



Township of Southgate
Minutes of Committee of Adjustment

March 26, 2025
9:00 AM
Holstein Council Chambers

Members Present: Member Brian Milne
Member Barbara Dobreen
Member Martin Shipston
Member Joan John

Members Absent: Member Jason Rice
Member Jim Ferguson
Member Monica Singh Soares

Staff Present: Elisha Milne, Secretary-Treasurer
Holly Malynyk, Legislative & Records Coordinator
Kenneth Melanson, Senior Manager, Development &
Community Services
Victoria Mance, Junior Planner

Others Present Bill White, Senior Planning Consultant Triton Engineering
Kristine Loft, Loft Planning

1. Call to Order

Chair Shipston called the meeting to order at 9:00AM.

2. Confirmation of Agenda

Moved By Member Milne

Seconded By Member John

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

4. Adoption of Minutes

Moved By Member Dobreen

Seconded By Member Milne

Be it resolved that the Committee approve the minutes from the February 26, 2025 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A2-25 - Aaron Barbara Martin (Brookfront Design), Con 11 Pt Lot 18 RP 17R3012 Part 3,, Geographic Township of Proton, Township of Southgate

5.1.1 Application and Notice of Public Hearing

Click [here](#) for the link to the application documents on the Township website.

5.1.2 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the Historic Saugeen Metis, the Saugeen Valley Conservation Authority and the Southgate Public Works Department. There were no comments received from members of the public.

5.1.3 Applicant or Agent

The Agent, Kristine Loft, was in attendance and available for any questions.

5.1.4 Committee Member Questions

Member Dobreen questioned the intent of the proposal to clarify the use and operation is not changing, also questioned the +/- used in the calculations provided and the margin of error that would be allowable and inquired

about the large reduction of the zoned area and the Agent Kristine Loft, Senior Planning Consultant Bill White and Junior Planner Victoria Mance provided clarification.

Member John echoed the questions and concerns brought up by Member Dobreen.

5.1.5 Comments and Planning Report

Junior Planner Victoria Mance reviewed the planning report and presented the intent of the proposal to the Committee Members.

5.1.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition of the application.

5.1.7 Further Questions from the Committee

Member Dobreen further clarified the intent of the proposal and questioned the condition outlining the reduction of the zoned area on the property and Junior Planner Victoria Mance, Senior Planning Consultant Bill White provided clarification.

5.1.8 Approval or Refusal

Moved By Member Milne

Seconded By Member Dobreen

Be it resolved that Staff Report PL2025-022 regarding Minor Variance File A2-25 for 132225 Southgate Sideroad 13 be received for information; and

That Committee approve Minor Variance A2-25 to increase the combined size of the industrial workshop, power room, office and lunchroom from a 750 square metres to 806 square metres subject to two conditions:

1. **That** the zoned area identified in Schedule "A" to By-law 2021-048 be reduced from +-89 metres by +-86 metres to +-65 metre by +- 60 metre area as identified in Attachment 3 to PL2025-022 so the

OFDU operates only within a 4,060 square metre zoned area; and

2. **That** the 500 square metres outdoor storage permitted in By-law 2021-048 is reduced to a maximum of 400 square metres; and
3. **That** site plan approval apply to the variance with special provisions to implement reduced outdoor storage and reduced zoned Agricultural-1 Exception 398 (A1-398) Zoned area.

Carried

5.2 A3-25 - Darcy Thring, Con 18 N Pt Lot 8 N Pt Lot 9, Geographic Township of Proton, Township of Southgate

5.2.1 Application and Notice of Public Hearing

Click [here](#) for the link to the application documents on the Township website.

5.2.2 Comments Received from Agencies and the Public

Junior Planner Victoria Mance reviewed comments received from the County of Grey, the Historic Saugeen Metis, Southgate Public Works Department and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

5.2.3 Applicant or Agent

The Applicant, Darcy Thring, was in attendance and available for any questions.

5.2.4 Committee Member Questions

Chair Shipston questioned about the under-barn manure storage being proposed, and the Applicant provided clarification.

Member Milne inquired on the number of sows that would be brought onsite and questioned about any comments

received from the neighbors and the Applicant provided a response.

Member John echoed concerns regarding the proximity to the neighbors and receiving any comments regarding the proposal.

5.2.5 Comments and Planning Report

Junior Planner Victoria Mance reviewed the planning report and presented the intent of the proposal to the Committee Members.

5.2.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition of the application.

5.2.7 Further Questions from the Committee

Member Dobreen questioned if the Minimum Distance Separation calculation is greater for sow's (female pigs) vs other farm animals and Member Milne provided a response.

5.2.8 Approval or Refusal

Moved By Member Dobreen

Seconded By Member John

Be it resolved that Staff Report PL2025-023 regarding Minor Variance File A3-25 for 072973 Southgate Road 07 be received for information; and

That Committee approve Minor Variance A3-25 to permit a +-3,840 square metre hog barn with 10-month manure storage under the barn, subject to the following conditions;

That the Minimum Distance Separation requirements be reduced from 392 metres to +-257.2 metres to the house to the south, +-215.6 to the house to the west, +-233.12 metres and 286.7 metres to the houses to the northwest, and +-385.2 metres and 368.1 metres to two homes to the north/northeast; and

That all remaining provisions of the Agricultural-1 Zone and other applicable sections of the Zoning By-law are met.

Carried

6. Adjournment

Moved By Member Milne

Seconded By Member Dobreen

Be it resolved that the Committee adjourn the meeting at 9:40 AM.

Carried

Chair Martin Shipston

Secretary-Treasurer Elisha Milne