



**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-4-21  
Pre-Consult \_\_\_\_\_ Date: \_\_\_\_\_  
Date received: March 29, 2021  
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 Grand River CA	\$240.00 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) \* Jesse Martin  
Address 4940 Schummer Linwood  
Postal Code NOB 2A0 Telephone Number 519-580-8519

**\*See Note 1**

2. Name of Agent\* \_\_\_\_\_  
Address \_\_\_\_\_  
Postal Code \_\_\_\_\_ Telephone Number \_\_\_\_\_

**\*\* See Note 2**

3. Nature and extent of relief applied for: Decrease in the minimum distance separation  
from the township office (type B land use) to the proposed horse barn by 5% (168m required, 159.5m proposed)

4. Why is it not possible to comply with the provisions of the by-law? \_\_\_\_\_  
It is not possible to meet the MDS separation due to the big difference in elevations and amount of fill needed

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

185673 Grey Rd 9 CON 13 LOT 18 (Proton)

6. Dimensions of land affected in metric units:

Frontage: 402m Area: 40 hectares  
Depth: 1005m Width of Street: 40m

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: Single Family Dwelling

Proposed: One Storey 15.24m x 30.48m Barn & Buggy Shed c/w attached 5m x 10m Manure storage  
consisting of 514.5 m<sup>2</sup> gross floor area

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

Existing: as shown on site plan

Proposed: as shown on site plan

9. Date of acquisition of subject land: 2021
10. Date of construction of all buildings and structures on subject land:  
Existing House approx 1910
11. Existing uses of the subject property:  
Agriculture
12. Existing uses of the abutting properties:  
North: Agriculture /EP East: Agriculture /EP  
South: R6 Rural Residential /EP West: Agriculture & Community Facility (Township Office)
13. Length of time the existing uses of the subject property have continued:  
100+ 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:
18. Present Zoning By-law provisions applying to the land: A1, EP
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 Jesse Martin  
(print name or names)

authorize Eli Sherik  
(print name of agent)

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

\_\_\_\_\_  
(Signature of Owner)

MARCH 26, 2021  
(date)

  
(Signature of Owner)

\_\_\_\_\_  
(date)

22. Owners authorization for access:

I/we Jesse Martin  
(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.

☆   
(Signature of Owner)

☆ MARCH 26, 2021  
(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) Jesse Martin  
Name of Owner(s) or Authorized Agent or Applicant

of the Township of Wellesley in the Region of Waterloo  
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:

Township of Woolwich in the Region of Waterloo  
city/town/municipality county/region

This 26 day of MARCH, 2021

  
\_\_\_\_\_  
Signatures of Owner

MARCH 26, 2021  
Date

\_\_\_\_\_  
Signatures of Owner

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Commissioner

MARCH 26, 2021  
Date





# Minimum Distance Separation II

5 Horses  
Prepared By: Eli Sherk

## Description:

Application Date: Wednesday, February 24, 2021

Municipal File Number:

Applicant Contact Information  
Eli Sherk

## Location of Subject Livestock Facilities

County of Grey, Township of Southgate

PROTON, Concession: 13, Lot: 18

Roll Number: 420709000215100

Calculation Name: **Farm 1**

## Description:

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	0	0.0	2	2.0	46 m <sup>2</sup>
Solid	Horses, Small-framed, mature; < 227 kg (including unweaned offspring)	0	0.0	3	1.5	49 m <sup>2</sup>

Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Existing design capacity (NU): 0.0

Design capacity after alteration (NU): 3.5

$$\begin{array}{ccccccc} \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\ (\text{Odour Potential}) & (\text{Size}) & (\text{Orderly Expansion}) & (\text{Manure Type}) & & (\text{minimum distance from livestock barn}) & \\ 0.7 & \times & 150 & \times & 1.1400 & \times & 0.7 = 84 \text{ m (275 ft)} \end{array}$$

Storage Base Distance 'S'  
(minimum distance from manure storage)  
**84 m (275 ft)**

## MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	84 m 275 ft	TBD	84 m 275 ft	TBD ✓
Type B Land Uses	168 m 550 ft	TBD	168 m 550 ft	TBD 159.5
Nearest lot line (side or rear)	8 m 27 ft	TBD	8 m 27 ft	TBD ✓
Nearest road allowance	17 m 55 ft	TBD	17 m 55 ft	TBD ✓





## Minimum Distance Separation II

5 Horses  
Prepared By: Eli Sherk

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**Preparer Information**

Eli Sherk

Email: eli@emscon.ca

Signature of Preparer: \_\_\_\_\_

Eli Sherk

Date: \_\_\_\_\_

*March 26 2021*

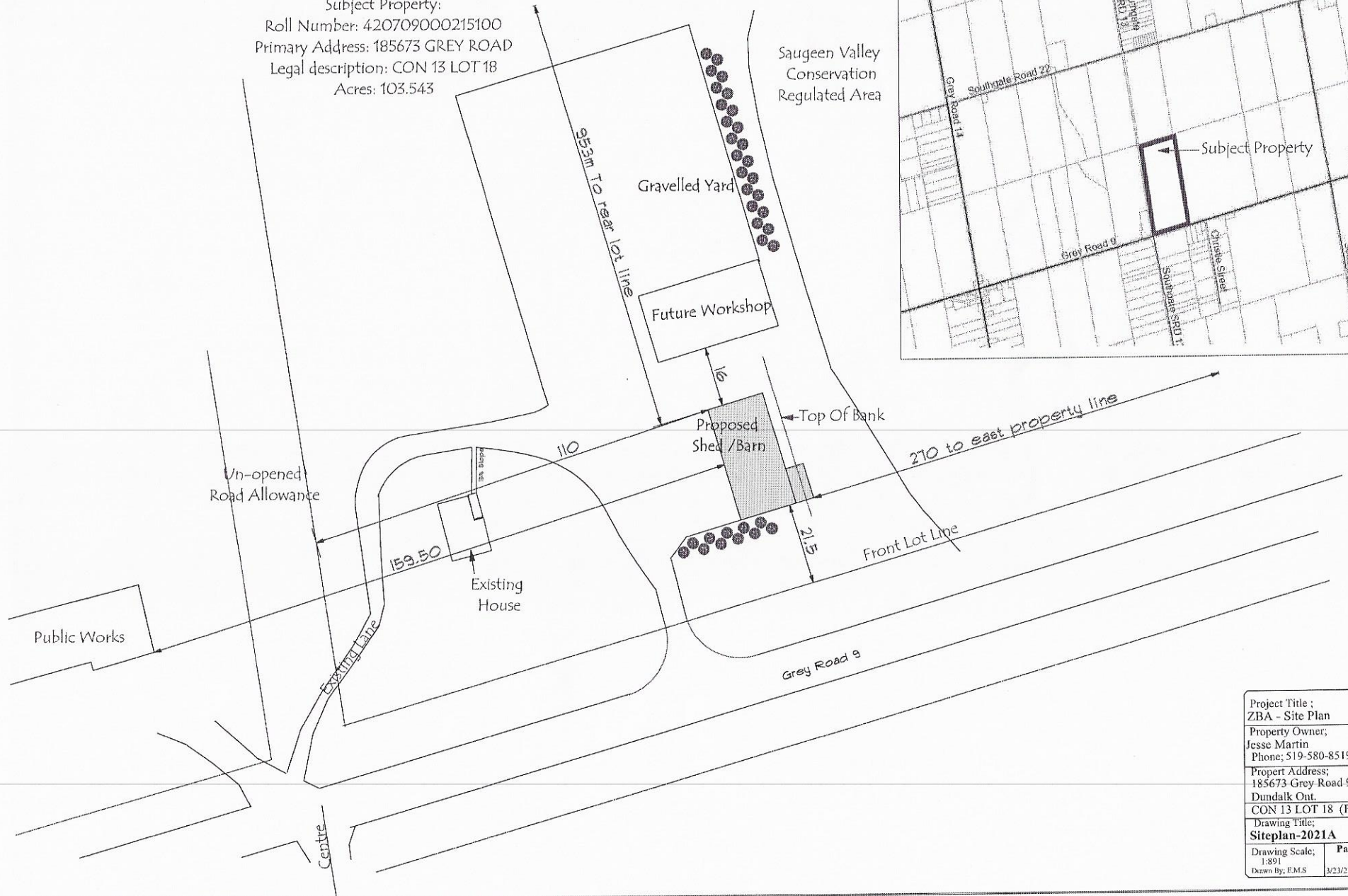
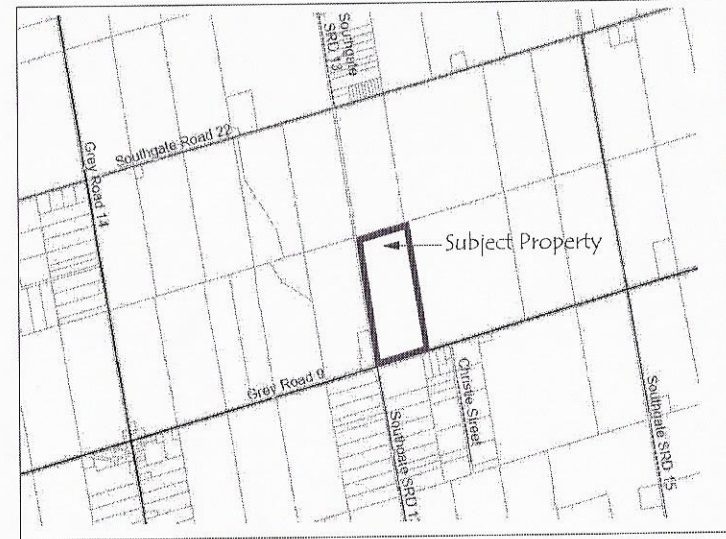
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**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Subject Property:  
 Roll Number: 420709000215100  
 Primary Address: 185673 GREY ROAD  
 Legal description: CON 13 LOT 18  
 Acres: 103.543

Saugeen Valley  
 Conservation  
 Regulated Area



Project Title : ZBA - Site Plan	
Property Owner: Jesse Martin Phone: 519-580-8519	
Property Address: 185673 Grey Road 9 Dundalk Ont.	
CON 13 LOT 18 (Proton)	
Drawing Title: <b>Siteplan-2021A</b>	
Drawing Scale: 1:891	Page: 3/23/21
Drawn By: F.M.S.	