



Township of Southgate Committee of Adjustment

Notice of Decision for Consent

Application No. B2-25

Owner Name: Willard Martin

Applicant: Mark Frey

In the matter of an application to the Committee of Adjustment of the Township of Southgate under Section 53 of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended for lands known municipally as 392015 Grey Road 109 (west of Rail Trail) and legally described as Con 3, Pt Lot 42, former Township of Egremont, now in the Township of Southgate. Roll 42-07-060-003-16100.

Decision: That the Committee of Adjustment, having given consideration to the applicable provisions of Section 53 of the Planning Act, the Official Plan of the County of Grey and Township of Southgate, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated May 28, 2025, the correspondence received, and information presented at the hearing held May 28, 2025, and the discussion on the matter, hereby **APPROVE** application **B2-25** for Consent to create a lot containing the school, parking, trees and accessory buildings, while retaining the 33.6-hectare farm parcel. Application C9-25 has been received to rezone the school site Community Facility, prohibit future residential development on the retained lot and address any other issues subject to the following conditions:

- 1. That** the appropriate Planning Act application be in full force and effect to place the existing school in a suitable Community Facility Zone addressing setbacks, lot frontage, lot area and any other site-specific requirements for the severed lot;
- 2. That** the proposed retained lot be rezoned to prohibit future residential use of any kind;
- 3. That** a reference plan of survey be provided to the satisfaction of the Secretary-Treasurer;
- 4. That** a Stage 1 Archaeology Assessment be conducted and an Archaeological Assessment Report for the severed parcel be provided to the Six Nations of the Grand River (SNGR) as requested; and
- 5. That** standard conditions apply as recommended by agencies including that all requirements of the Township, financial or otherwise, to the satisfaction of the Secretary-Treasurer prior to issuance of a certificate of consent including payment of any outstanding taxes, fees and other chargers, if any.

If all conditions of this decision have been fulfilled within two years from the date this notice of decision is mailed and all authorities have so notified the Committee in writing, the Secretary-Treasurer is authorized to provide a certificate as provided for in Subsection 53(42) of the Planning Act, R.S.O., 1990, c.P.13.

Date of Decision

May 28, 2025

The Last Day for Appeal is

June 17, 2025

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 and/or Conditions of a Consent Approval

Notice of appeal must be filed with the Secretary-Treasurer for the Township of Southgate Committee of Adjustment and must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

The applicant, Minister of Municipal Affairs and Housing, a "specified person" (as defined by Section 1(1) of the Planning Act), or any "public body" (as defined by Section 1(1) of the Planning Act) may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decisions or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Ontario Land Tribunal. Information

Any person or public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed by the Ontario Land Tribunal. Information regarding the Tribunal be found at; <https://www.ontario.ca/document/citizens-guide-landuse-planning/ontario-land-tribunal>


If no appeal is filed under subsection (19) or (27), subject to subsection (23), the decision of the Committee of Adjustment to give or refuse to give a provisional consent is final.

If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/> or by calling (416) 212-6349 or toll free 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 28th day of May 2025.



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




Jason Rice



Martin Shipston



Jim Ferguson



Joan John

Absent

Monica Singh Soares