



## 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-11-24	
Pre-Consult	Date: July 16/24
Date received: July 18/24	
Accepted by: _____	
Roll #42 07 060 004 05201	
Conservation Authority Fee	
Required: Yes - SVCA	
Official Plan: Rural/Hazard	
Property's Zone: _	
Other Information: _____	
AI (R6)	

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:**

<b>Pre-Consultation Fee</b>	\$ 500.00 due prior to the application being submitted
<b>Application Fee</b>	\$ 1,400.00 due with submitted application
<b>Public Notice Sign Fee</b>	\$ 145.00
<b>Conservation Authority Fees</b>	
Saugeen Valley CA	\$190.00
Grand River CA	Contact directly for details
<b>County of Grey Review Fee</b>	\$400.00

\$2635

**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 (circle one) VICTOR BRANIFF  
Address 125251 SOUTHGATE RD. 12  
Postal Code NOG 1N0 Telephone Number [REDACTED]

2. Name of Agent N/A  
Address \_\_\_\_\_  
Postal Code \_\_\_\_\_ Telephone Number \_\_\_\_\_

3. Nature and extent of relief applied for: 992 sq. feet mobile home

4. Why is it not possible to comply with the provisions of the by-law? Proposed home is too small for property, a 138 sq. ft. shortfall

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):  
32106 SOUTHGATE SRD 3 CON 12 PT LOT 28 RD 17R2484 PART 142 Reg

6. Dimensions of land affected in metric units:  
Frontage: 56.99m Area: 9734.273m  
Depth: 182.27m Width of Street: 76.2m

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: SHED - STORAGE FOR SNOWMOBILES, ATV, minibikes and snowblowers

Proposed: Add a MOBILE HOME

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

Existing: work shed 20.72 m South side, 43.28 m to NORTH, 33.2 m front of road; 203.3 m to the WEST OF work shed.

Proposed: mobile home 10.668m South Side, 320.4m North Side 56.9m from front of lot, 203.3 m to the west.

9. Date of acquisition of subject land: ~~2012~~ 2013

10. Date of construction of all buildings and structures on subject land:  
? It was already there, more than 25 yrs.

11. Existing uses of the subject property:  
STORAGE

12. Existing uses of the abutting properties:  
North: 3 1/2 cabin private dwelling East: Rd. (Side Rd. 3)  
South: portable (private dwelling) West: BUSH

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

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) \_\_\_\_\_  
to the west side/rear

17. Present Official Plan designation on the subject lands: ~~AI EP~~ rural # hazard

18. Present Zoning By-law provisions applying to the land: ~~AI EP~~ AI EP

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 VICTOR BRANIFF  
(print name or names)

authorize \_\_\_\_\_  
(print name of agent)

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

\_\_\_\_\_  
(Signature of Owner) (date)

\_\_\_\_\_  
(Signature of Owner) (date)

22. Owners authorization for access:

I/we VICTOR BRANIFF  
(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.

[Redacted Signature] JULY 18 / 24  
(Signature of Owner) (date)

\_\_\_\_\_  
(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) Victor Braniff  
Name of Owner(s) or 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

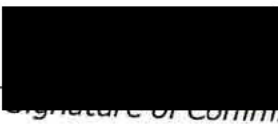
This 18 day of July, 2024




July 18/24  
Date

\_\_\_\_\_  
Signatures of Owner

\_\_\_\_\_  
Date



July 18, 2024  
Date

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