



## 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- <u>1-24</u>
Pre-Consult _____ Date: _____
Date received: <u>February 6, 2024</u>
Accepted by: _____
Roll #42 07 <u>090-008-04200</u>
Conservation Authority Fee Required: _____
Official Plan: _____
Property's Zone: _____
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) \* Solomon B Martin, Salinda Martin

Address 260187 Southgate Road 26, Township of Southgate (260185 Southgate Road 26)

Postal Code N0C 1L0 Telephone Number [REDACTED]

**\*See Note 1**

2. Name of Agent\* Kristine Loft, Loft Planning Inc

Address 25 Maple Street, Collingwood ON

Postal Code L9Y 2P7 Telephone Number [REDACTED]

**\*\* See Note 2**

3. Nature and extent of relief applied for: To vary S.33.333 a) to increase the maximum combined indoor storage area to 904sqm and to decrease the maximum outdoor storage to 310sqm.

4. Why is it not possible to comply with the provisions of the by-law? The Applicants require more indoor storage to protect product from weather.

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

CON 2 SWTSR PT LOTS 198 TO;200 RP 16R9480 PART 2

6. Dimensions of land affected in metric units:

Frontage: 505m Area: 33.4 hectares

Depth: 583m Width of Street: 20m

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: Single Detached Residence 298sqm, storeys 2, 20.5m x 14.5m; Shed 741sqm, storeys 1, 31.7m x 23.4m;

Coverall Building 424sqm, storeys 1, 42m x 11m; Office 35.6sqm, storeys 2, 4.87m x 7.32 m; Shop 679.5 sqm, storeys 1

42m x 16m; Power Room 44.6sqm, storeys 1, 4.8m x 9.14m, Shed/Sap Shanty 668.5sqm, storeys 1, 18.3m x 36.5m

Proposed: Nil.

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

Existing: Single Detached Residence FY 33m, SY 251m, RY 530m, SY 235m; Shed FY 43m, SY 295m, RY 515m,

SY 183m; Coverall Building FY 60m, SY 295m, RY 515m, SY 138m; Shop FY 84m, SY 331m, RY 450m, SY 152m;

Power Room FY 125m, SY 345m, RY 450m, SY 158m; Shed/Sap Shanty FY 183m, SY 330m, RY 412m, SY 140m

Proposed: Nil.

9. Date of acquisition of subject land: 2014

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

Residence 2014, Coverall Building 2014, Office 2014, Shop 2014, Power Room 2014, Shed/Sap Shanty 2020

11. Existing uses of the subject property:

Rural, Agricultural, OFDU

12. Existing uses of the abutting properties:

North: Rural, Agricultural East: Rural

South: Rural, Agricultural, OFDU West: Rural, Wetlands

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

9 years.

14. Water is provided to the subject land by a:

           publicly owned and operated piped water system

  x   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

  x   privately owned and operated individual or communal well

           privy or other means (please explain)

16. Storm drainage is provided by (check applicable):

Sewers:            Ditches   x   Swales :           

Other means (please explain)           

17. Present Official Plan designation on the subject lands: Rural, Hazard

18. Present Zoning By-law provisions applying to the land: Agricultural (A1), Agricultural (A1-333)  
Environmental Protection (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.)

B7/23 - Approved September 7, 2023

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 Solomon B Martin, Salinda Martin  
(print name or names)

authorize Kristine Loft, Loft Planning Inc.  
(print name of agent)

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

<u>[Redacted Signature]</u>	<u>1/15/2024</u>
(Signature of Owner)	(date)
<u>[Redacted Signature]</u>	<u>1/15/2024</u>
(Signature of Owner)	(date)

22. Owners authorization for access:

I/we Solomon B Martin, Salinda 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.

<u>[Redacted Signature]</u>	<u>1/15/2024</u>
(Signature of Owner)	(date)
<u>[Redacted Signature]</u>	<u>1/15/2024</u>
(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) Kristine Loft  
*Name of Owner(s) or Authorized Agent or Applicant*

of the Township of Clearview in the County of Simcoe  
*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:

Town of Collingwood in the County of Simcoe  
*city/town/municipality county/region*

This 25 day of January, 2024.

  
*Signatures of Owner*

\_\_\_\_\_  
*Date*

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

\_\_\_\_\_  
*Date*

  
*Signature of Commissioner*

January 25, 2024  
*Date*

**Rebecca Lynn Dahl**  
**A Commissioner, etc.,**  
County of Simcoe,  
for the Corporation of the Town of Collingwood: