



**Township of Southgate
Committee of Adjustment
Application for Minor Variance**

Instructions:

This is an application under Section 45 of the Planning Act, 1990, R.S.O. c.P. 13 as amended, for relief, as described in this application, from Zoning By-law 19-2002 (as amended).

- Please check all applicable boxes and answer all applicable questions
- Failure to provide adequate, correct information may result in your application being refused
- All measurements must be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Applications are not accepted without the required fees \$1000 (\$900 application plus \$100 sign deposit) in cash or by cheque made payable to the Corporation of the Township of Southgate.

For office use only:

File No. A- 3-21
Pre-Consult _____ Date: _____
Date received: March 16/21
Accepted by: _____
Roll #42 07 _____
Conservation Authority Fee
Required: _____
Official Plan: _____
Property's Zone: _____
Other Information: _____

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the *Township of Southgate Committee of Adjustment*

Required Fees:

Application Fee	\$ 956.00 due with submitted application
Public Notice Sign Fee	\$ 108.00
Conservation Authority Fees	
Saugeen Valley CA	\$240.00
Grand River CA	Contact directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law.

All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application.

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application. Make this payment out to the Saugeen Valley Conservation Authority.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

PAID

1. Name of Owner/Applicant (circle one) * Billy Martins
Address 111 young st S.
Postal Code N0C 1B0 Telephone Number [REDACTED]

***See Note 1**

2. Name of Agent* _____
Address _____
Postal Code _____ Telephone Number _____

**** See Note 2**

3. Nature and extent of relief applied for: Minor Variance
Sec 9: Res Type 2 Zone (R2) (F)

4. Why is it not possible to comply with the provisions of the by-law? _____
Not enough room between Home + property line

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):

Plan 480 DLK 2 PT LOT 4 PT LOT 5
111 young St S.

6. Dimensions of land affected in metric units:

Frontage: 42 Area: 4,198^{sq} (0.096)ac
Depth: 100.16 Width of Street: 8.4 m curb to curb

7. Particulars of all buildings and structures on or proposed for the subject land (specify, in metric units) the ground floor area, gross floor area, number of storeys, width, length, height, etc.):

Existing: House Attached Garage
width ... 6.4 m 3.8 m

Depth 5.6 m, 1,035 SqFt. Occupied, 1.5 Story / 3.3 m Height, 4 m Deep

Proposed: House Attached Garage
6.4 m 4.1 m

Same as above / 3.88 m Height, 6.9 m Deep

8. Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear and front lot lines):

Existing:	Lot Line	House	Attached Garage	Lot Line	Neighbour	
Neighbour (121 young st)	.6 m	.9	6.4	3.8	.1 m	Neighbour (101 young st)

Proposed:	Lot Line	House	Att Garage	Lot Line	Neighbour		
Neighbour (121 young)	.6	.9	6.4	4.1	.75	.1 m	Neighbour (101 young)

9. Date of acquisition of subject land: Aug 11 2017

10. Date of construction of all buildings and structures on subject land:
1905

11. Existing uses of the subject property:
Residential Single Detached House

12. Existing uses of the abutting properties:

North: residential East: residential

South: residential West: residential

13. Length of time the existing uses of the subject property have continued:

116 years

14. Water is provided to the subject land by a:

- ☒ publicly owned and operated piped water system
☐ privately owned and operated individual or communal well
☐ lake or other water body or other means (please explain)

15. Sewage disposal is provided to the subject land by a:

- ☒ publicly owned and operated sanitary sewage system
☐ privately owned and operated individual or communal well
☐ privy or other means (please explain)

16. Storm drainage is provided by (check applicable):

Sewers: ☒ Ditches ☐ Swales: ☐
Other means (please explain) _____

17. Present Official Plan designation on the subject lands: Single-family detached

18. Present Zoning By-law provisions applying to the land: Residential/301

19. Has the subject land ever been the subject of an application for minor variance (under Section 45 or its predecessor of the Planning Act)

Yes ☐ No ☒

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, etc.)

20. Is the subject property the subject of a current application for a plan of subdivision or consent under Section 51 or 53 of the Planning Act?

Yes ☐ No ☒

Sketch Instructions:

Each copy of this application must be accompanied by a sketch or survey showing the following:

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indication the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- (iii) The current uses and location of all existing buildings and/or structures on the adjacent lands. (indicate the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines).
- (iv) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- (v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- (vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- (vii) The location and nature of any easement affecting the subject land.

21. Owners authorization and declaration:

Authorization for agent

I/we _____
(print name or names)

authorize _____
(print name of agent)

to act as our agent(s) for the purpose of this application.

(Signature of Owner) (date)

(Signature of Owner) (date)

22. Owners authorization for access:

I/we Billy Martins
(print name or names)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

[Redacted Signature] March 12 2021
(Signature of Owner) (date)

(Signature of Owner) (date)

23. Affidavit or sworn declaration :

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Billy Martins
Name of Owner(s) or Authorized Agent or Applicant

of the Municipality of Southgate in the County of South Grey
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me at the:

Town of Orangeville in the County of Dufferin
city/town/municipality county/region

This 12 day of March, 2021


Signatures of Owner

March 12 2021
Date

Signatures of Owner

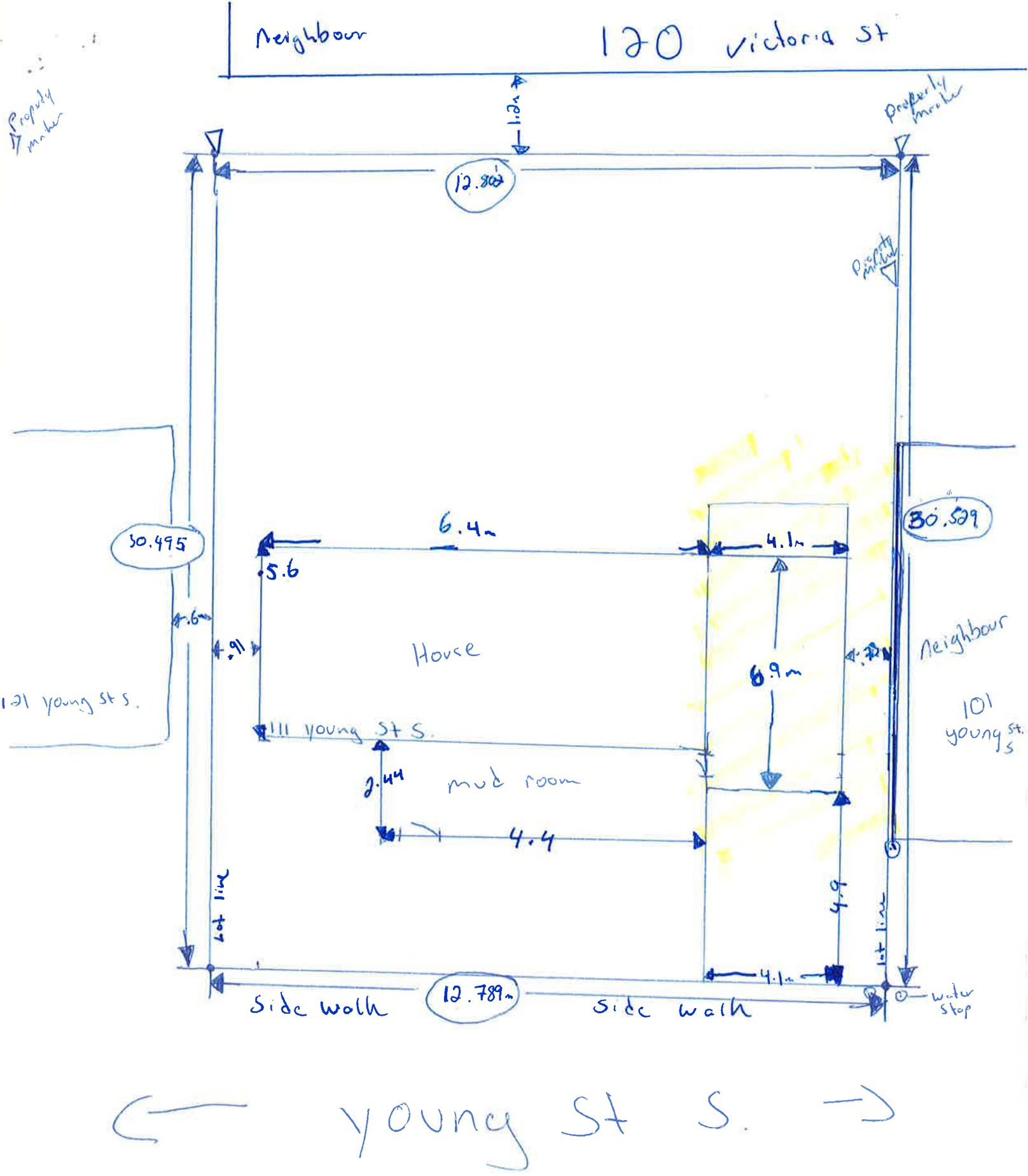
Date


Signature of Commissioner

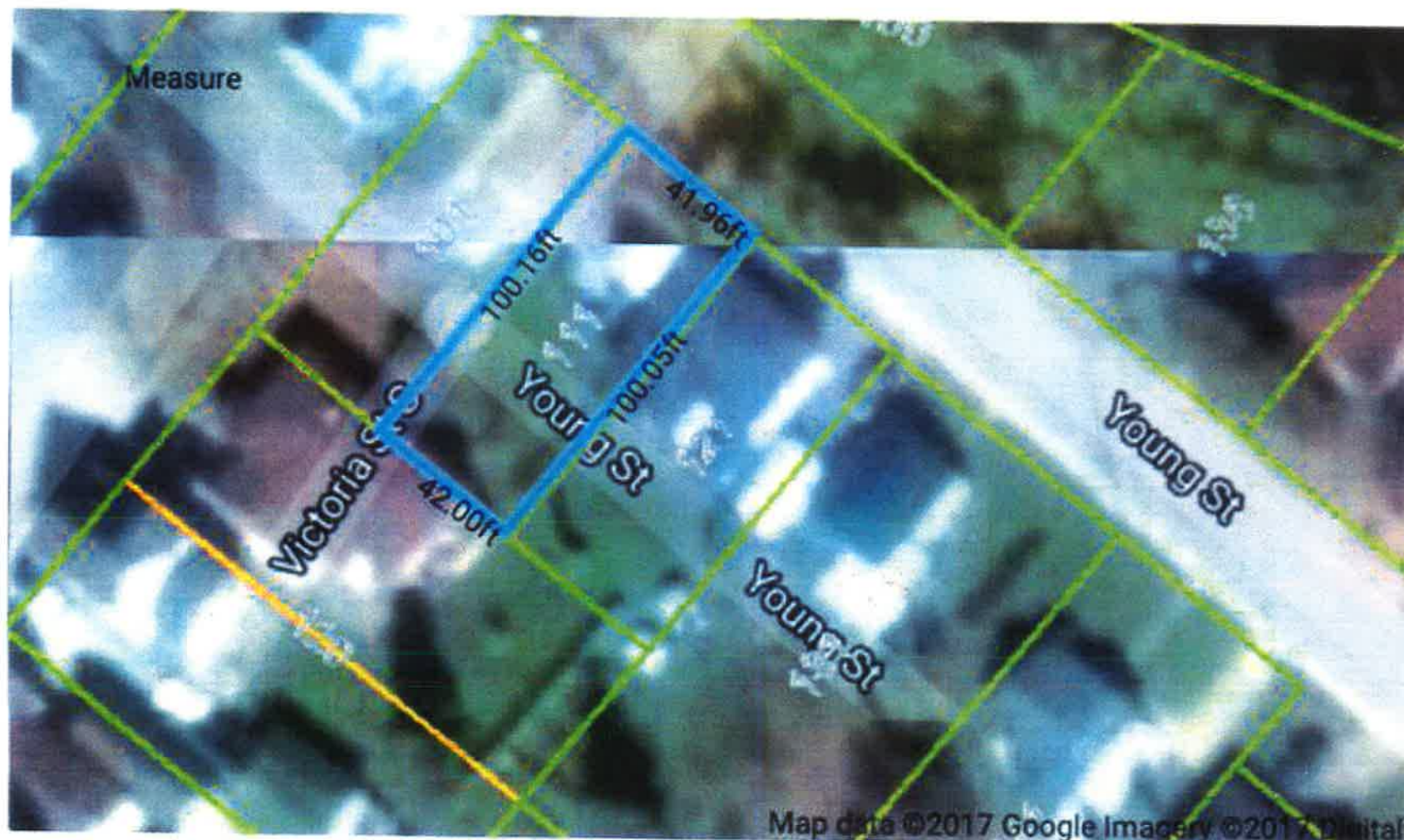
12 March 2021
Date

Paralegal & Notary

John E. Creelman
Commissioner for Taking Affidavits
Licensed Paralegal LSO No. P14751



* proposed sketch



Lot Size

Area: 4,198 ft² (0.096 ac)

Perimeter: 282 ft

Measurements: 100.16 ft x 42.00 ft x 100.05 ft x 41.96 ft



★ Existing

10:08

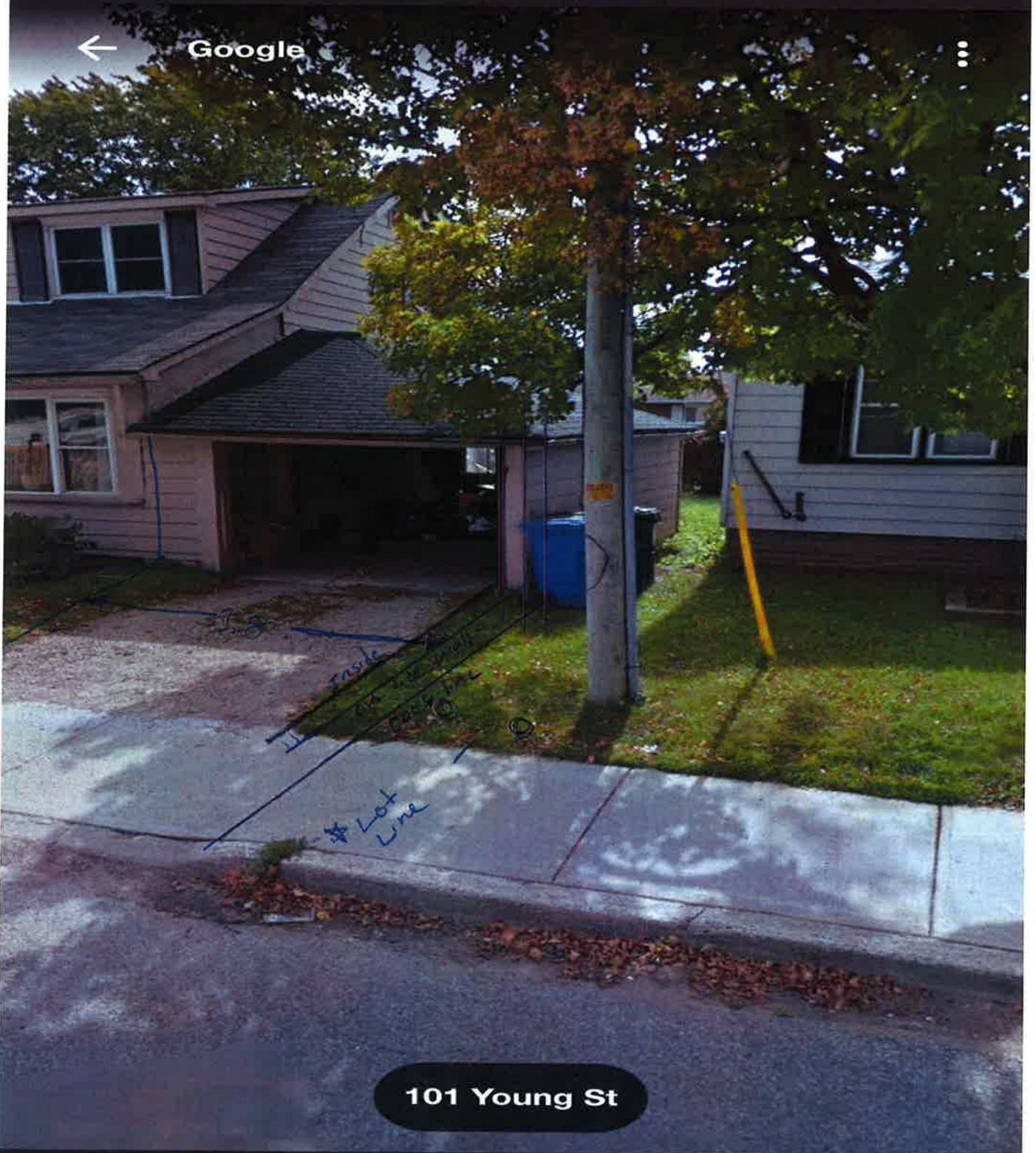


AA

google.ca



Google



101 Young St



☆ Existing



* proposed / now existing.