



Township of Southgate Committee of Adjustment

Application for Minor Variance

Fees Effective January 1, 2024
By-law 2023-109

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.

For office use only:

File No. A- <u>2-25</u>	Date: <u>Dec 12, 2024</u>
Pre-Consult	Date received: <u>Feb 14, 2025</u>
Accepted by: _____	
Roll #42 <u>07090-002-07920</u>	
Conservation Authority Fee Required: _____	
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	\$ 1,400.00 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
County of Grey Review Fee	\$400.00

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.

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) Aaron Martin and Barbara Martin

Address 132225 Southgate Sideroad 13, Dundalk, Ontario

Postal Code NOC 1B0 Telephone Number [REDACTED]

2. Name of Agent Loft Planning Inc

Address 25 Maple Street, Collingwood, ON

Postal Code L9Y 2P7 Telephone Number (705) 446-1168

3. Nature and extent of relief applied for: To vary S.33-398 b) to increase the maximum combined size of the industrial workshop, power room, office and lunch room from a permitted 750 sqm to 806 sqm, therefore an increase of 56 sqm. To vary S.33-398 c) to limit the outdoor storage to 400 sqm with the condition of reducing the zoned area of 4060 sqm.

4. Why is it not possible to comply with the provisions of the by-law? To provide additional office space while maintaining shop space and providing more suitable washroom facilities in addition to shop space.

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

PT LT 18 CON 11 PROTON PT 3 17R3012; SOUTHGATE

145683 Southgate Road 14 (Note: The lands have two entrances and two addresses)

6. Dimensions of land affected in metric units:

Frontage: 390m Area: ~~20.7 ha~~ 20.3 ha

Depth: 520m Width of Street: 20m

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: Shop = 590 sqm, Office = 93.82 sqm, Bathroom = 0.56 sqm

Proposed: Shop = 590 sqm, Enlarged Office = 181.02 sqm, Bathroom = 0.56 sqm, New

Bathroom = 15.85 sqm, Power Room = 41.8 sqm

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 - FY: 110m, SY: 146m, SY: 230m, RY: 400m

Barn - FY: 94m, SY: 90m, SY: 265m, RY: 410m

Shop - FY: 167m, SY: 65m, SY: 280m, RY: 324m

Proposed: Shop Expansion - No change in setbacks.

9. Date of acquisition of subject land: 2017-05-31

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

House - 2017 and Barn/Shop - 2018

11. Existing uses of the subject property:

Agricultural, Woodland, Residential and OFDU

12. Existing uses of the abutting properties:

North: Woodlands East: Agricultural
South: Agricultural West: Agricultural and Woodland

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)

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

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

17. Present Official Plan designation on the subject lands: Rural and Hazard Lands

18. Present Zoning By-law provisions applying to the land: Agricultural (A1 and A1-398) and
Environmental Protection (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, indicating 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 Aaron Martin and Barbara Martin
(print name or names)

authorize Loft Planning Inc.
(print name of agent)

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

<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)
<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)

22. Owners authorization for access:

I/we Aaron Martin and Barbara 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.

<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)
<u>[Redacted Signature]</u> (Signature of Owner)	<u>2024/12/17</u> (date)

23. Affidavit or sworn declaration :

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

I/ (We) Kristine Loft
Name of Owner(s) or Authorized Agent or Applicant

of the Township of Clearview in the County of Simcoe
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 Collingwood in the County of Simcoe
city/town/municipality county/region

This 19th day of December, 2024


Signatures of Owner

Dec 19, 2024
Date

Signatures of Owner

Date


Signature of Commissioner

12/19/2024
Date