implement the consents.
2. **That** Lots 20 and 21 be merged with the retained lands and a pin consolidation obtained
3. **That** a survey be provided; and
4. **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: **April 26, 2025.**

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

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

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

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

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

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

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

**Date of Decision: April 26, 2023**

Notes:

- The last date for appealing this decision to the OLT is **May 16, 2023.**

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

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Secretary-Treasurer of the  
Committee of Adjustment  
Township of Southgate