



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

**FILE NO. B9/20**

**OWNERS: Randall Bye c/o H BYE Construction**

**SUBJECT LAND:** Con 3 Pt Lot 64, Parts 3 and 4, Geographic Township of Egremont, Township of Southgate. Also described as 411280 Southgate Road 41.

**PURPOSE AND EFFECT:** The Purpose is to sever 4137m<sup>2</sup> of land containing the shop, from the existing house and merge it with the adjacent land to create a parcel that is 25869m<sup>2</sup>. The retained parcel, comprising 4068m<sup>2</sup> and containing one single detached house would retain 58.5m of frontage on Southgate Sideroad 41. The lands to be merged would have access and frontage via the lands to be merged with being 411272 Southgate Sideroad 41. No new developable lot would be created as a result of this lot line adjustment. The Effect would be to reorganize the lot lines to have one parcel form 4068m<sup>2</sup> that contains the house and a separate 25869m<sup>2</sup> parcel that would contain the shop along with the existing house on the neighboring lot. No new lots would be created.

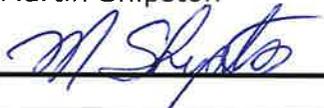
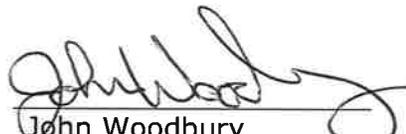
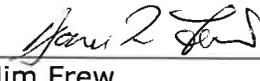
The Committee, having heard evidence relating to the present application in the matters pursuant to Section 53 of the Planning Act and having heard from the public as a result of the circulation of Notice, and taken into consideration their comments, the Committee has determined the following have been 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 one foot square of land along the retained frontage be deed as part of the Township Road allowance.
2. **That** the severed lot be merged and a pin consolidation occur.
3. **That** the certificate affixed to the deed reference Section 50 (5) of the Planning Act to allow the new parcel to merge with the abutting lands to the south.
4. **That** a survey be provided; and
5. **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:  
**November 25, 2021**

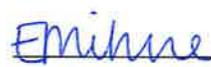
<hr/> Martin Shipston  <hr/> Barbara Dobreen- Alternate member	 <hr/> John Woodbury <hr/> Brian Milne – Alternate member	 <hr/> Jim Frew
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**Date of Decision: November 25, 2020**

Notes:

- The last date for appealing this decision to the LPAT is **January 4, 2021**.

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

  
 Secretary-Treasurer of the  
 Committee of Adjustment  
 Township of Southgate