



Township of Southgate Committee of Adjustment

Notice of Decision for Minor Variance

Application No. A9-24

Owner Name: Jamie and John Allen

Applicant: Jamie and John Allen

In the matter of an application to the Committee of Adjustment of the Township of Southgate under Section 53 of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended for lands known legally described as Plan 815 Lot 4 Sub of Con 1 EGR Lot 4, former Township of Egremont, now in the Township of Southgate. Roll 42-07-060-001-03404.

Decision: That the Committee of Adjustment, having given consideration to the applicable provisions of Section 45 of the Planning Act, the Official Plan of the Township of Southgate, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated September 25, 2024 and the Supplementary Report dated October 23, 2024, the correspondence received, and information presented at the hearing held on October 23, 2024, and the discussion on the matter, hereby **APPROVE** application **A9-24**.

The resolution from the Committee on **A9-24** is as follows:

Be it resolved that Committee of Adjustment:

Receive as information Staff Report PL2024-093 and supplementary report regarding minor variance A9-24 by Jamie and John Allen for Cedar Lane, Plan 815 Lot 4; and

That the Committee deny the variance on the front yard projection; and

That the Committee approve the front yard reduction from 7.5m to 2.1m and the north side yard reduction from 3m to 1.8m only subject to the following conditions:

- 1. That** no porch projection be permitted into any part of the front yard established by the 2.1 metre setback from the front property line established by arc of the Cedar Lane road allowance
- 2. That** the attached garage for the home is setback a minimum 0.5 metres from the front building face of the proposed home established by the 2.1 metre front yard and that a minimum south side yard of 3.0 metres be maintained with room for one parking space beside the proposed home
- 3. That** a permit from the Saugeen Valley Conservation Authority be obtained if needed.

Date of Decision

October 23, 2024

The Last Day for Appeal is

November 13, 2024

Additional information regarding the application is available for inspection in the Planning Department at the Township of Southgate Administration Office, 185667 Grey County Road 9, Dundalk ON N0C 1B0, during regular office hours, Monday to Friday, 8:30 a.m. to 4:00 p.m.

Appeal of a Decision

The applicant, the Minister or any other person or public body who has an interest in this matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the secretary-treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal as payable on an

appeal from a committee of adjustment to the Tribunal. Any party interested in this application should take legal advice regarding their eligibility to appeal.

The secretary-treasurer of a committee, upon receipt of a notice of appeal filed under subsection (12), shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (12) to the Tribunal by registered mail together with all papers and documents filed with the committee of adjustment relating to the matter appealed from and such other documents and papers as may be required by the Tribunal.


If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

The applicant, or any other person or public body who has an interest in this matter that wishes to appeal to the Ontario Land Tribunal can obtain a copy of the appeal form from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/> or by calling 1-866-448-2248. The form, together with the appropriate fee, are to be sent by:

**Registered Mail or Personal Delivery To:
The Secretary-Treasurer, Committee of Adjustment
Township of Southgate
185667 Grey County Road 9, Dundalk, ON N0C 1B0**

A certified true copy of this notice of decision has been given to the applicant.


Dated this 24th day of October 2024.



Elisha Milne
Secretary-Treasurer
Committee of Adjustment

This Decision may be signed in counterparts without affecting the validity of the Decision.


Brian Milne




Barbara Dobreen

Jason Rice


Absent
Martin Shipston



Jim Ferguson



Joan John



Monica Singh Soares