



Township of Southgate Committee of Adjustment

Notice of Decision for Consent

Application No. B5-26 and B6-26

Owner Name: JJC Farms c/o JR McLaughlin

Applicant: JJC Farms c/o JR McLaughlin

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 184678 Grey Road 9 and legally described as Concession 15 S PT Lot 26 W PT Lot 27, former Township of Egremont, now in the Township of Southgate. Roll 42-07-060-004-14300.

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 October 7, 2026, the correspondence received, and information presented at the hearing held October 7, 2026, and the discussion on the matter, hereby **APPROVE** Consent applications **B5-26 and B6-26** for Consent to create a lot line adjustment for a private campground, and subsequently to create a surplus farm dwelling lot containing and existing residence

1. This decision applies only to the 'Proposed Severance' as indicated on Attachment 1 attached to the staff report and forming part of this decision. The severed lot shall substantially conform with Attachment 1.

2. A Reference Plan (survey that is registered) 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. 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. The owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot.

5. 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.

6. A rezoning be approved and in full effect to recognize an existing private family camping area as an accessory use on the newly consolidated lands under Consent File B5-26 as well as other regulations in the Agricultural-1 (A1) Zone.

7. A rezoning be approved and in full-effect to recognize the surplus farm lot created under File B6-26, prohibit residential development on the retained agricultural lot, and address other regulations in the Agricultural-1 (A1) Zone.

8. That access arrangements to the newly created lots under File B5-26 and File B6-26 be made to the satisfaction of the County of Grey.

9. That the requirement for replanting and restoration as described within the EIS are met to offset the loss and that the restoration area shall be graded to match the surrounding area have topsoil applied, seeded with a native seed mix, and planted with native trees/shrubs endemic to that area; and

10. That as a condition of consent, a road widening of 1.0m shall be conveyed to the County of Grey along the frontage of the County Road for both the severed and retained parcels.

11. That an agreement be registered against the title to the consolidated parcel restricting the use and operation of the family campground to ensure no public access and minimize impacts on surrounding lands

That the following conditions are additional to File B5-26 only:

12. That Section 50(3) of the Planning Act RSO 1990 applies to any subsequent conveyances of the same severed parcel.

13. The applicant satisfies the requirements of the Township of Southgate in reference to parkland dedication as provided in the Planning Act. The applicant will be required to pay a cash-in-lieu parkland dedication for creation of a new residential lot that conforms Fees and Charges By-law in force at the time of the consent.

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 **October 7, 2026**

The Last Day for Appeal is **October 29, 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



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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

Dated this 9th day of October, 2026.



Elisha Milne
Secretary-Treasurer
Committee of Adjustment

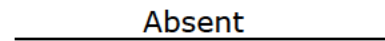
This Decision may be signed in counterparts without affecting the validity of the Decision.



Brian Milne



Barbara Dobreen



Absent
Jason Rice



Martin Shipston



Jim Ferguson



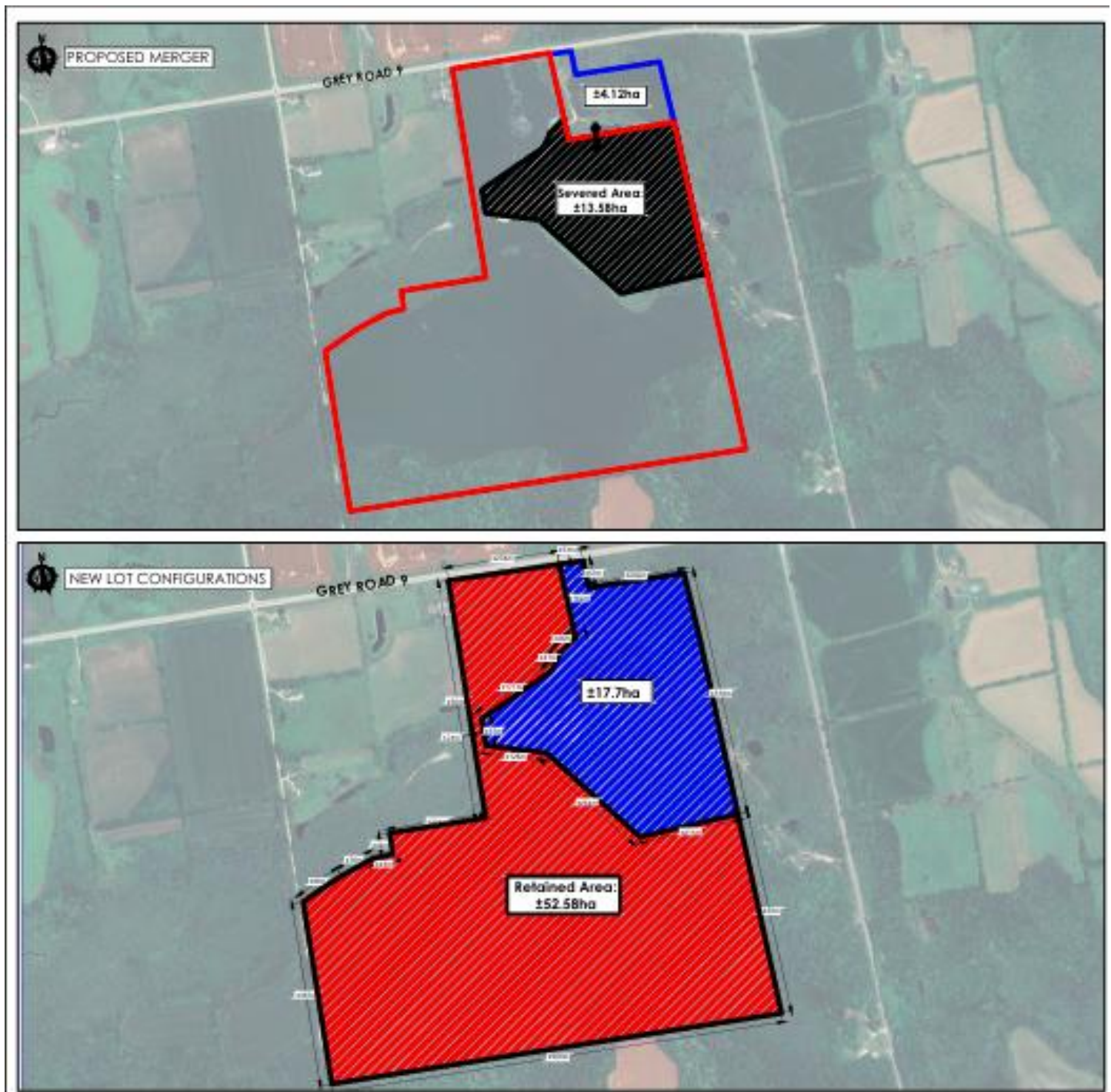
Joan John



Monica Singh Soares

Attachment 1 – Site Plan

B5-26



B6-26

