



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

FILE NO. B7/23

OWNERS: Solomon Martin (Tubegate)

SUBJECT LAND: Con 2 SWTSR Pt Lot 198 to Pt Lot 200, RP 16R9480 Part 2, Geographic Township of Proton, Township of Southgate. Also described as 260187 Southgate Road 26

PURPOSE AND EFFECT: The Purpose of the application is to sever one 9.12 ha parcel of land with frontage on Southgate Road 26 and add it to the adjacent farm parcel. The retained parcel will be 33.33ha in size with frontage on Southgate Road 26. The Effect would be to create a new enlarged farm parcel that is able to support an additional barn and shop.

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 the owner provide a property tax certificate or, correspondence from Township Financial Services, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this Decision;
- 2.** That a Reference Plan (survey that is registered) be completed and a digital copy (pdf) and a hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;
- 3.** That pursuant to Section 53(42) of the Planning Act the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed);
- 4.** That the application is for a lot addition only; and, that the lands to be severed being Part Lots 198 to 200 Range 2 West as shown on the attached Schedule 'A' be merged under the same ownership as the abutting lands Part Lots 198 to 200 Range 2 West [Tubegate Inc.], and that Subsection (3) or (5) of Section 50 of the Planning Act, apply to any subsequent conveyance. The lawyer shall provide an undertaking to consolidate the pins for the property parcels upon registration of the consent(s);
- 5.** That the Secretary-Treasurer of the Committee of Adjustment provide written confirmation that a minor variance is in force and effect recognizing the undersized nature of the lands and any other deficiencies;
- 6.** That road widening, as determined by the Township Manager of Public Works, be provided to the Township of Southgate on the retained and severed portions, at no cost to the Township and to the satisfaction of the Township Manager of Public Works.

The Provisional Consent is subject to all of the preceding Conditions being met by:
September 27, 2025.

[Redacted]

[Redacted]

Absent

Brian Milne

Barbara Dobreen

Jason Rice

[Redacted]

[Redacted]

[Redacted]

Martin Shipston

Jim Ferguson

Joan John

[Redacted]

Monica Singh Soares

Date of Decision: September 27, 2023

Notes:

- The last date for appealing this decision to the OLT is **October 18, 2023.**

Certification

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

[Redacted Signature]

Secretary-Treasurer of the
Committee of Adjustment
Township of Southgate