



**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 \$1064 (\$956 application plus \$108 sign fee and if required, \$180 SVCA fee) in cash or by cheque made payable to the Corporation of the Township of Southgate.

For office use only:

File No. A- 8-21
Pre-Consult _____ Date: _____
Date received: October 4, 2021
Accepted by: _____
Roll #42 07 060 006 07410
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	\$180.00
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
October 4, 2021**

1. Name of Owner Applicant (circle one) * GERALD & BRENDA MARTIN
Address 284104 SOUTHEAST RD 08
Postal Code N06220 Telephone Number [REDACTED]

* See Note 1

2. Name of Agent* BRIAN PADFIELD
Address P.O. Box 790 MOUNT FOREST ON
Postal Code N06220 Telephone Number [REDACTED]

** See Note 2

3. Nature and extent of relief applied for: REDUCTION OF SIDEYARD
SETBACK FROM 15m TO 9m

4. Why is it not possible to comply with the provisions of the by-law? INADEQUATE SPACE
IN SIDEYARD TO ACCOMMODATE PROPOSED HOUSE
ADDITION

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

PT. LOT 13 CON 7 EGBEMONT, PT 1 ITR 3410
SOUTHEAST - OPTION SOUTHEAST RD 08

6. Dimensions of land affected in metric units:

Frontage: 210.3 Area: 2.25 HA
Depth: 106.8 Width of Street: 9.75m

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: Residence + attached garage – 1 storey 112 sq. m. ground area, 224 sq. m. gross plus 1 car garage.

Proposed: Existing garage area to be converted for residential expansion at rear, stairs to basement at front. 2-car garage to be attached to W/S of house with rear section for rec room. Lower level to be built under current garage and new garage for 134 sq. m. living space.

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

Existing: 27.4m from travelled road, 22.3m from front lot line, 15.3m from west lot line, 75m from rear lot line, 174.6m from east lot line.

Proposed: No change to distance from east lot line, 21m from front lot line, 73.5m from rear lot line, 9.14m from west lot line.

9. Date of acquisition of subject land: NOV 28 2003

10. Date of construction of all buildings and structures on subject land:
1979

11. Existing uses of the subject property:

RESIDENTIAL

12. Existing uses of the abutting properties:

North: RES East: RES + AG

South: RES + AG West: RES + AG

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

41 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 SEPTIC SYSTEM

☐ 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: AG + HAZARD

18. Present Zoning By-law provisions applying to the land: A1 + E.P.

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 ☐ UNKNOWN

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 GERALD + BRENDA MARTIN
(print name or names)

authorize BRIAN PADFIELD
(print name of agent)

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

[Signature] Sept 17 2021
(Signature of Owner) (date)

[Signature] Sept 17 2021
(Signature of Owner) (date)

✓ 22. Owners authorization for access:

I/we GERALD + BRENDA 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] Sept 17 2021
(Signature of Owner) (date)

[Signature] Sept 17 2021
(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) GERARD + BRENDA MARTIN
Name of Owner(s) or Authorized Agent or Applicant

of the TOWNSHIP of SOUTHEAST in the COUNTY of 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:

TOWNSHIP of WELLINGTON
NORTH in the COUNTY of WELLINGTON
city/town/municipality county/region

This 17TH day of SEPTEMBER, 2021


Signatures of Owner

Sept 17 2021
Date

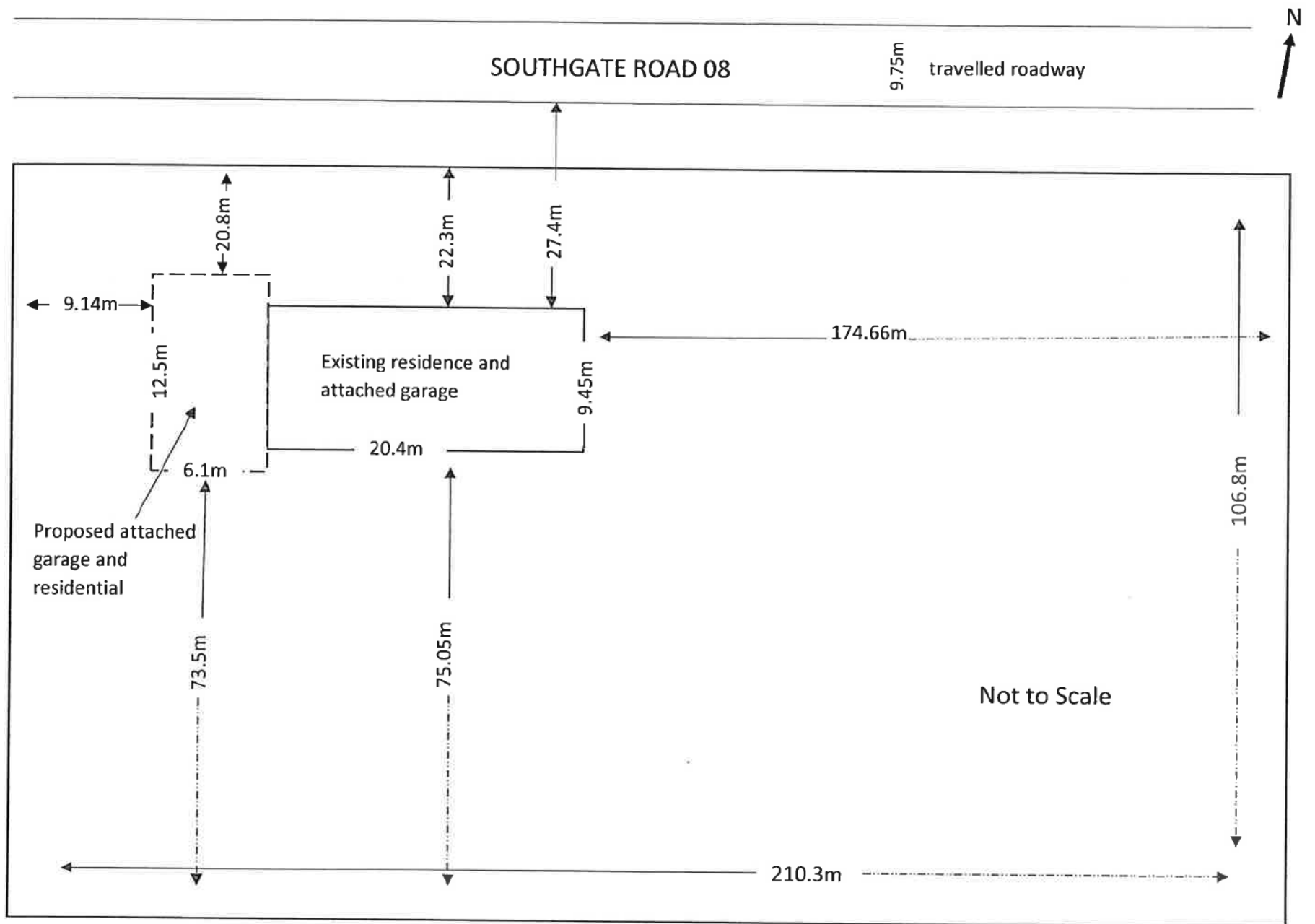

Signatures of Owner

Sept 17 2021
Date


Signature of Commissioner

Sept. 17/2021
Date

JUSTICE OF THE PEACE
PROVINCE OF ONTARIO



Martin, Gerald & Brenda



GERALD & BRENDA MARTIN

HOUSE & GARAGE ADDITION



DRAWING SCHEDULE

INDEX OF DRAWINGS	PAGE #
COVER PG. & SITE	
COVER PAGE	A1.1
PLAN PAGES	
FOUNDATION PLAN	A2.1
MAIN FLOOR PLAN	A2.2
ELEVATIONS	
N&W ELEVATIONS	A3.1
S&E ELEVATIONS	A3.2
SECTION & DETAIL	
SECTIONS	A4.1

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4461 Conch Road, #12 Office, Ontario
M9C 1Y9 Phone: 1-877-346-4630

DESIGNER INFORMATION:

I reserve and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.

Peter Eyck BCIN 103600

REVISION SCHEDULE	
NO.	DESCRIPTION
DATE	REVISION FOR CLIENT REVIEW

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA
MARTIN

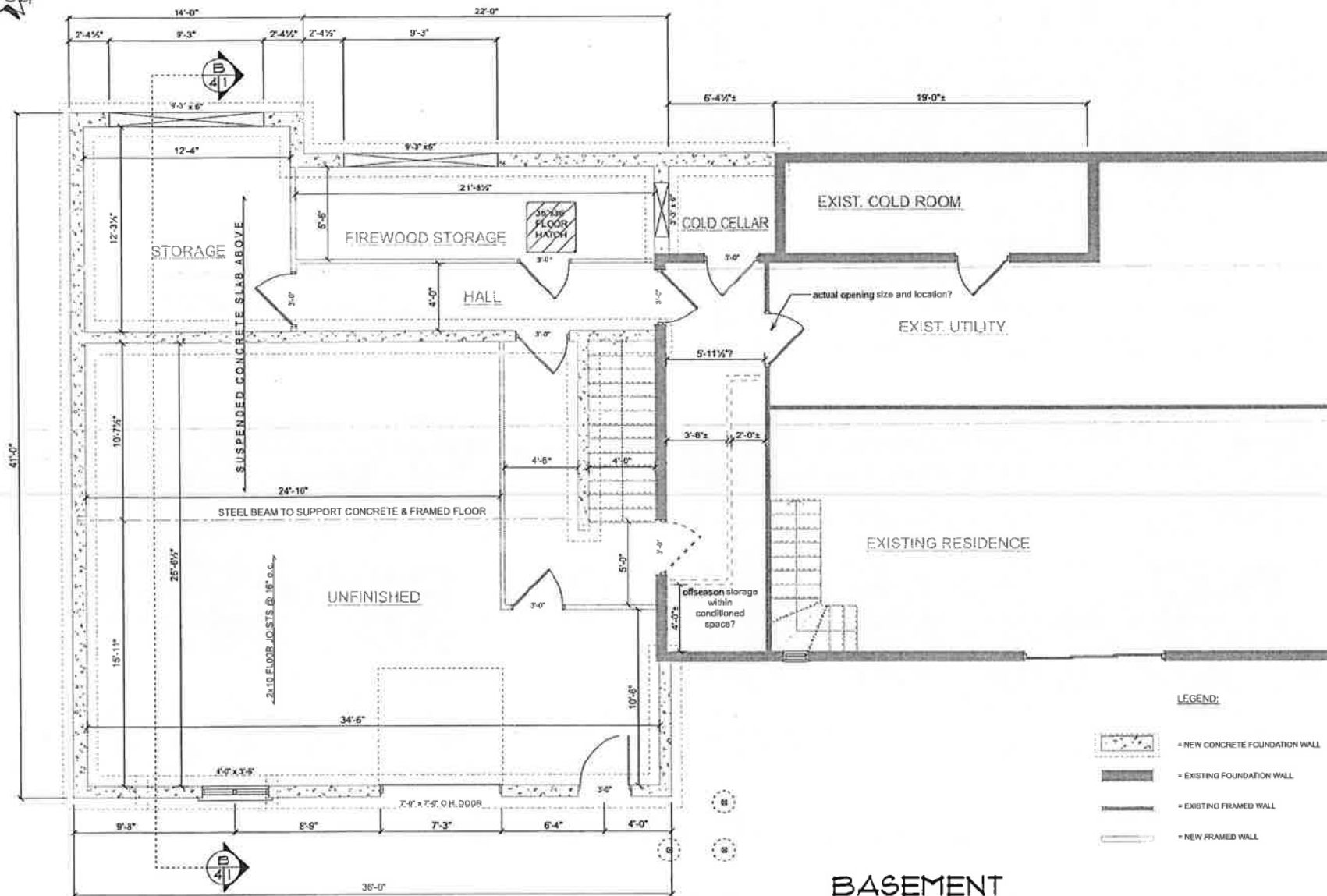
1438 SQ. FT.
HOUSE ADDITION

084104 CONC. 8
MOUNT FOREST, ON

COVER PAGE

DATE	As Noted	REV
DATE	July 9, 2020	
DESIGNED BY	M. FREY	
CHECKED BY		

A1.1



BASEMENT

SCALE: 3/16" = 1'-0"

LEGEND:

- = NEW CONCRETE FOUNDATION WALL
- = EXISTING FOUNDATION WALL
- = EXISTING FRAMED WALL
- = NEW FRAMED WALL

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4442 Dufferin Road, RR 2 Guelph, Ontario
N0C 1X0 Phone: 1-877-366-4639

DESIGNER INFORMATION:

I review and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.

Project Name: BGM 10000



REVISIONS SCHEDULE

REV	DATE	DESCRIPTION
1	2020	ISSUED FOR CLIENT REVIEW
2		
3		
4		
5		

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION

084104 CONC. 8
MOUNT FOREST, ON

FOUNDATION PLAN

DATE	3/16" = 1'-0"
DATE	July 8, 2020
PROJECT	B. BREV
PROJECT	2020

A2.1



CROSS SECTION B

SCALE: 1/4" = 1'-0"

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44411 Cough Road, RR 2, Guelph, Ontario
N0G 1X0 Phone: 1-877-346-4630

DESIGNER INFORMATION

I endorse and take responsibility for the design shown on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate division.

Project Dwg# BCIN 101800

THESE DRAWINGS SHALL BE USED FOR THE CONSTRUCTION OF THE PROJECT SHOWN HEREON. NO OTHER WORK SHALL BE DONE WITHOUT THE WRITTEN CONSENT OF STAR BLUEPRINTS INC.

REVISION SCHEDULE	
DATE	REVISION
AUG 8, 2020	ISSUED FOR PERMIT REVIEW

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA
MARTIN

1438 SQ. FT.

HOUSE ADDITION

084104 CONC. B
MOUNT FOREST, ON

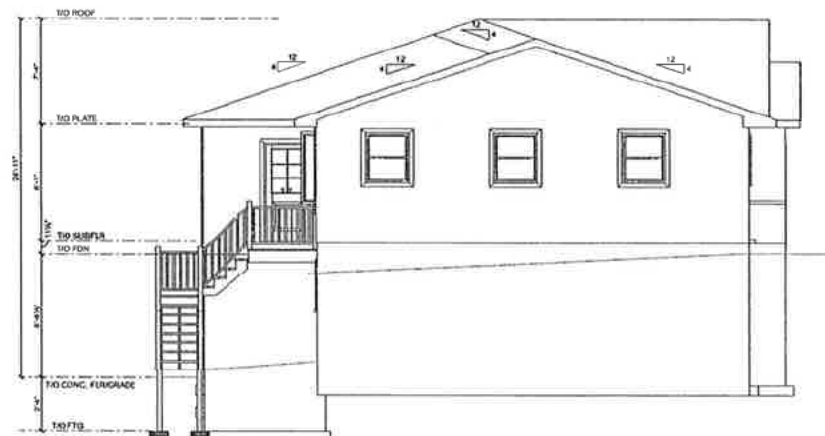
SECTIONS

Scale	1/4" = 1'-0"
Date	July 8, 2020
Drawn by	ML PREY
Project #	2292

A4.1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

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4443 Creech Road, #9 2 Clarks, Ontario
M9C 1Y5 Phone: 1-877-339-4433

DESIGNER INFORMATION:
I review and take responsibility for the design work on behalf of Star Blueprint Inc. I am qualified and the firm is registered in the appropriate classes.
Project Dwyer BCIN 102860

REVISION SCHEDULE	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	
4	
5	
6	
7	
8	
9	
10	

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA
MARTIN

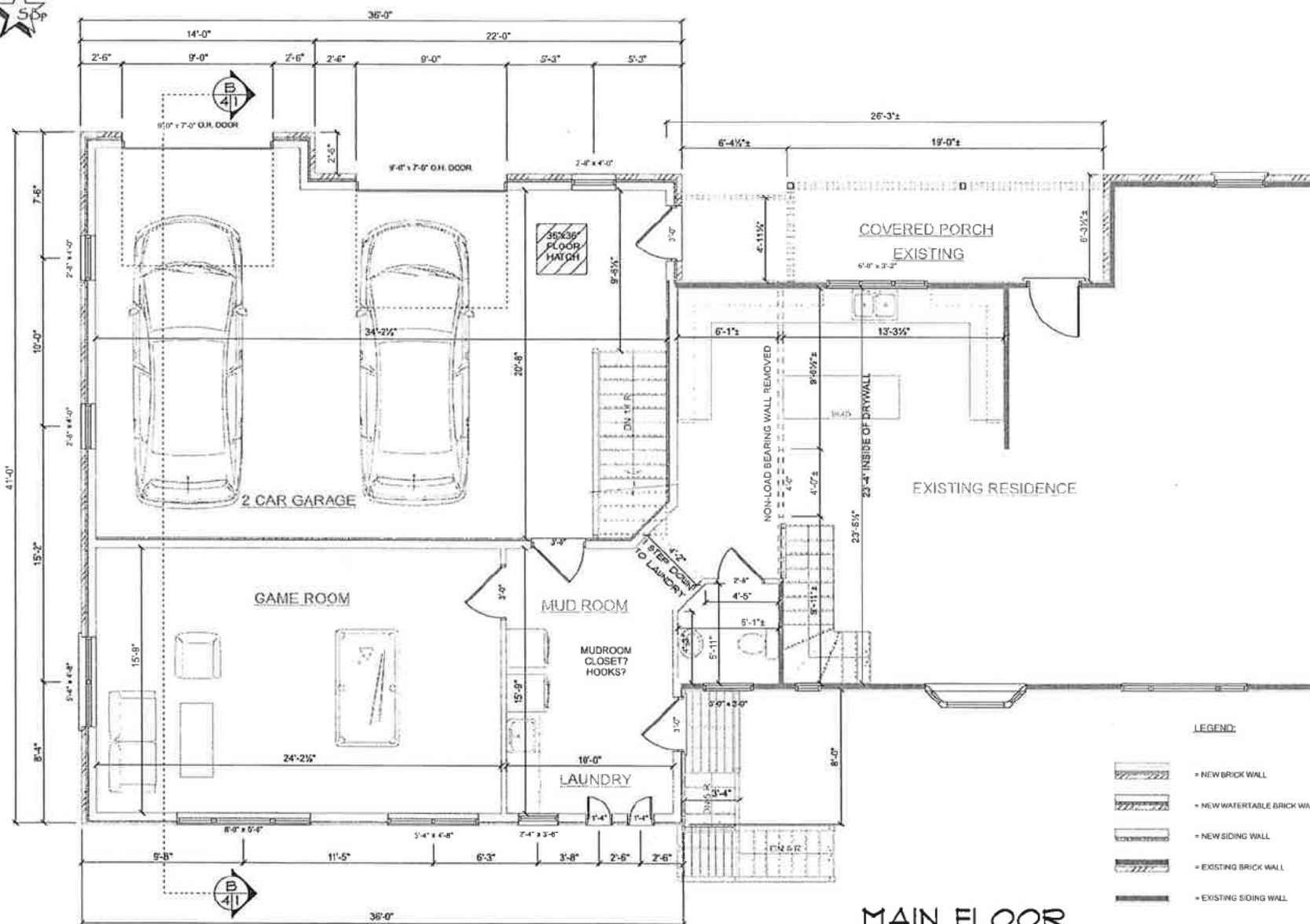
1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

S&E ELEVATIONS

DATE	1/8" = 1'-0"	SCALE
DATE	July 9, 2020	
PROJECT	M. FFEV	
PROJECT	2239	

A3.2

50



MAIN FLOOR

SCALE: 3/16" = 1'-0"

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4403 Gough Road, #8 2 Guelph, Ontario
N6G 1X0 Phone: 1-877-355-4030

DESIGNER INFORMATION:
I review and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.
Print Date: 8/24/2020



REVISION SCHEDULE	
DATE	REVISION
DATE	REVISION

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

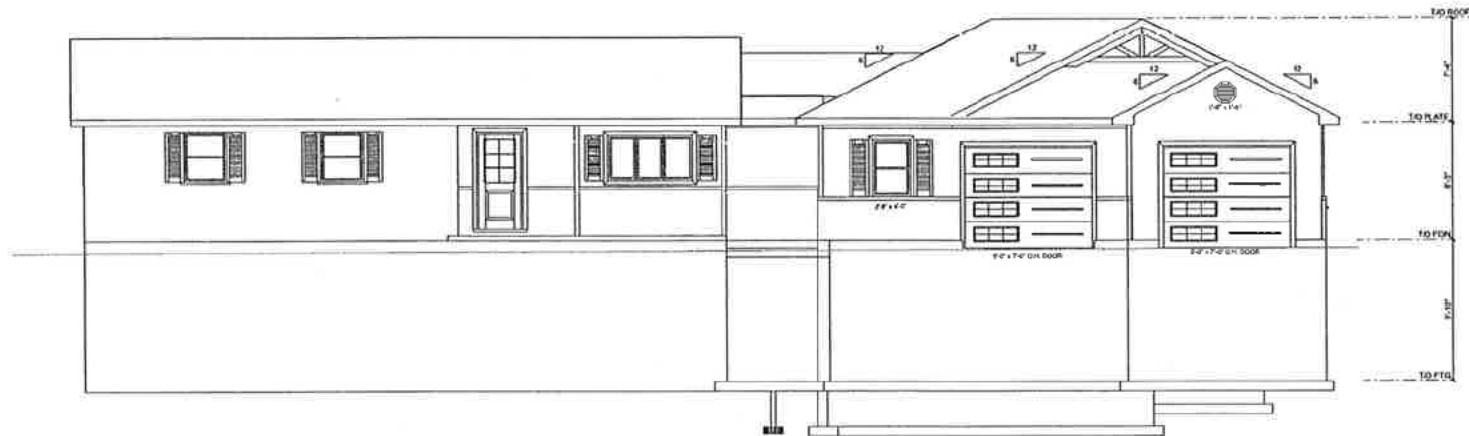
GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

MAIN FLOOR PLAN

DATE	3/16" = 1'-0"	SCALE
DATE	July 8, 2020	
PROJECT	M. FRYE	
DATE	8/24/2020	

A2.2



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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44031 Gough Road, RR 3, Galt, Ontario
N6G 1X0 Phone: 1-877-366-4638

DESIGNER INFORMATION:
I review and take responsibility for the design work, on behalf of Star Blueprints Inc. I am certified and the firm is registered in the appropriate classes.
Peter Dyck BCIN 102800

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. MEASURE CONSTRUCTION AND DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

REVISION SCHEDULE	
DATE	REVISION
AUG 5, 2020	ISSUE ON CHART 46/4/20

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.

GERALD & BRENDA MARTIN

1438 SQ. FT.
HOUSE ADDITION
084104 CONC. 8
MOUNT FOREST, ON

N&W ELEVATIONS

DATE	1/8" = 1'-0"
DATE	July 5, 2020
NAME	M. FREY
PROJECT	9352

A3.1