

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:
	Date received: Hugust 28,2025
1	Accepted by: August 28, 2025
	Roll #42 07
l	Conservation Authority Fee
	Required:
	Official Plan:
	Property's Zone:_
	Other Information:
I	

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.

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Ayrendes 18	Ct. Land Land	
Posta Cult	Teléphone Armber -	-111
F 14 76 7.	· 4%6 %	
Acc ess		
DOC 3 COGE	Telephone Number	
3 Nature a	existing represed 48.9% covering	Side vard setbuck = 1:35 mabers 1:35 maber
4. With sit	t not possible to comply with the provisions of the ber le ferrerge with pools total 148.9%	everything the action
lega! des	escription of subject land (registered plan number an scription, and, where applicable, street and street n	
	-091-006,-09798-0000	
J	e=3340. [epih:127,95	
o. Dimensio	ons of land affected in metric units:	
Frontage:	10.06m Area: 389,32	
Death:	38 7m Width of Street: ——	
6سا بنا	ers of all buildings and structures on or proposed fo etric units) the ground floor area, gross floor area, the height, etc.):	
X STITE H	ouse = 106.309	
Da	HID= 35.3	
oposed:	000] = 48.867	
distance f	Il buildings and structures on or proposed for the subject land (s from side, rear and front lot lines):	pecify
	to - 1-3m from left Lit Line.	
roposed:	sool=5'off right lot he	Poff_

Date of acquisition of subject land: 6C+2021
Date of construction of all buildings and structures on subject land
oct 2024
Existing uses of the subject property:
residential
Existing uses of the abutting properties:
orth: res East: res
outh res West: res
 Length of time the existing uses of the subject property have continued:
4. 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: $-1-378$
18. Present Zoning By-law provisions applying to the land: 1-378
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 Yes
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:

- 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.
- 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 ad 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 t name or names) authorize Cody Banks (print name of agent) ent(s)for the purpose of this application. 06/25/2025 (date) e of Owner) (Signature of Owner) (date) 22. Owners authorization for access: odu (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 08/27/2025 (date) Owner) (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) horized Agent or Applicant of the Foundation Souther in the county of are y 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 Southoute in the County of City This 28 day of AUGUST August 28 2025 Signatures of Owner Date sioner Okraidaer, a THIP OCIETA for Township o