



**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 \$1267 (\$976 application plus \$111 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-22.
Pre-Consult _____ Date: _____
Date received: May 26 2022
Accepted by: _____
Roll #42 07 110 001 38404
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	\$ 976.00 due with submitted application
Public Notice Sign Fee	\$ 111.00
Conservation Authority Fees	
Saugeen Valley CA	\$190.00
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.



1. Name of Owner Applicant (circle one) * Steven Walter VERBEEK & Kendra Ann VERBEEK

Address [REDACTED]

Postal Code [REDACTED] Telephone Number [REDACTED]

***See Note 1**

2. Name of Agent* Jeff Buisman, Van Harten Surveying

Address 423 Woolwich Street, Guelph, ON

Postal Code N1H 3X3 Telephone Number 519-821-2763 ext. 225

**** See Note 2**

jeff.buisman@vanharten.com

3. Nature and extent of relief applied for:

A) To permit a reduced lot frontage of the Severed Parcels to be 8.1m instead of 10.0m as required in Section 10.3(a) of the Zoning By-law.

B) To permit a reduced lot frontage of the Retained Parcel to be 7.0m instead of 10.0m as required in Section 10.3(a) of the Zoning By-law.

4. Why is it not possible to comply with the provisions of the by-law?

A semi-detached dwelling is currently under construction and a severance application is being applied to separate each unit / parcel. With the narrow frontage, the parcels are slightly under the required 10m frontage minimum and a minor variance is required for both the Severed and Retained Parcels

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

Part Mill Block 1, Plan 480, Part 2, 16R-10863 T/W an Easement Over
Part 2, 16R-10060 as in INST GY59745

6. Dimensions of land affected in metric units:

Severed Parcel

Frontage: 8.1m

Area: 543m²

Depth: 66.6m

Width of Street: 20.12m

Retained Parcel:

Frontage: 7.0m

Depth: 66.6m

Area: 1,173m²

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: Semi-detached dwelling currently under construction.
Please see Sketch and Site Plan for more details.

Proposed:

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

Existing: Semi-detached dwelling currently under construction.
Please see Sketch and Site Plan for more details.

Proposed:

9. Date of acquisition of subject land: March 2021
10. Date of construction of all buildings and structures on subject land:
Semi-detached dwelling currently under construction - commencing in 2021
11. Existing uses of the subject property:
Residential
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:
Many years
14. Water is provided to the subject land by a:
X 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:
X 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: X Ditches _____ Swales : _____
Other means (please explain) _____

17. Present Official Plan designation on the subject lands: Neighbourhood Area & Hazard
18. Present Zoning By-law provisions applying to the land: Section 10.3 (a)
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 ☐ **A severance application is being submitted simultaneously with the minor variance**

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 Steven Walter VERBEEK & Kendra Ann VERBEEK
(print name or names)

authorize Jeff Bulsman, OLS, Van Harten Surveying
(print name of agent)

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

<u>[Signature]</u> (Signature of Owner)	<u>5/24/22</u> (date)
<u>[Signature]</u> (Signature of Owner)	<u>5/24/22</u> (date)

22. Owners authorization for access:

I/we Steven Walter VERBEEK & Kendra Ann VERBEEK
(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

<u>[Signature]</u> (Signature of Owner)	<u>5/24/22</u> (date)
<u>[Signature]</u> (Signature of Owner)	<u>5/24/22</u> (date)

23. Affidavit or sworn declaration :

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

I/ (We) Jeff Buisman, OLS, Van Harten Surveying
Name of Owner(s) or Authorized Agent or Applicant

of the City of Guelph in the County of Wellington
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:

City of Guelph in the County of Wellington
city/town/municipality county/region

This 25 day of May, 2022


Signatures of Owner

May 25, 2022
Date

Signatures of Owner

Date


Signature of Commissioner

May 25, 2022
Date

James Michael Laws,
a Commissioner, etc.,
Province of Ontario.
for Van Harten Surveying Inc.
Expires May 11, 2024

