



**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>3-25</u>	Date: <u>Feb 14, 2025</u>
Pre-Consult	Date received: <u>Feb 14, 2025</u>
Accepted by: _____	
Roll #42 07 <u>090-003-11100</u>	
Conservation Authority Fee Required: <u>Yes</u>	
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	\$510.00
Application Fee	\$ 1,400.00 due with submitted application	\$1,428.00
Public Notice Sign Fee	\$ 145.00	\$148.00
Conservation Authority Fees		
Saugeen Valley CA	\$190.00	\$190.00
Grand River CA	Contact directly for details	
County of Grey Review Fee	\$400.00	\$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) Darryl Thring
Address 072973 Southgate Side Road 07 Proton Station
Postal Code NCC140 Telephone Number [REDACTED]

2. Name of Agent N/A
Address _____
Postal Code _____ Telephone Number _____

3. Nature and extent of relief applied for: Reduction of minimum distance(s)

4. Why is it not possible to comply with the provisions of the by-law? Within Minor Variance (392m) of a few homes

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):
Caucasian 18, Lot 8

6. Dimensions of land affected in metric units:
Frontage: 42m Area: 3840.48m²
Depth: 91.44m Width of Street: _____

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.): 18.28m x 30.48m
Existing: Shed ~~60x40~~ = 557.2m² 1 storey
House 2 storey 278.7m², Horse stable 6m x 12m = 72m²
chicken coop Approximate 5 x 12m = 72m² → 2 storey
Proposed: 42m x 91.44m saw barn
with 10 months manure storage
under barn (pit depth approx 7ft)

8. Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear and front lot lines):
Existing: Shed 67.58m Coop (old shed) 126.42m
Horse Barn 118.57m
House 153m

Proposed: Set backs from property line South 30m
West 147m
North ± 370m
East 373m
(± Depends on where drawn)

9. Date of acquisition of subject land: 2019

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

House 1893, Horse barn 2016?, coop?, ~~shed~~ 2020

11. Existing uses of the subject property:

Cow based farming

12. Existing uses of the abutting properties:

North: Residential East: Farm?
South: Farm West: Farm

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

Farming forever

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: Agriculture + Hazard

18. Present Zoning By-law provisions applying to the land: A1 and 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 _____
(print name or names)

N/A

authorize _____
(print name of agent)

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

(Signature of Owner) (date)

(Signature of Owner) (date)

22. Owners authorization for access:

I/we Darcy Thring
(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)

Feb 6, 2025
(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) Darcy Thring
Name of Owner(s) or Authorized Agent or Applicant

of the Township of Southgate 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 Southgate in the County of Grey
city/town/municipality county/region

This 6 day of February, 20 25

[Redacted Signature]

Signatures of Owner

Feb 6, 2025

Date

Signatures of Owner

Date

[Redacted Signature]

Signature of Commissioner

Feb 6, 2025

Date

[Redacted Signature]
Elisha Milne, a Commissioner, etc.,
Province of Ontario, for The Corporation of
the Township of Southgate, County of Grey.

Darcy Thring MDS II

General information

Application date
Feb 6, 2025

Municipal file number

Applicant contact information
Darcy Thring
72973 SOUTHGATE SIDERD 7
PROTON STATION, ON
NOC 1L0


Location of subject livestock facilities
County of Grey
Township of Southgate
PROTON
Concession 18 , Lot 8
Roll number: 420709000311100000

Calculations

Farm A

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	4 (4 NU)	4 (4 NU)	93 m ²
Solid	Beef, Cows, including calves to weaning (all breeds), Confinement	8 (8 NU)	8 (8 NU)	74 m ²
Liquid	Swine, Sows with litter, dry sows/boars	0 (0 NU)	800 (228.6 NU)	2230 m ²

Setback summary

Existing manure storage **V5. Liquid, inside, underneath slatted floor**

Existing design capacity **12 NU**

Design capacity after alteration **240.6 NU**

Factor A (odour potential) **1**

Factor B (design capacity) **429.31**

Factor C (orderly expansion) **1.14**

Factor D (manure type) **0.8**



Building base distance 'F' (A x B x C x D)
(minimum distance from livestock barn)

392 m (1286 ft)

Storage base distance 'S'
(minimum distance from manure storage)

392 m (1286 ft)

Setback distance summary

Description	Building setbacks		Storage setbacks	
	Minimum	Actual	Minimum	Actual
Type A land uses	392 m (1286 ft)	215 m (705 ft) 	392 m (1286 ft)	215 m (705 ft) 
Type B land uses	784 m (2572 ft)	1495 m (4905 ft)	784 m (2572 ft)	1495 m (4905 ft)
Nearest lot line (side or rear)	30 m (98 ft)	30 m (98 ft)	30 m (98 ft)	30 m (98 ft)
Nearest road allowance	60 m (197 ft)	147 m (482 ft)	60 m (197 ft)	147 m (482 ft)

Preparer signoff & disclaimer

Preparer contact information
Cleon Martin

9481 Sally Street
Mount Forest, ON
N0G 2L0
519-591-5342
nutrientplans@gmail.com

Signature of preparer



Cleon Martin

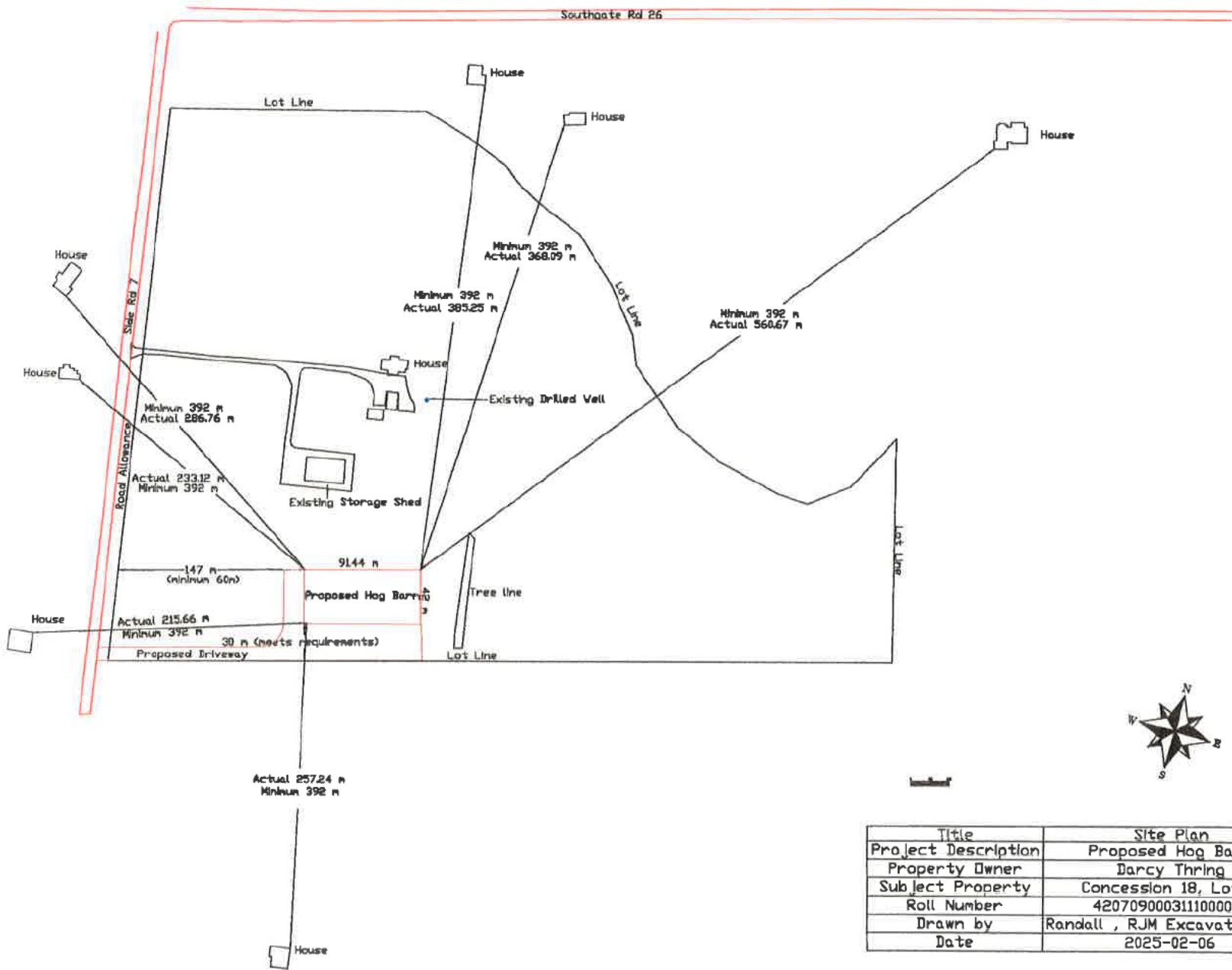
2025/02/06

Date (mmm-dd-yyyy)

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 & Cleon Martin are 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. These calculations are provided to the municipality as a courtesy and do not exempt the municipality from responsibility.

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Title	Site Plan
Project Description	Proposed Hog Barn
Property Owner	Darcy Thring
Subject Property	Concession 18, Lot 8
Roll Number	4207090003111000000
Drawn by	Randall , RJM Excavating Inc.
Date	2025-02-06