



Township of Southgate Committee of Adjustment

Application for Minor Variance

Fees Effective January 1, 2023
By-law 2022-180

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: \$1,400 application plus \$145 sign fee and if required, \$190 SVCA fee in cash or by cheque made payable to the Corporation of the Township of Southgate.

For office use only:

File No. A-³⁻²³

Pre-Consult

Date: N/A

Date received: Jan 4, 2024

Accepted by: _____

Roll #42 07 090 004 08600

Conservation Authority Fee

Required: SVCA

Official Plan: Ag + Hazard

Property's Zone: A1, EP, A1-462

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	\$ 1400.00 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

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. 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) * (Jesse Bauman) Southgate Sheep Inc.
Address 186375 Grey Rd 9 Dundlak
Postal Code N0C 1B0 Telephone Number 2 [REDACTED]

***See Note 1**

2. Name of Agent* Eli Sherk
Address [REDACTED]
Postal Code [REDACTED] Telephone Number [REDACTED] 8

**** See Note 2**

3. Nature and extent of relief applied for: Decrease the minimum sideyard
from 15m to 7m for the proposed Covered Storage Building

And to Extend Zoning area to include covered storage building

4. Why is it not possible to comply with the provisions of the by-law? limited distance of other buildings and laneway

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

Proton Con.13 Lot 31

6. Dimensions of land affected in metric units:

Frontage: 402m Area: 40h
Depth: 1005m Width of Street: 30m

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: 12.192m x 18.491m one storey workshop

Proposed: Proposed 4.877m x 8.534m
Covered Storage Area
(41.6 Sq. meters)

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

Existing: 188.4m front yard ...796.4m rear yard
367.5m Right ... 15.534m Left

Proposed: 192m front yard ...800m rear yard
386m Right ... 7m Left

9. Date of acquisition of subject land: 2022

10. Date of construction of all buildings and structures on subject land:
House 2000 sheds 2012 , barns 2020

11. Existing uses of the subject property:
Agriculture c/w small scale on farm diversified use

12. Existing uses of the abutting properties:
North: Agriculture East: Agriculture
South: Agriculture West: Agriculture

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
 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: Agriculture/ Hazard

18. Present Zoning By-law provisions applying to the land: A1, EP, A1-462

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 Jesse Bauman & Matilda Bauman
(print name or names)

authorize Eli Sherk
(print name of agent)



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

 (Signature of Owner)	<u>August 15 2023</u> (date)
 (Signature of Owner)	<u>August 15 2023</u> (date)

22. Owners authorization for access:

I/we Jesse Bauman & Matilda Bauman
(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.

 (Signature of Owner)	<u>August 15 2023</u> (date)
 (Signature of Owner)	<u>August 15 2023</u> (date)

23. Affidavit or sworn declaration :

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

I/ (We) Eli Sherk
Name of Owner(s) or Authorized Agent or Applicant

of the Township of Wellesley in the Region of Waterloo
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 4 day of January, 2024


Signatures of Owner


Jan 4 2024
Date

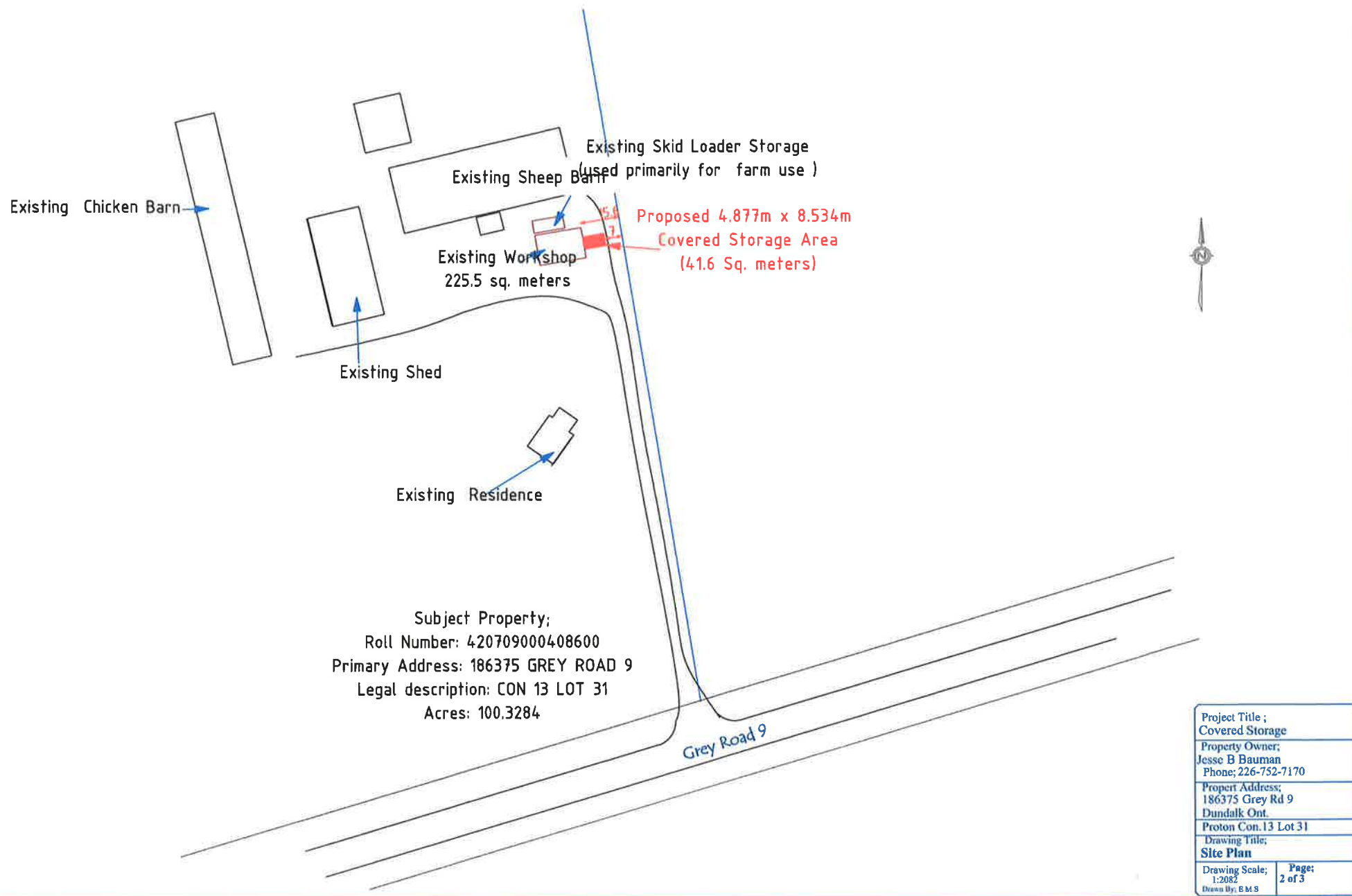
Signatures of Owner

Date

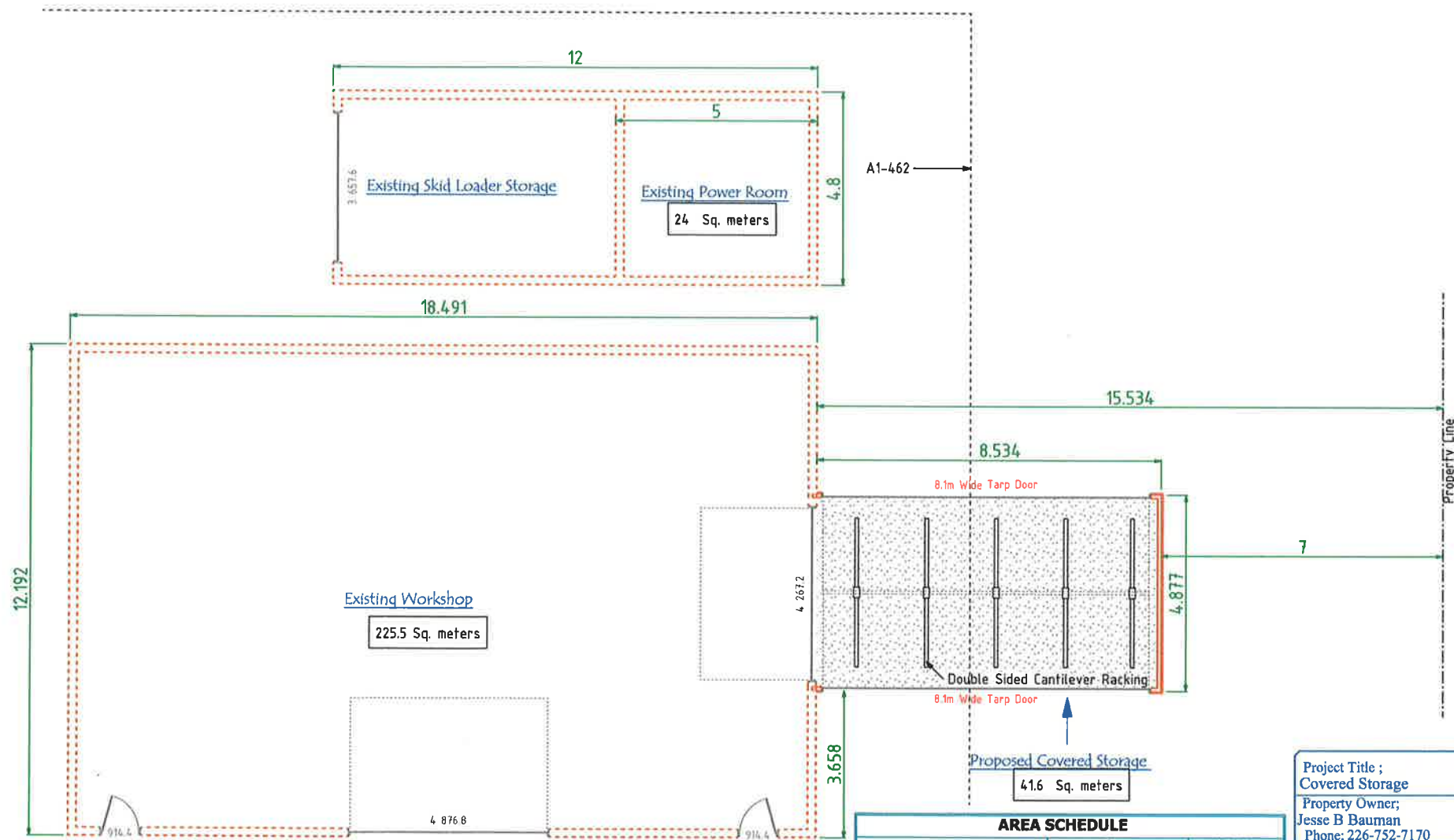

Signature of Commissioner

Jan 4, 2024
Date


Enisha White, a Commissioner, etc.,
Province of Ontario, for The Corporation of
the Township of Southgate, County of Grey.



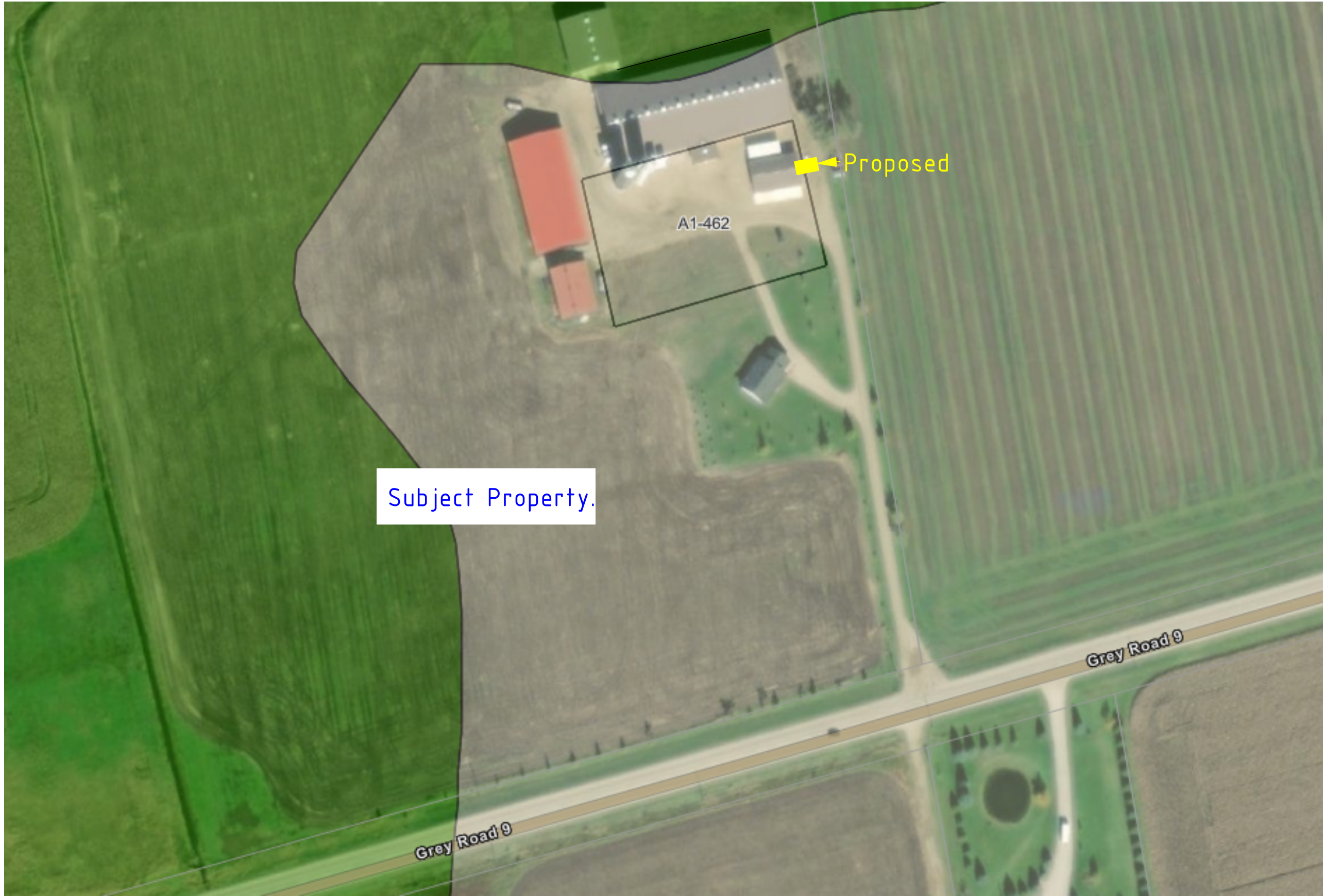
Project Title ; Covered Storage	
Property Owner; Jesse B Bauman Phone: 226-752-7170	
Property Address; 186375 Grey Rd 9 Dundalk Ont.	
Proton Con.13 Lot 31	
Drawing Title; Site Plan	
Drawing Scale; 1:2082 Drawn By: E.M.S	Page; 2 of 3



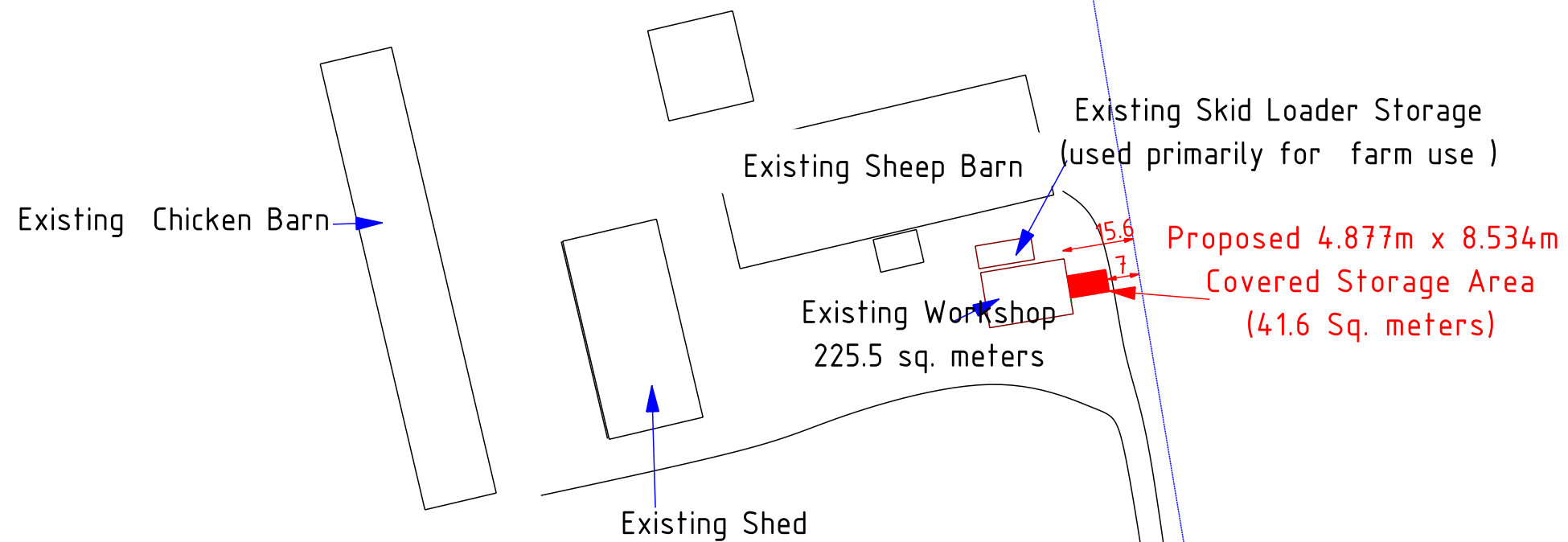
AREA SCHEDULE		
NAME	Size	AREA
Existing Workshop	12.192m x 18.491m	225.44 Sq m.
Existing Power Room	5.0m x 4.8m	24.00 Sq m.
Proposed Covered Storage	4.877m x 8.534m	42.46 Sq m.
OFDU Total Floor Area		291.9 Sq m.

A1-462 Allows 300 m² Workshop

Project Title ; Covered Storage	
Property Owner; Jesse B Bauman Phone; 226-752-7170	
Property Address; 186375 Grey Rd 9 Dundalk Ont. Proton Con.13 Lot 31	
Drawing Title; Floor Plan	
Drawing Scale; 1:146 Drawn By; E.M.S	Page; 3 of 3



Project Title ; Covered Storage	
Property Owner; Jesse B Bauman Phone; 226-752-7170	
Propt Address; 186375 Grey Rd 9 Dundalk Ont.	
Proton Con.13 Lot 31	
Drawing Title; Overview	
Drawing Scale; 0.122" = 1'-0" Drawn By; E.M.S	Page; 1 of 3



Subject Property;
Roll Number: 420709000408600
Primary Address: 186375 GREY ROAD 9
Legal description: CON 13 LOT 31
Acres: 100.3284

Grey Road 9

Project Title ; Covered Storage	
Property Owner; Jesse B Bauman Phone; 226-752-7170	
Propert Address; 186375 Grey Rd 9 Dundalk Ont.	
Proton Con.13 Lot 31	
Drawing Title; Site Plan	
Drawing Scale; 1:1327 Drawn By; E.M.S	Page; 2 of 3

