



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC
HEARING**

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed September 24, 2025 at 9:00 am for the purpose of a public hearing to be held at the Township of Southgate Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 **and** electronically via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone

<https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1>

You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Lindsey Green, using the below information.

The meeting will be live streamed and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

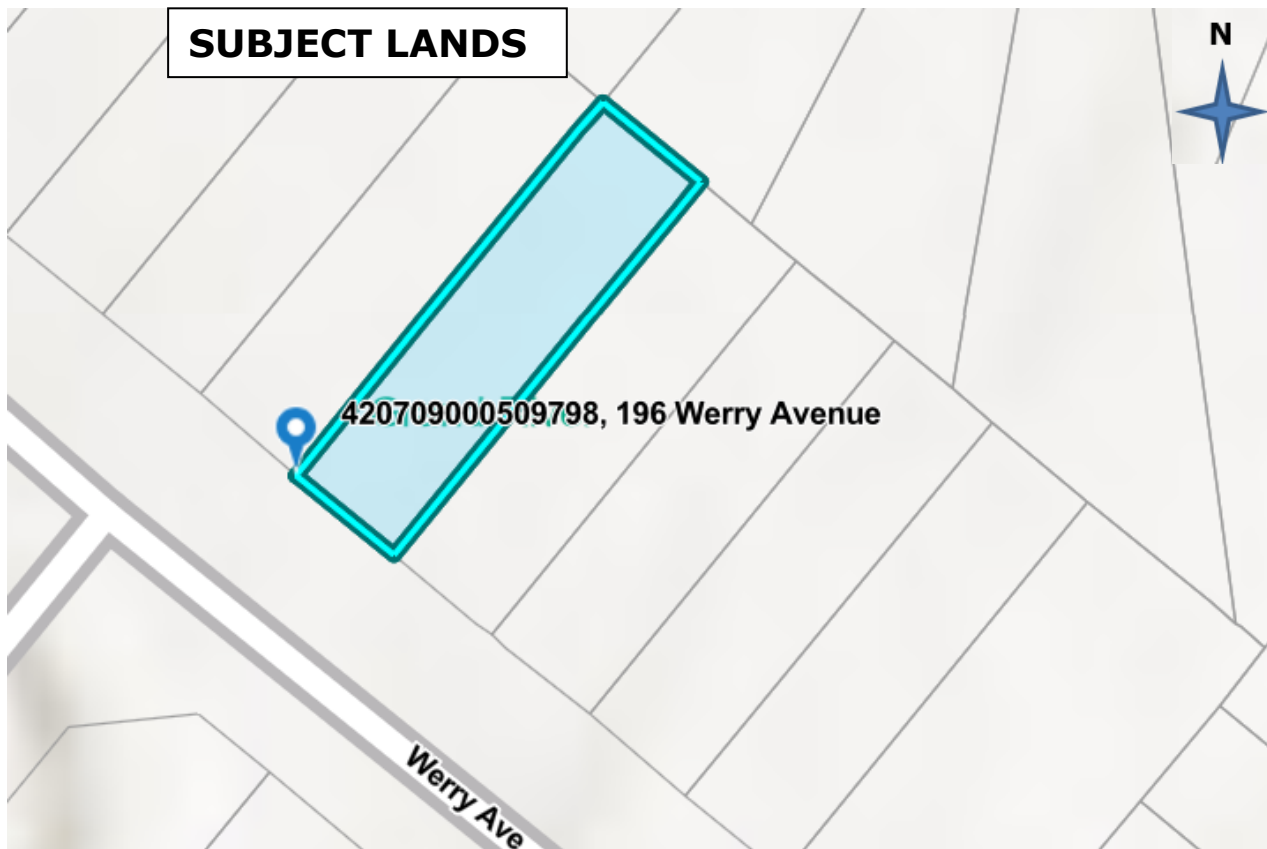
APPLICATION FOR MINOR VARIANCE - FILE NO. A10-25

OWNERS: Cody Banks

Description and Key Map of the Subject Land

Legal Description: PLAN 16 M65 LOT 98, Geographic Township of Proton, Township of Southgate

Civic Address: 196 Werry Avenue



The Purpose of the application is to recognize an existing concrete deck and permit a pool installation. The existing concrete deck has a northwest side yard of +-0.35 metres. The required side yard is 1.0 metre. The proposed side yard variance for the existing concrete deck is +-0.65 metres. The proposed pool and existing concrete deck would cover +-47.5% of the lot area. Maximum lot coverage permitted is 40% plus 5% for accessory structures. A variance of +-7.5% on lot coverage is required to permit pool installation.

The Effect of the application is to permit the existing concrete deck to remain with a +-0.35 metre northwest side yard and pool installation with east setback of 1.5 metres, rear yard setback of 3.5 metres, and a total lot coverage of 47.5%.

Property owners within 60 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notices/>

When requesting information please quote File No. **A10-25**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the undersigned. For more information about this matter, contact:

Lindsey Green,
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate
185667 Grey Rd 9, Dundalk, on N0C 1B0
Phone: (519) 923-2110 ext. 230
Toll Free: 1-888-560-6607
Fax: (519) 923-9262
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