



## Township of Southgate Committee of Adjustment

### Application for Minor Variance

Fees Effective January 1, 2023  
By-law 2022-180

#### 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: \$1,400 application plus \$145 sign fee and if required, \$190 SVCA fee in cash or by cheque made payable to the Corporation of the Township of Southgate.

#### For office use only:

File No. A- 4-23  
Pre-Consult ☒ Date: Sept 7, 2023  
Date received: Sept 7, 2023  
Accepted by: \_\_\_\_\_  
Roll #42 07 060 001 21430  
Conservation Authority Fee  
Required: No  
Official Plan: \_\_\_\_\_  
Property's Zone: \_\_\_\_\_  
Other Information: \_\_\_\_\_

It is a requirement that any potential applicant pre-consult with the Planning Department pursuant to by-law 66-2012 prior to submitting any planning application, for the initial pre consultation meeting, please provide a drawing or sketch of your proposal accompanied by a written description.

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

##### Required Fees:

Pre-Consultation Fee	\$ 500.00 due prior to the application being submitted
Application Fee	\$ 1400.00 due with submitted application
Public Notice Sign Fee	\$ 145.00
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 Fee's and Charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

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) \* Edward Remyon-Lloyd  
Address 263574 Southgate Rd 26 RR#4 Durham  
Postal Code N0G1R0 Telephone Number [REDACTED]

\*See Note 1

2. Name of Agent\* LUC McLEMMONT McLEMMONT & SIBBARD CONST.  
Address [REDACTED]  
Postal Code [REDACTED] Telephone Number [REDACTED]

\*\* See Note 2

3. Nature and extent of relief applied for: \_\_\_\_\_

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

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

263574 Southgate Road 26 Egremont CON 22  
Pt lot 3

6. Dimensions of land affected in metric units:

Frontage: 170 m Area: 3.59 Acres  
Depth: 85 m Width of Street: 2 lane's

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 with attached garage two storeys  
25 m x 10 m  
(measured using Grey County GIS website)  
Proposed: 15 m x 9.75 m

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

Existing: House 40 m from front 46 m from rear  
44 m from East side 98 m from West  
(measured using Grey County GIS website)  
Proposed: 30 m from front 55 m from rear  
70 m from East 75 m from West

9. Date of acquisition of subject land: 19 Feb 2015

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

1977

11. Existing uses of the subject property:

Residential

12. Existing uses of the abutting properties:

North: Residential/Agriculture East: Residential

South: Residential West: Residential/Agriculture

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

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)

Septic System

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: \_\_\_\_\_

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.

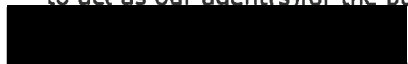

21. Owners authorization and declaration:

Authorization for agent

I/we Edward Runyan-Lloyd and Victoria Runyan  
(print name or names)

authorize LUC MCLEMMONT  
(print name of agent)

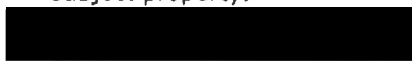
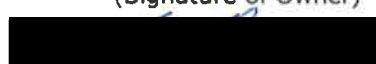
to act as our agent(s) for the purpose of this application.

 (Signature of Owner)	<u>5 Sept 2023</u> (date)
 (Signature of Owner)	<u>5 Sept 2023</u> (date)

22. Owners authorization for access:

I/we Edward Runyan-Lloyd and Victoria Runyan  
(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)	<u>5 Sept 2023</u> (date)
 (Signature of Owner)	<u>5 Sept 2023</u> (date)

23. Affidavit or sworn declaration :

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

I/ (We) LUC McLENNANT McLENNANT & SHEWFOOT CONST.  
Name of Owner(s) or Authorized Agent or Applicant

of the MUSKOKA of WEST GREY in the GREY of \_\_\_\_\_  
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 Southgate in the County of Grey  
city/town/municipality county/region

This 7 day of September, 2023

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


Sept 7, 2023  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

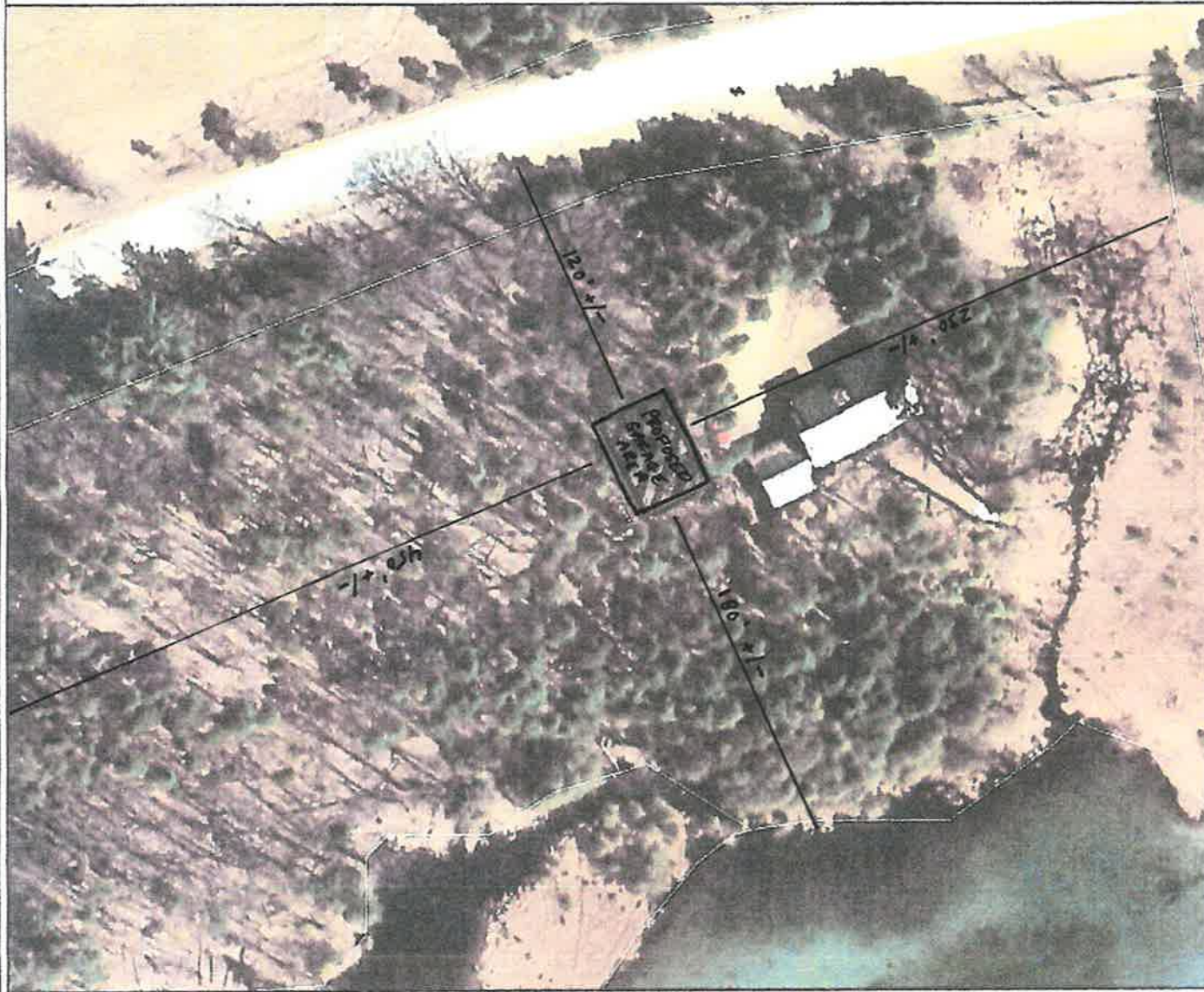
Sept 7, 2023  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Elisha Milne, a Commissioner, etc.,  
Province of Ontario, for The Corporation of  
the Township of Southgate, County of Grey.



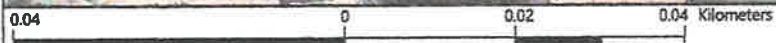


## Parcels



RECEIVED

## Notes



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of Grey



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed: June 8, 2016

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Casey Shewfelt  
519-270-1296

Luc McClement  
519-375-0549

Customer TED RONYON

Date JULY 10/23 Tel \_\_\_\_\_

Project GARAGE SET BACKS

- PROPOSE 1800ft<sup>2</sup> GARAGE SET BACKS

- SOUTHGATE ROAD 26 (EDGE OF ROAD TO NORTH WALL OF PROPOSED GARAGE) 120' +/- ft
- EAST PROPERTY LINE TO EAST WALL (FRONT) OF PROPOSED GARAGE) 230' +/- ft
- SOUTH (LAKE) PROPERTY TO SOUTH WALL OF PROPOSED GARAGE 180' +/- ft
- WEST PROPERTY LINE (SOUTH RD 26) TO WEST (BACK) OF PROPOSED GARAGE 450' +/- ft