



**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 \$1000 (\$900 application plus \$100 sign deposit) in cash or by cheque made payable to the Corporation of the Township of Southgate.

For office use only:

File No. A- 1-2020

Pre-Consult

Date: Oct 31, 2019

Date received: Jan 13, 2020

Accepted by: _____

Roll #42 07

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	\$ 937.00 due with submitted application
Public Notice Sign Fee	\$ 105.00
Conservation Authority Fees	
Saugeen Valley CA	<u>\$240.00</u>
Grand River CA	Contact directly for details

= \$1282.00

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) * Keith Greenwood / Brenda Stewart
Address 126491 Southgate Rd. 12
Postal Code N0C-1B0 Telephone Number 519 387-8123 / 519 877-0813

*See Note 1

2. Name of Agent* _____
Address _____
Postal Code _____ Telephone Number _____

** See Note 2

3. Nature and extent of relief applied for: Move building site back 25m from where by-law allows

4. Why is it not possible to comply with the provisions of the by-law? location of Hydro easement and large trees - See attached NOTE AND maps

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

S 1/2 Lot 34 conc. 9
PIN # 37270 0097

6. Dimensions of land affected in metric units:

Frontage: 406 m Area: 204218 m²
Depth: 503 m Width of Street: 7.5 m

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: Garage/Workshop - 148.6 m², single storey, 12.2 m x 12.2 m, height = 6 m
storage/old House - 81.2 m², 2 storey, gross 135 m², 8.4 m x 6.4 m
Proposed: House 152.26 m² single storey 10.4 x 14.64
height 5m approx.

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

Existing: Garage - 27 m
Storage/Old house 30 m

Proposed: House 54.25 m

9. Date of acquisition of subject land: 05/2015
10. Date of construction of all buildings and structures on subject land:
Garage/Workshop approx 07/86 Oldhouse approx 1890

11. Existing uses of the subject property:

residential

12. Existing uses of the abutting properties:

North: Agricultural East: Ag.
South: Ag./community Pasture West: Farm / Residence

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~~ 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: A2

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 _____
(print name or names)

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 Brenda Stewart, Keith Greenwood
(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.

Brenda Stewart
(Signature of Owner)

Jan 13 / 2020
(date)

Keith Greenwood
(Signature of Owner)

Jan 13 2020
(date)

23. Affidavit or sworn declaration :

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

I/ (We) Brenda Stewart + Keith Greenwood
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 13th day of January, 20 20.

Brenda Stewart
Signatures of Owner

Jan 13 / 2020
Date

Keith Greenwood
Signatures of Owner

Jan 13 2020
Date

Lindsey Green
Signature of Commissioner

Jan 13, 2020
Date



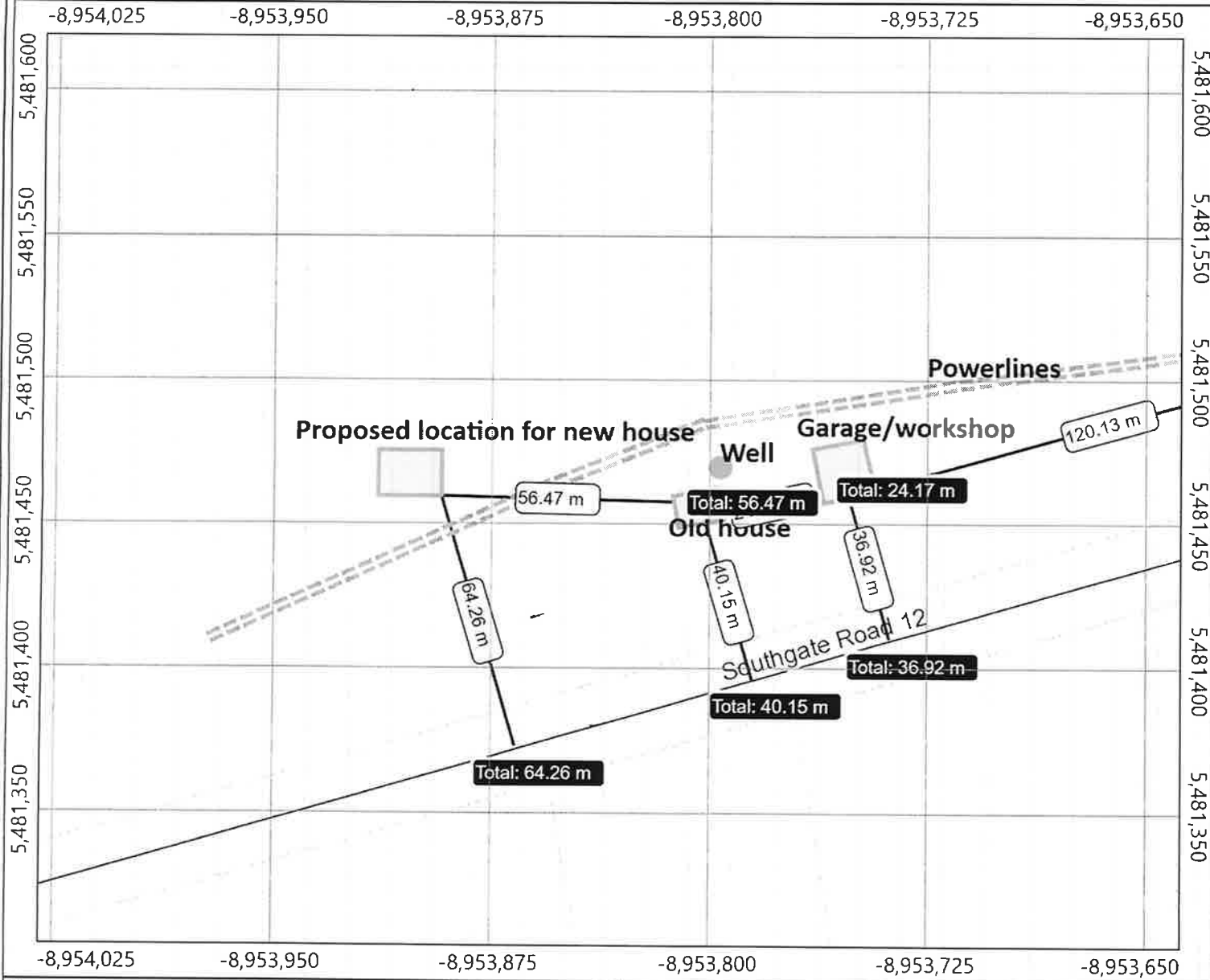
G.E. 1001	Township	Proton	P106535
Document Pole Easement			
Date	November 10, 1949		
Parties	FRASER, Robert S. and H.E.P.C.		
Location	Lot 34		
	Con. IX		
	Twp.		
Reg'd	Twp.		
Remarks	\$35.00 For Right to Erect	4	Poles
	Occupational Right	1	Anchors
	Feet on Each Side of Centre Line		
	See Dwg. No.		

G.E. 10D1		Township		PROTON		P106533	
Document Pole Easement							
Date		January 14, 1952.					
Parties		FRASER, Jessie D. and H.E.P.C.					
Location		Lot 33 & 34					
		Con. 1X					
Reg'd							
\$79.00		For Right to Erect		3		Poles	
				1		Anchors	
and Occupational Rights							
Feet on Each Side of Centre Line							
See Dwg. No.							
H.E.P.C. NO. 8078 (P.D. 420) REV.							

126491 Southgate rd 12 site plan

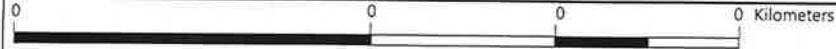
Legend

- ☐ Hanover_Assets
- Large Scale Roads
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road



Notes

Proposed location for new house



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 October 21, 2019

THIS MAP IS NOT TO BE USED FOR NAVIGATION

126491 Southgate rd 12 site plan

Legend

- Hanover_Assets
- Large Scale Roads
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road



Notes

Proposed location for new house

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 October 21, 2019 THIS MAP IS NOT TO BE USED FOR NAVIGATION



Additional info for Application for minor variance,
page 2 Question #4

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

-After the fire has made our home no longer inhabitable, we are planning to build a new home on our property of 50 acres(South 1/2 of Lot 34 con 9). We wish to make this home as efficient and environmentally effective as we can. In order to do this we will need to build more to the west of the old house. Because of where the hydro company runs through our property at odd angles we would be too close to the power lines to build legally if we move directly west and equally distant from the road as the existing out buildings (as dictated by the current by-law). To build any closer to the road would also defeat the whole reason for moving to the country as traffic has become increasingly busy and noisy over the past several years.

If we move closer east to the original house we are too close to the old growth maples for the passive solar design of the house to be of any effect without damaging the natural environment.

If we are permitted to move the building site back 25 m from where the zoning by-law currently dictates we would be able to build an efficient and functionally effective home without having to cut down many beautiful old growth trees.

This will in no way affect any of our neighbours.