



**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 August 28, 2024, at 9:00 AM for the purpose of a public hearing to be held **electronically** at the following credentials:

Please join the Zoom meeting from your computer, tablet, or smartphone  
<https://zoom.us/j/99695951220?pwd=aERScXJtQ2Qzb1Y5TS9aOURvOW90dz09>  
You can also dial in using your phone.

**Phone:** +1 647 374 4685 **Meeting ID:** 996 9595 1220 **Passcode:** 349215

**NOTE:** If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, 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. A11-24**

**OWNERS:** Victor Braniff

**Description and Key Map of the Subject Land**

**Legal Description:** Con 12 Pt Lot 28 RP 17R2484 Part 1 & 2, Geographic Township of Egremont, Township of Southgate

**Civic Address:** 032106 Southgate Sideroad 03



**The Purpose** of the Minor Variance is to allow a one storey "single wide" mobile home with 90 square meters of gross floor area on-site with no basement or cellar. Current zoning permits a one storey single detached dwelling with 105 square meters minimum gross floor area without a basement or cellar as a "double wide" mobile home. A variance of 15 square meters gross floor area is required to permit the proposed one storey "single wide" mobile home as a single detached dwelling unit.

**The Effect** of the Minor Variance would be to permit a one storey "single wide" mobile home with 90 square meters of gross floor area with no basement or cellar on-site.

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/en/municipal-services/planning-applications-public-notices.aspx#A11-24-Victor-Braniff>

When requesting information please quote File No. **A11-24**

**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:

Elisha Milne,  
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate  
185667 Grey Rd 9, Dundalk, on N0C 1B0  
Phone: (519) 923-2110 ext. 232  
Toll Free: 1-888-560-6607  
Fax: (519) 923-9262  
Email: [emilne@southgate.ca](mailto:emilne@southgate.ca)

