



Township of Southgate Committee of Adjustment

Notice of Decision for Consent

Application No. B9-25

Owner Name: C Black Construction LTD (Clint Black)

Applicant: C Black Construction LTD (Clint Black)

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 346 Victoria Street East and legally described as Plan 480, Block N, Part Lot 26 Block O, Part Lot 48, Dundalk, in the Township of Southgate. Roll 42-07-110-001-15100.

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 27, 2026, the correspondence received, and information presented at the hearing held May 27, 2026, and the discussion on the matter, hereby **APPROVE** application **B9-25** for Consent to create a lot for future residential development subject to any deficient zoning provisions being met for either lot subject to the following conditions:

- 1. That** this decision applies only to the "Proposed Severance" as indicated on Attachment 1 attached to the staff report and framing part of this decision. The severed lot shall substantially conform with attachment 1.
- 2. That** a Reference Plan (survey that is registered) to be completed and a digital and/or 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 owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot.
- 5. That** the owner pays a \$3,650 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Township of Southgate.
- 6. That** the owner provides a property tax certificate or, correspondence from the Southgate finance department, indicating that all property taxes and any application fees have been paid up to date with respect to the property that is subject to this decision.
- 7. That** a minor variance or rezoning be approved and in full-effect to permit the proposed lot dimensions of the severed and retained parcels, and associated regulations for interior yards and any other requirements.

- 8. That** any existing buildings on the severed lot be removed to the satisfaction of the Township Chief Building Official or designate.
- 9. That** any driveway entrance for the retained lot will have to meet Southgate Entrance Permit Guidelines.
- 10. That** Municipal water, sewer and stormwater requirements be verified to the satisfaction of the Township Public Works Department and Triton Engineering Services Limited.

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 27, 2026

The Last Day for Appeal is June 22, 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 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**



Township of Southgate Committee of Adjustment

A certified true copy of this notice of decision has been given to the applicant.

Dated this 2nd day of June 2026.

Holly Malynyk
Secretary-Treasurer
Committee of Adjustment

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

Absent

Brian Milne

Martin Shipston

Monica Singh Soares

Barbara Dobreen

Absent

Jim Ferguson

Absent

Jason Rice

Joan John