



**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- A4-24
 Pre-Consult _____ Date: _____
 Date received: **Feb 14, 2024**
 Accepted by: _____
 Roll #42 07 **060-003-10800**
 Conservation Authority Fee
 Required: SVCA
 Official Plan: _____
 Property's Zone: **A1, EP, A1-490**
 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	\$ 1,400.00 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
County of Grey Review Fee	\$400.00

PAID

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) Kevin Martin
Address 391708 GREY ROAD 109, MOUNT FOREST
Postal Code [REDACTED] Telephone Number N0G 2L0

2. Name of Agent Cleon Martin
Address [REDACTED]
Postal Code [REDACTED] Telephone Number [REDACTED]

3. Nature and extent of relief applied for:
-- Reduce the MDS from 146m to 60m for barn with manure storage pack to nearest dwelling
-- Reduce the MDS from 29m to 22m for barn with manure storage pack to road allowance

4. Why is it not possible to comply with the provisions of the by-law?
The proposed building is an addition to an existing building.

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):
391708 GREY ROAD 109, MOUNT FOREST ON N0G 2L0
Grey, Southgate, Egremont, con 2, lot 48, 420706000310800000

6. Dimensions of land affected in metric units:
Frontage: _____ Area: _____
Depth: _____ Width of Street: _____

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: _____

Proposed: _____

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

Proposed: _____

9. Date of acquisition of subject land: 2019

10. Date of construction of all buildings and structures on subject land:
unknown

11. Existing uses of the subject property:
Agricultural

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

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: _____

18. Present Zoning By-law provisions applying to the land: _____

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 Kevin Martin
(print name or names)

authorize Cleon Martin
(print name of agent)

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

[Redacted Signature]	2024.02.14
Signer ID: (Signature of Owner)	(date)
(Signature of Owner)	(date)

22. Owners authorization for access:

I/we Kevin Martin
(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]	2024.02.14
Signer ID: (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) Kevin ^(him) Martha Clean Martin
Name of Owner(s) or Authorized Agent or Applicant

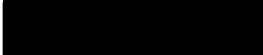
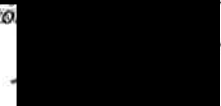
of the Township of Southgate in the County of Grey
city/town/municipality county/region

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 14 day of February, 20 21


Signatures of 

2024.02.14
Date

Signatures of Owner
Agent

February 14 2024
Date


Signature of Commissioner
Holly Malyuk, a Commissioner, etc.,
Province of Ontario, for The Corporation of
the Township of Southgate.

February 14 2024
Date

Kevin Martin

Site details/ owner contact info

Kevin Martin
391708 GREY ROAD 109
MOUNT FOREST ON NOG 2L0
519-334-3727
4207060003108000000

Buildings

- 120x90' barn addition with bedded pack manure storage
- 44x100' new feed bunkers

MDS II Setback Requirement

- 146m radius
- 29m to road allowance



Kevin_Carol Martin

General information

Application date
Feb 14, 2024

Municipal file number

Applicant contact information
Kevin Martin
391708 GREY ROAD 109
MOUNT FOREST, ON
NOG 2L0
519-334-3727

Location of subject livestock facilities
County of Grey
Township of Southgate
EGREMONT
Concession 2 , Lot 48
Roll number: 4207060003108000000

Notes
391708 GREY ROAD 109
MOUNT FOREST ON NOG 2L0

Calculations

Farm A

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Solid	Beef, Feeders (7 - 16 months), Confinement Bedded Pack	120 (40 NU)	240 (80 NU)	12000 ft ²
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	2 (2 NU)	2 (2 NU)	500 ft ²

Setback summary




Existing manure storage **V1. Solid, inside, bedded pack**
 Existing design capacity **42 NU**
 Design capacity after alteration **82 NU**

Factor A (odour potential) **0.8** Factor B (design capacity) **299.66**
 Factor C (orderly expansion) **0.8677** Factor D (manure type) **0.7**

Building base distance 'F' (A x B x C x D)
 (minimum distance from livestock barn) **146 m (479 ft)**

Storage base distance 'S'
 (minimum distance from manure storage) **146 m (479 ft)**

Setback distance summary

Description	Building setbacks		Storage setbacks	
	Minimum	Actual	Minimum	Actual
Type A land uses	146 m (479 ft)	61 m (200 ft) 	146 m (479 ft)	61 m (200 ft) 
Type B land uses	292 m (958 ft)	NA (Not available)	292 m (958 ft)	NA (Not available)
Nearest lot line (side or rear)	15 m (48 ft)	82 m (270 ft)	15 m (48 ft)	82 m (270 ft)
Nearest road allowance	29 m (96 ft)	23 m (75 ft) 	29 m (96 ft)	23 m (75 ft) 

Preparer signoff & disclaimer

Preparer contact information
 Cleon Martin
 9481 Sally Street
 Mount Forest, ON
 N0G 2L0