



## 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-5-23 \_\_\_\_\_  
 Pre-Consult \_\_\_\_\_ Date: \_\_\_\_\_  
 Date received: Dec 7, 2023  
 Accepted by: \_\_\_\_\_  
 Roll #42 07 090.005.04300  
 Conservation Authority Fee  
 Required: Yes. SVCA  
 Official Plan: Rural and Hazard  
 Property's Zone: A1 & EP  
 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

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. 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) \* TUBEGATE INC.

Address 260187 Southgate Road 26, Proton Station, ON

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 L9Y2P7 Telephone Number 705.446.1168

**\*\* See Note 2**

3. Nature and extent of relief applied for: 1. To vary S.6.2 (a) from a required lot area of 40 hectares where 1 hectare is provided for the severed lot. 2. To vary S.6.2 (b) from a required lot frontage of 200 meters where 98 meters is provided for the severed lot.

3. To vary S.6.2 (a) from a required lot area of 40 hectares where 39 hectares is provided for the retained lot.

4. To vary S.6.2 (a) from a required lot area of 40 hectares where 33 hectares (retained for B7/2023) is provided for the retained lot (260185 Southgate Road 26).

4. Why is it not possible to comply with the provisions of the by-law? Severance conforms to OP.

Proposed ZBA will implement a consent for the creation of a rural residential lot. See Planning Justification Report.

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

PT LT 198-200 CON 2 SWTSR PROTON AS IN GS125920 EXCEPT PT 3 17R2627; SOUTHGATE and

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

6. Dimensions of land affected in metric units: 260289 Southgate Road 26 and Lot Addition File #B7-2023

Frontage: 656m Area: 40 ha

Depth: 580m 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 Residential Dwelling - 160 m2, 1 storey, width 24m, depth 10m.

Accessory Structure (Horse Shelter) - 42 m2 , 1 storey, width 5m, depth 9m.

Accessory Structure (Quonset Greenhouse) - 91 m2, 1 storey, width 7m, depth 12m.

Proposed: Unknown.

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 Residential Dwelling: FY 62m, RY 505m, SY 505m, SY 52m

Accessory Structure - FY 72m, RY 510m, SY 450m, SY 25m,

Accessory Structure: FY 62m, RY 520m, SY 460m , SY 5m

Proposed: Unknown.

9. Date of acquisition of subject land: 2022/10/18

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

11. Existing uses of the subject property:  
Residential, Agricultural

12. Existing uses of the abutting properties:  
North: Rural and Woodlands East: Rural and Woodlands  
South: Rural Residential West: Rural, Agricultural and OFDU

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

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 X Swales : \_\_\_\_\_  
Other means (please explain) \_\_\_\_\_

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

18. Present Zoning By-law provisions applying to the land: Agricultural (A1) and Hazard (H)

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  File #B7-2023





23. Affidavit or sworn declaration :

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Kristine Loft, Loft Planning Inc  
*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 20<sup>th</sup> day of November, 2023

  
*Signature of Owner*

Nov 28 2023  
*Date*

*Signature of Owner*

*Date*

  
*Signature of Commissioner*

Nov 28 / 23  
*Date*

Anne Christine Norris,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the Town of Collingwood.  
Expires January 3, 2026.