



**Township of Southgate Committee of Adjustment
Decision of Minor Variance Application
The Planning Act, RSO 1990, as amended**

FILE NO. A2/23

OWNERS: Peter Enns

SUBJECT LAND: Con 2 Pt Lot 228 Plan 480 Pt Lot Z (Geographic Township of Dundalk) in the Township of Southgate. Also described as 41 Glenelg St.

PURPOSE AND EFFECT: The purpose of the Variance is to vary the provisions of section 9.2(f) allowing for a reduction of the interior side yard setback to accommodate an addition. All other provisions of the bylaw shall apply. Approval of this application would provide relief from Section 9.2(f) of the by-law to permit an addition to the existing residence. The setback requirement is 1.5m (4.92ft). The proposed setback is 0.4572m (1.5ft). This represents a reduction of 1.04m (3.41ft).

The Committee, having heard evidence relating to the present application in the matters pursuant to Section 45 of the Planning Act and having heard from the public as a result of the circulation of notice and from staff in the form of report PL2023-025, has determined the following:

1. That the minor variance being applied for is in fact minor in nature;
2. The proposal is deemed to be appropriate for the use of the land;
3. The proposal maintains the general intent and purpose of the zoning by-law; and
4. The proposal maintains the general intent and purpose of the Official Plan

The Committee has therefore **APPROVED** the application for minor variance of an interior side yard setback of 0.4572m (1.5ft), subject to the following conditions being met:

1. That an Engineered Grading and Drainage Plan is prepared to the satisfaction of the Township Building Department.

The Provisional Consent is subject to all of the preceding Conditions being met by:
May 24, 2025

<div></div> <div>Brian Milne</div>	<div></div> <div>Barbara Dobreen</div>	<div>Absent</div> <div>Jason Rice</div>
<div>Absent</div> <div>Jim Ferguson</div>	<div></div> <div>Martin Shipston</div>	<div></div> <div>Joan John</div>
<div></div> <div>Monica Singh Soares</div>		

Date of Decision: May 24, 2023

Notes:

- The last date for appealing this decision to the OLT is **June 13, 2023**.

Certification
Planning Act, R.S.O, c. P13, Section 53(17)

Secretary-Treasurer of the
Committee of Adjustment
Township of Southgate