



## Township of Southgate Committee of Adjustment

---

### Notice of Decision for Minor Variance

**Application No. A2-26**

**Owner Name: Corey and Kim Rae**

**Applicant: Corey and Kim Rae**

**In the matter** of an application to the Committee of Adjustment of the Township of Southgate under Section 45(2) of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended for lands legally described as Concession 3, Lot 54 Part Lots 52, 53; RP16R7578 PART 2 RP16R5912;PART 1, former Township of Egremont, now in the Township of Southgate. Roll 42-07-060-003-18000.

**Decision:** That the Committee of Adjustment, having given consideration to the applicable provisions of Section 45(2) of the Planning Act, the Official Plan of the Township of Southgate, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated April 22, 2026, the correspondence received, and information presented at the hearing held on April 22, 2026, and the discussion on the matter, hereby **APPROVE** application **A2-26** to permit the existing  $\pm 143$  square metre home industry and a proposed increase in gross floor area to  $\pm 293$  square metres where the definition of Home Industry in Subsection (e) permits 100 square metres maximum gross floor area in an accessory building subject to the following conditions:

- 1. That** required parking be reduced from one space per 18.5 square metres to one space per 30 square metres floor area of a home industry required under the definition in Subsection (f);
- 2. That** the driveway entrance be upgraded to the satisfaction of Grey County Staff; and
- 3. That** all remaining provisions in the definition of home industry are met that site plan approval apply to the proposed  $\pm 293$  square metre home industry, and the required building permit is obtained to the satisfaction of the Township Chief Building Official.

**Date of Decision** **April 22, 2026**

**The Last Day for Appeal is** **May 17, 2026**

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

The applicant, the Minister or any other person or public body who has an interest in this matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the secretary-treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal as payable on an appeal from a committee of adjustment to the Tribunal. Any party interested in this application should take legal advice regarding their eligibility to appeal.

The secretary-treasurer of a committee, upon receipt of a notice of appeal filed under subsection (12), shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (12) to the Tribunal by registered mail together with all papers and documents filed with the committee of adjustment relating to

the matter appealed from and such other documents and papers as may be required by the Tribunal.

If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

The applicant, or any other person or public body who has an interest in this matter that wishes to appeal to the Ontario Land Tribunal can obtain a copy of the appeal form from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/> or by calling 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 27<sup>th</sup> day of April 2026.



Holly Malynyk  
Secretary-Treasurer  
Committee of Adjustment

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

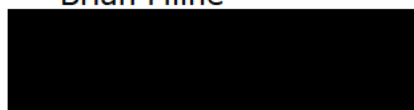


Brian Milne



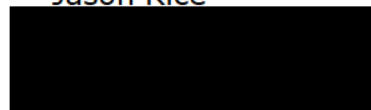
Barbara Dobreen

Absent  
Jason Rice

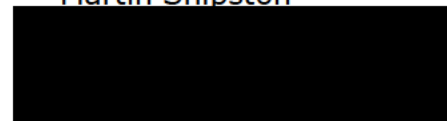


Martin Shipston

Absent  
Jim Ferguson



Joan John



Monica Singh Soares