



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- 10-25

Pre-Consult Date: August 28, 2025

Date received: August 28, 2025

Accepted by: August 28, 2025

Roll #42 07

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 (Print Name)

Address

Postal Code

Telephone Number

2. Name of Agent

Address

Postal Code

Telephone Number

3. Nature and extent of relief applied for

To address existing deck compliance and existing & proposed 48.9% coverage. Side yard setback = 1.3 m. deck deck rear & side. Set back 5.1 left = 5.1 right = 8.1 Rear 1.8

4. Why is it not possible to comply with the provisions of the by-law? Deck is built on a lot with proper lot coverage with pool = total 48.9%

everything a hole in the lot here

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

42.07-090-004-09798-0000

Frontage = 33.40 Depth = 127.95

6. Dimensions of land affected in metric units:

Frontage: 10.06m

Area: 387.32

Depth: 38.7m

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.):

Existing House = 106.309

patio = 35.2

Proposed: pool = 48.567

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

Existing: patio = 1.3m from left lot line

10.03m from rear yard

Proposed: pool = 5' off right lot line, 8' off

left lot line, 11' off rear lot line

9. Date of acquisition of subject land: Oct 2021

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

11. Existing uses of the subject property:

12. Existing uses of the abutting properties:

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

14. Water is provided to the subject land by a:

15. Sewage disposal is provided to the subject land by a:

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

17. Present Official Plan designation on the subject lands: r1-378

18. Present Zoning By-law provisions conform to the land use c1-378

19. Has the subject land ever been the subject of an application for minor varian

If the answer is yes, describe briefly (i.e. date of application, file number, nature

20. Is the subject property the subject of a current application for a plan of

Each copy of this application must be accompanied by a sketch or survey showing the following:

21. Owners authorization and declaration:

_____ (last name or names)

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

(Signature of Owner) (date)

I/we Cody Banks (print name or names)

(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) _____

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 28 day of August, 2025

Signature of Owner

August 28 2025
Date

Signature of Owner

Date

Commissioner

August 28 2025
Date

