



**Township of Southgate
Committee of Adjustment Agenda**

October 23, 2024

9:00 AM

Electronic Participation

	Pages
1. Call to Order	
2. Confirmation of Agenda	
Be it resolved that the Committee confirm the agenda as presented.	
3. Declaration of Pecuniary Interest	
4. Adoption of Minutes	3 - 7
Be it resolved that the Committee approve the minutes from the September 25, 2024 Committee of Adjustment meeting as presented.	
5. Hearing	
5.1 A9-24 - Jamie and John Allen, Plan 815 Lot 4 SUB of CON 1 EGR Lot 4, Geographic Township of Egremont, Township of Southgate	
5.1.1 Application and Notice of Public Hearing	8 - 23
Click here for the link to the application documents on the Township website.	
5.1.2 Comments Received from Agencies and the Public	24 - 33
5.1.3 Applicant or Agent	
5.1.4 Committee Member Questions	
5.1.5 Comments and Planning Report	34 - 41
5.1.6 Members of the Public to Speak	
5.1.7 Further Questions from the Committee	

5.1.8 Approval or Refusal

Be it resolved that Committee of Adjustment:

1. 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
2. Approve two of the three minor variances requested on the required front yard and north side yard only subject to the following conditions:
 - a. 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.
 - b. 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.
 - c. That a permit from the Saugeen Valley Conservation Authority be obtained if needed.

6. Adjournment

Be it resolved that the Committee adjourn the meeting at [TIME].



Township of Southgate
Minutes of Committee of Adjustment

September 25, 2024

9:00 AM

Electronic Participation

Members Present: Member Barbara Dobreen
Member Martin Shipston
Member Jim Ferguson
Member Monica Singh Soares
Member Joan John

Members Absent: Member Brian Milne
Member Jason Rice

Staff Present: Lindsey Green, Clerk
Dina Lundy, CAO
Elisha Milne, Secretary-Treasurer
Kenneth Melanson, Senior Manager, Development &
Community Services
Victoria Mance, Junior Planner

Others Present: Bill White, Senior Planning Consultant Triton Engineering

1. Call to Order

Chair Dobreen called the meeting to order at 9:00 AM.

2. Confirmation of Agenda

Moved By Member John

Seconded By Member Shipston

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

4. Adoption of Minutes

Moved By Member John

Seconded By Member Singh Soares

Be it resolved that the Committee approve the minutes from the August 28, 2024 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A9-24 - Jamie and John Allen, Plan 815 Lot 4 SUB of CON 1 EGR Lot 4, Geographic Township of Egremont, Township of Southgate

5.1.1 Application and Notice of Public Hearing

Click [here](#) for the link to the application documents on the Township website.

The Secretary-Treasurer advised that a request to defer the application had been received from the applicant's agent, Cuesta Planning Consultants.

5.1.2 Approval or Refusal

Moved By Member Singh Soares

Seconded By Member John

Be it resolved that the Committee of Adjustment grant the request for deferral of Minor Variance application A9-24; and

That application A9-24 for Minor Variance be brought back to the October 23, 2024 Committee of Adjustment meeting.

Carried

5.2 B7-24 - Dennis and Jackie Groves, Con 13 Pt Lot 33 RP 16R8317 Part 3, Geographic Township of Proton, Township of Southgate

5.2.1 Application and Notice of Public Hearing

Click [here](#) for the link to the applications documents on the Township website.

The Purpose of the proposed consent is to transfer a 207.38 metre by 195.145 metre parcel of land to the abutting property to the south, while retaining a lot containing the existing home and accessory buildings with 195 metres frontage on Southgate Sideroad 21, 202.33 metres of depth and 3.94 hectares of lot area.

The Effect of consent is to reduce the subject lot by 4.04 hectares in area and add it to the abutting property to the south. A rezoning application has been submitted to address zoning of the lands resulting from the proposed consent (File C23-24).

5.2.2 Comments Received from Agencies and the Public

Senior Planning Consultant Bill White reviewed comments received from Bell, the County of Grey, Enbridge Gas, Hydro One, Southgate Public Works, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

5.2.3 Applicant or Agent

The Agent was in attendance and available for any questions.

5.2.4 Committee Member Questions

There were no questions from Members of the Committee.

5.2.5 Comments and Planning Report

Senior Planning Consultant Bill White reviewed the planning report and presented the intent of the proposal to the Committee Members.

5.2.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition of the application.

5.2.7 Further Questions from the Committee

Chair Dobreen requested clarification on the comment made regarding the parcel not being eligible for a future severance and Senior Planning Consultant Bill White provided clarification.

Member Shipston requested further clarification on the road widening condition and Senior Planning Consultant Bill White provided a response.

5.2.8 Approval or Refusal

Moved By Member Shipston

Seconded By Member John

Be it resolved that Committee of Adjustment:

1. Receive Staff Report PL2024-083 regarding Consent File B7-24 by Dennis and Jackie Groves for 212475 Southgate Sideroad 21 is received for information; and
2. Approve Consent File B7-24 to transfer a 207.38 metre by 195.145 metre parcel to the abutting landowner and retain the lot containing a home and accessory buildings with 195 metres frontage on Southgate Sideroad 21, 202.33 metres of depth and 3.94 hectares of lot area subject to the following conditions:
 - a. That the subject lands and abutting lot to the south be rezoned to recognize the reduced lot area and any other zoning deficiencies related to the conveyance.
 - b. That Section 50(3) of the Planning Act applies to any subsequent conveyance of the proposed severed lot.

c. Standard conditions related to parkland dedication, road widening and similar.

Carried

6. Adjournment

Moved By Member Ferguson

Seconded By Member Singh Soares

Be it resolved that the Committee adjourn the meeting at 9:30 AM.

Carried

Chair Barbara Dobreen

Secretary-Treasurer Elisha Milne



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- 9-24
 Pre-Consult _____ Date: _____
 Date received: June 28/24
 Accepted by: _____
 Roll #42 07 060 001 03404
 Conservation Authority Fee
 Required: Yes
 Official Plan: Village Community + Hazard
 Property's Zone: R5 + 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	\$ 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

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) Jamie and John Allen

Address [redacted] onge [redacted]

Postal [redacted] Telephone Number [redacted]

2. Name of Agent Cuesta Planning Consultants Inc.

Address 978 1st Avenue W, Owen Sound

Postal Code N4K 4K5 Telephone Number 519-372-9790

3. Nature and extent of relief applied for: _____

Environmental constraints minimize development envelope for proposed dwelling.

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

Relief from minimum front/side yard and yard encroachment provisions to permit residential development.

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

ARN # 420706000103404

Legal Description: PLAN 815 LOT 4 SUB OF CON 1;EGR LOT 4

6. Dimensions of land affected in metric units:

Frontage: ±27.4m Area: ±3116.1m²

Depth: ±108.4m Width of Street: ±20m (cul-de-sac ±40m)

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: N/A

Proposed: Dwelling: GFA: ±188.5m² Storeys: 1 Width: ±8.6m Length: ±22.6m

Porch: GFA: ±8.5m² Width: ±1.8m Length: ±4.7m Deck: GFA: ±21.7m² Width: ±3.7m Length: ±6.0m

Septic: GFA: ±123.4m² Width: ±5.8m Length: ±21.6m

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: Dwelling: Front: ±2.1m Side: ±3m Side: ±1.8m Rear: ±93.8m

Porch: Front: ±0.3m Side: ±15.5m Side: ±7.1m Rear: ±103.2m

Deck: Front: ±10.6m Side: ±13.0m Side: ±8.5m Rear: ±91.8m

Septic: Front: ±17.5m Side: ±3.0m Side: ±3.0m Rear: ±84.1m

9. Date of acquisition of subject land: April 2024

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

11. Existing uses of the subject property:
Vacant

12. Existing uses of the abutting properties:
North: Residential East: Cedar Lane, Residential
South: Residential West: Woodlands

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

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: Village Community and Hazard Land

18. Present Zoning By-law provisions applying to the land: R5 and 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.)

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.

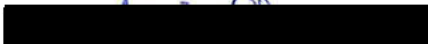
21. Owners authorization and declaration:

Authorization for agent


I/we Jamie and John Allen
(print name or names)

authorize Cuesta Planning Consultants Inc.
(print name of agent)

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


(Signature of Owner)

Jun 27 124
(date)


(Signature of Owner)

Jun 27 124
(date)


22. Owners authorization for access:

I/we Jamie and John Allen
(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.


(Signature of Owner)

Jun 27 124
(date)


(Signature of Owner)

Jun 27 124
(date)

23. Affidavit or sworn declaration :

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

I/ (We) John Allen
Name of Owner(s) or Authorized Agent or Applicant

of the Town of Brockton in the County of Bruce
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 28 day of June, 2024


Signatures of Owner

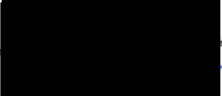
06/28/24
Date

Signatures of Owner

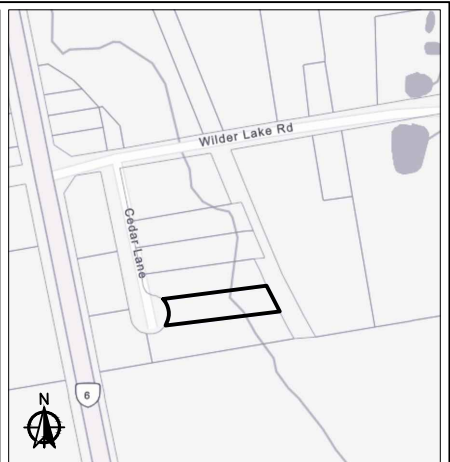
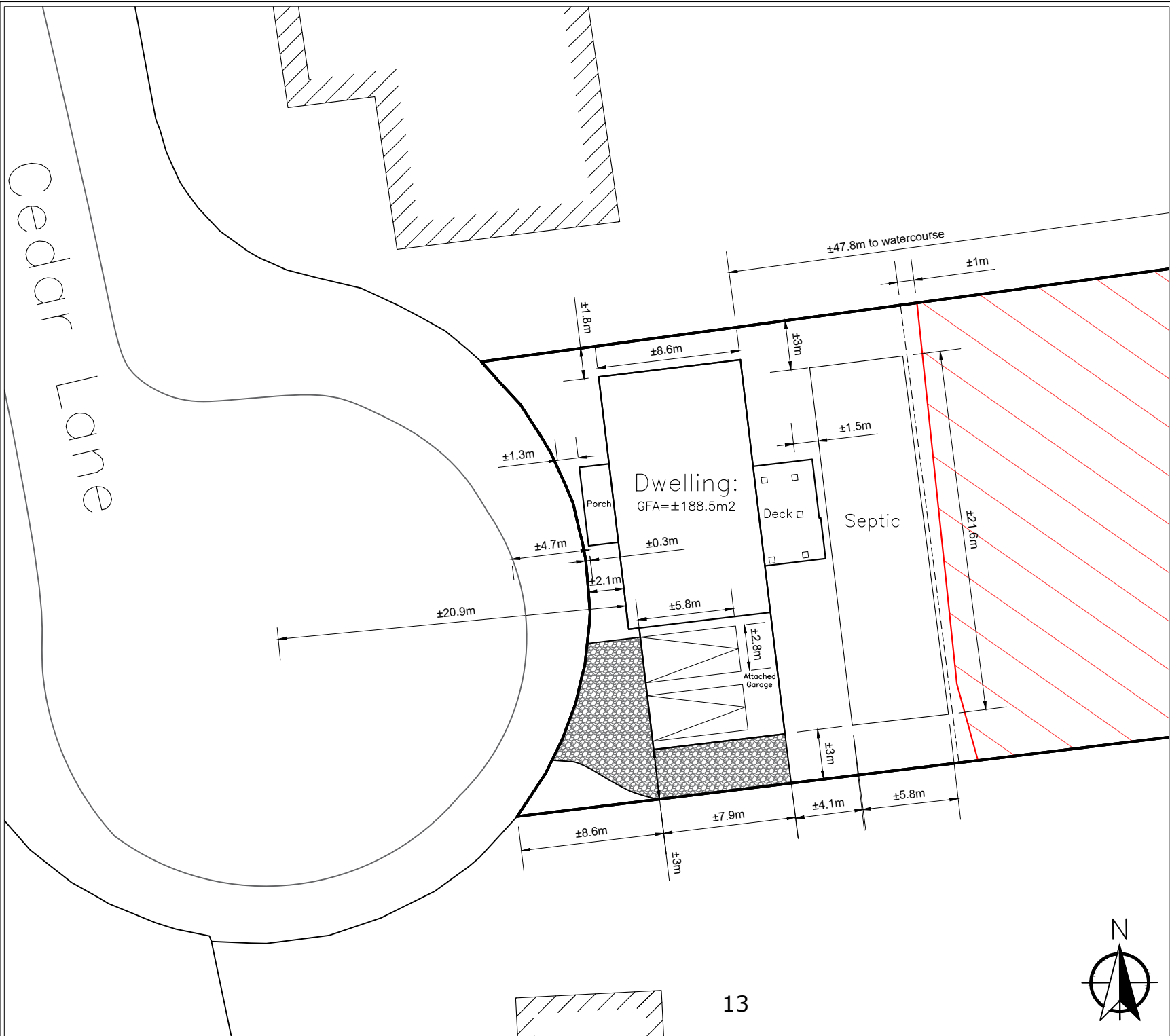
Date


Signature of Commissioner

June 28, 2024
Date


Elisha Milne, etc.,
Province of Ontario, and the Corporation of
the Township of Southgate, County of Grey.

Cedar Lane



Cedar Lane
 ARN: 420706000103404
 PLAN 815 LOT 4 SUB LOT 4 CON 1;EGR LOT 4
 Township of Southgate
 (Geographic Township of Egremont)
 Grey County

- Legend**
- Subject Lands
 - Property Boundaries
 - Extent of Travelled Road
 - Existing Dwellings
 - Parking Space
 - Gravel Driveway
 - Floodplain Limit
 - Silt Fence
 - Deck Pier/Footing

* measurements are approximate

Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

978 First Avenue West (519) 372-9790 e-mail: cuesta@cuestaplanning.com
 Owen Sound, Ontario Fax: (519) 372-9953
 N4K 4K5 1-800-653-7692

Dwn. By:	Date Printed:
V.Muhunthan	August 12, 2024
File:	Project Name:
x	Sylvest





CONSTRUCTION DRAWINGS FOR:
FERRIER CUSTOM HOMES L.T.D.

DRAWN BY:

JIM LUMBY DRAFTING & DESIGNS

CUSTOM DRAFTING & DESIGNING SERVICES

ADDRESS R.R.# 1, HANOVER ONT.
PHONE 519-369-1337
FAX 519-369-1338

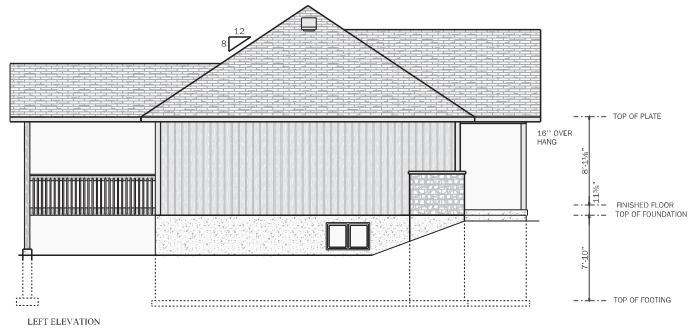
DRAWING SCHEDULE:	
DWG. #	DWG. NAME
A-1	EXTERIOR ELEVATIONS
A-2	FOUNDATION PLAN
A-3	BASEMENT FRAMING
A-4	MAIN FLOOR PLAN
A-5	CROSS SECTION
A-6	ROOF DETAIL

QUALIFIED & REGISTERED DESIGNER

BUILDING CODE IDENTIFICATION

NUMBER 30819

All drawings and specifications remain the property of Jim Lumby Drafting & Designs. All rights reserved, reproduction or use without permission is prohibited.



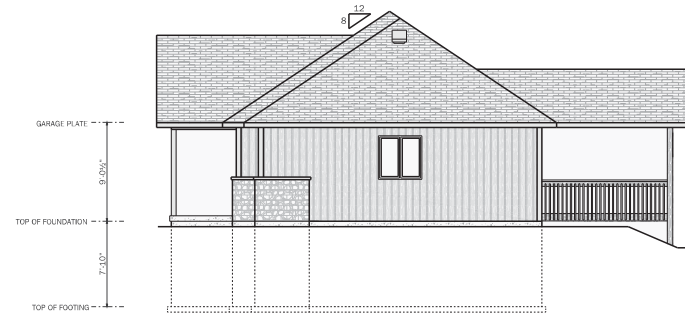
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

CONSTRUCTION DRAWINGS FOR:
FERRIER CUSTOM HOMES L.T.D.

DWG. DESCRIPTION:
ELEVATION PLAN

MAIN FLOOR	1417 SQ. FT.
GARAGE	630 SQ. FT.
PORCH & DECK	337 SQ. FT.
BUILDING ENVELOPE	2384 SQ. FT.

NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE

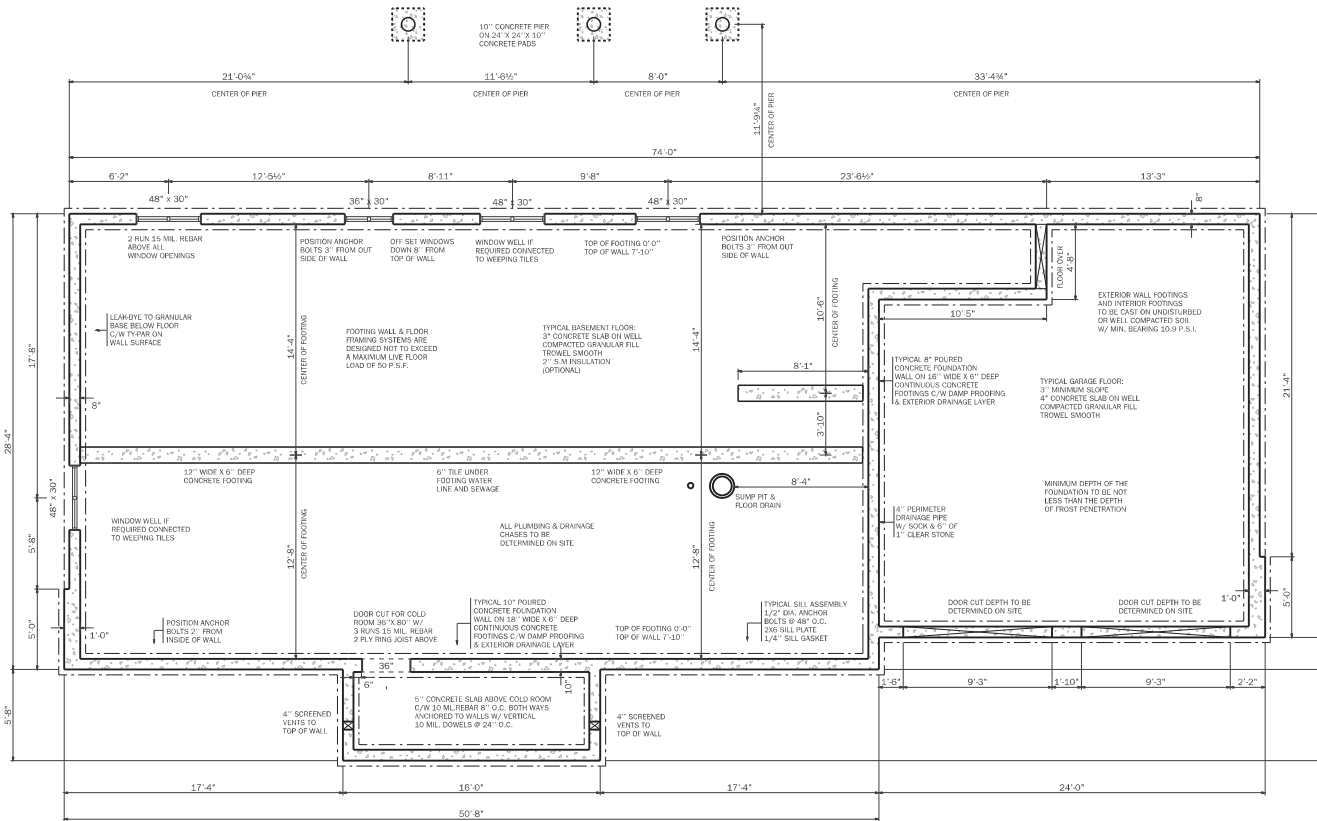
NOTES:

DATE:
OCTOBER 30, 2019

SCALE:
1/8"=1'-0"

QUALIFIED & REGISTERED DESIGNER
BUILDING CODE IDENTIFICATION
NUMBER 30819

JIM LUMBY DRAFTING & DESIGNS
ADDRESS: R.R.# 1 HANOVER ONT.
PHONE: 519-369-1337
FAX: 519-369-1338



NOTE:
 ALL FOOTINGS AND FOUNDATION CONSTRUCTION SHALL CONFORM TO SECTION 9.15 AND TABLE 9.15.3.4 AND TABLE 9.15.4.2 OF THE O.B.C.
 ENGINEERED DRAWINGS PERTAINING TO THE FOUNDATION OR FOOTINGS SHALL BE SUPPLIED TO THE BUILDING DEPARTMENT PRIOR TO INSPECTIONS
 EXCAVATIONS FOR FOUNDATIONS SHALL EXTEND TO UNDISTURBED SOIL SECTION 9.12.2 OF THE O.B.C.
 THE MINIMUM DEPTH OF FOUNDATIONS SHALL CONFORM TO TABLE 9.12.2.2 OF THE O.B.C.
 FOOTING SIZES IN SECTION 9.15.3.4 AND TABLE 9.15.3.4, ARE CALCULATED FOR SUPPORTED LOAD LENGTH NOT MORE THAN 18'-1" AND THE DESIGN LIVE LOAD DOES NOT EXCEED 90 P.S.F.
 STRIP FOOTINGS & CONCRETE PAD SIZES IN SECTION 9.15 ARE CALCULATED USING SOIL BEARING PRESSURE OF 10 P.S.I. SECTION 9.15.1.1, (1) OF THE O.B.C.

NUMBER OF FRAMED FLOORS SUPPORTED	TABLE 9.15.3.4, MIN. WIDTH OF STRIP FOOTINGS SUPPORTING EXTERIOR WALLS
1	10" W X 4" D
2	14" W X 4" D
3	18" W X 4" D

NUMBER OF FRAMED FLOORS SUPPORTED	TABLE 9.15.3.4, MIN. WIDTH OF STRIP FOOTINGS SUPPORTING INTERIOR WALLS
1	8" W X 4" D
2	14" W X 4" D
3	20" W X 4" D

NUMBER OF FRAMED FLOORS SUPPORTED	TABLE 9.15.3.4, MIN. WIDTH OF STRIP FOOTINGS SUPPORTING EXTERIOR WALLS
1	INCREASE FOOTING 2 5/8" FOR EACH STORY OF MASONRY VENEER
2	
3	

NUMBER OF FRAMED FLOORS SUPPORTED	TABLE 9.15.3.4, MIN. WIDTH OF STRIP FOOTINGS SUPPORTING INTERIOR WALLS
1	INCREASE FOOTING 1" FOR EACH STORY OF MASONRY CONSTRUCTION
2	
3	

NUMBER OF FRAMED FLOORS SUPPORTED	TABLE 9.15.3.4, MINIMUM FOOTING AREA FOR COLUMNS SPACED 9'-0"
1	20" X 20" X 12" DEEP
2	30" X 30" X 17" DEEP
3	40" X 40" X 20" DEEP

NOTE:
 FOUNDATION WALL THICKNESS SHALL CONFORM TO TABLE 9.15.4.2.A FOR WALLS NOT EXCEEDING 9'-0" IN UNSUPPORTED HEIGHT
 FOUNDATION WALLS TO BE MINIMUM 15 M.P.A. TABLE 9.15.4.2.A OF THE O.B.C. (20 M.P.A. RECOMMENDED)
 MAXIMUM BACK FILL HEIGHT ABOVE BASEMENT FLOOR TO CONFORM TO TABLE 9.15.4.2.A OF THE O.B.C.
 FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 5 7/8" ABOVE FINAL GRADE
 PROVIDE CRACK CONTROL JOINTS IN WALLS MORE THAN 9'-0" LONG AT INTERVALS OF NOT MORE THAN 49'-3"

TABLE 9.15.4.2.A		
MAXIMUM HEIGHT OF FINISHED GRADE ABOVE BASEMENT FLOOR OR CRAWL SPACE		
TYPE OF FOUNDATION WALL	MINIMUM WALL THICKNESS	FOUNDATION WALL, MIN. 5' HIGHER THAN FINISHED GRADE AT THE TOP
SOLID CONCRETE	8 INCH	9'-11"
	10 INCH	4'-7"
	15 INCH	4'-11"
SOLID CONCRETE 20 M.P.A.	8 INCH	3'-11"
	10 INCH	4'-7"
	12 INCH	4'-11"

TABLE 9.15.4.2.A		
MAXIMUM HEIGHT OF FINISHED GRADE ABOVE BASEMENT FLOOR OR CRAWL SPACE		
TYPE OF FOUNDATION WALL	MINIMUM WALL THICKNESS	FOUNDATION WALL, MIN. 5' HIGHER THAN FINISHED GRADE AT THE TOP
SOLID CONCRETE	8 INCH	6'-6"
	10 INCH	8'-6"
	12 INCH	8'-6"
SOLID CONCRETE 20 M.P.A.	8 INCH	7'-7"
	10 INCH	8'-6"
	12 INCH	8'-6"

NOTE:
 FOUNDATION DRAINAGE SYSTEMS SHALL CONFORM TO SECTION 9.14.2.
 GARAGE & EXTERIOR CONCRETE REQUIRED TO BE 30 M.P.A. WITH AIR ENTRAINMENT OF 5 TO 8%
 BASEMENT FLOOR SLABS TO BE MINIMUM 25 M.P.A. TROWELED SMOOTH
 SLABS OVER COLD ROOMS TO BE MIN. 8" THICK WITH POSITIVE DRAINAGE, 10 MIL REBAR AT 8" O.C., BOTH WAYS ANCHORED TO WALLS WITH VERTICAL 10 MIL REBAR @ 24" O.C.

CONSTRUCTION DRAWINGS FOR:
FERRIER CUSTOM HOMES L.T.D.

DWG. DESCRIPTION:
FOUNDATION PLAN

MAIN FLOOR 1417 SQ. FT.
 GARAGE 630 SQ. FT.
 PORCH & DECK 337 SQ. FT.
 BUILDING ENVELOPE 2384 SQ. FT.

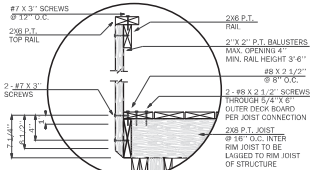
NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE

NOTES:

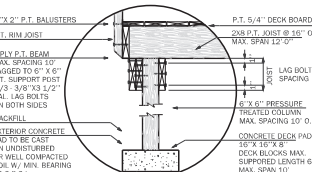
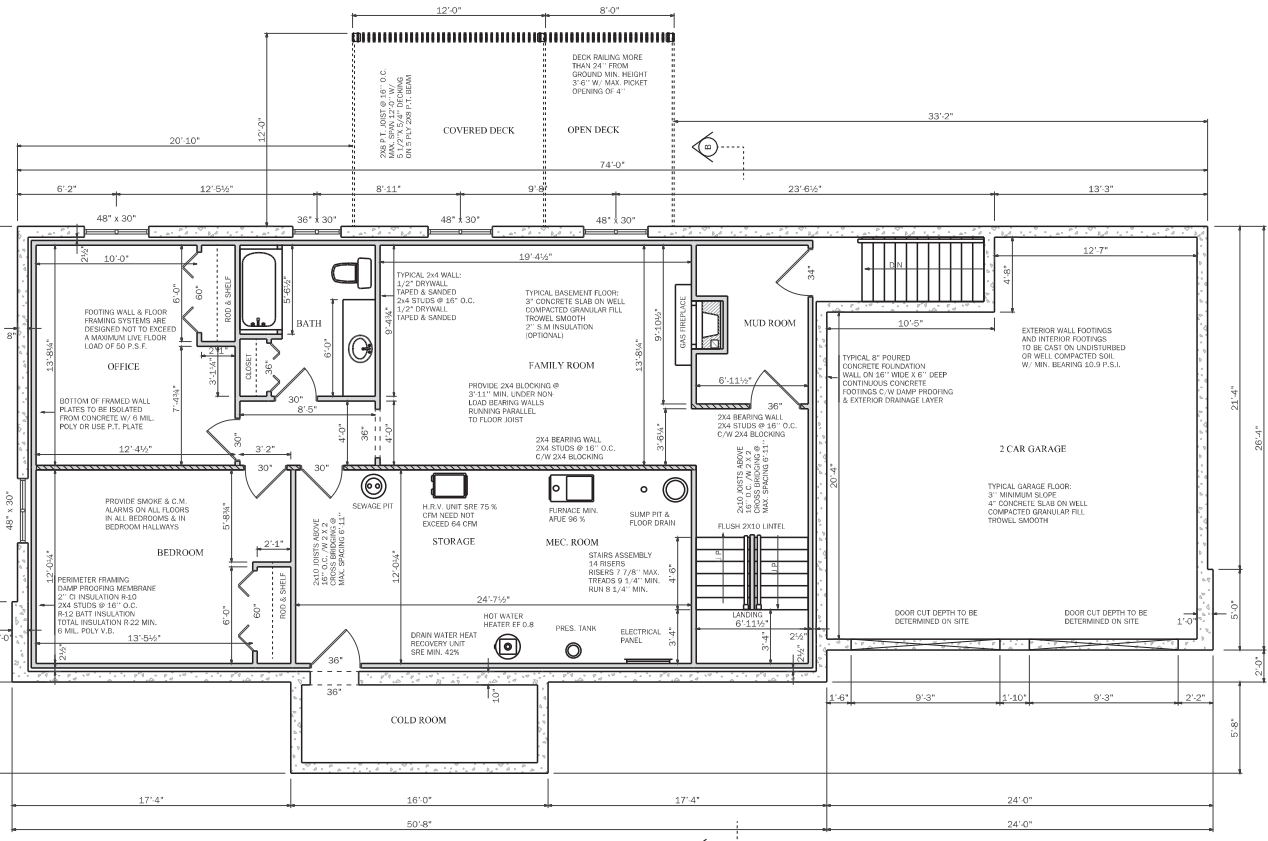
DATE:
OCTOBER 30, 2019
 SCALE: 3/16"=1'-0"
 DWG. NO. A-2

QUALIFIED & REGISTERED DESIGNER
 BUILDING CODE IDENTIFICATION
 NUMBER 30819

JIM LUMBY DRAFTING & DESIGNS
 ADDRESS: R.R.# 1 HANOVER ONT.
 PHONE: 519-369-1337
 FAX: 519-369-1338



DECK RAILING & JOIST DETAIL N.T.S.



DECK POST & BEAM DETAIL N.T.S.

NOTE:
 ALL ELECTRICAL WIRING MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS PERMITS MUST BE FILED.
 PLUMBING AND PLUMBING FACILITIES SHALL CONFORM TO SECTION 9.31 AND PART 7 OF THE O.B.C.
 HEATING AND AIR-CONDITIONING SYSTEMS SHALL CONFORM TO SECTION 9.33 AND PART 6 OF THE O.B.C.
 VENTILATION SYSTEMS TO CONFORM WITH SECTION 9.32 O.B.C.
 STRUCTURAL COMPONENTS & MATERIAL SHALL CONFORM TO PART 9 AND TABLE A.1 TO A.37 OF THE O.B.C.
 ALL INTERIOR AND EXTERIOR FINISHES TO CONFORM TO PART 9 OF THE O.B.C.
 DESIGN OF AREAS, DOORS, WINDOWS, STAIRS, HAND RAILS, MEANS OF EGRESS AND FIRE PROTECTION SHALL COMPLY WITH THE O.B.C.
 ALL TRUSS, I.V.L. BEAMS & OTHER ENGINEERED DRAWINGS TO BE SUPPLIED TO BUILDING DEPARTMENT PRIOR TO FRAMING INSPECTION

JOIST	12' O.C.	16' O.C.
2x4	8'-6"	5'-11"
2x6	10'-0"	6'-6"
2x8	13'-0"	8'-0"
2x10	15'-0"	9'-4"
2x12	18'-0"	11'-0"

	12' O.C.	16' O.C.	24' O.C.
INTERIOR	2" X 4"	2" X 4"	2" X 4"
ROOF	2" X 4"	2" X 4"	2" X 4"
1st FLOOR	2" X 4"	2" X 4"	2" X 6"
2nd FLOOR	2" X 4"	2" X 4"	2" X 6"
3rd FLOOR	2" X 4"	N/A	N/A
EXTERIOR	2" X 4"	2" X 4"	2" X 4"
ROOF	2" X 4"	2" X 4"	2" X 4"
1st FLOOR	2" X 4"	2" X 4"	2" X 6"
2nd FLOOR	2" X 4"	2" X 4"	2" X 6"
3rd FLOOR	2" X 4"	N/A	N/A

NOTE:
 RANGE HOOD & BATH FANS EXHAUSTED TO EXTERIOR OR PROVIDE A HEAT RECOVERY VENTILATOR.
 MAIN FAN SWITCH IN HALL AREA OR PROVIDE H.V. SYSTEM.
 CARBON MONOXIDE & SMOKE ALARMS ON ALL FLOORS & BASEMENT AREAS AND BEDROOMS/HALLWAYS.
 AUTO DOOR CLOSER & GAS PROOFING IN GARAGE AREA.
 TYPICAL GARAGE FLOOR: 3" MINIMUM SLOPE 4" CONCRETE SLAB ON WELL COMPACTED GRANULAR FILL TROWEL SMOOTH
 PRELIMINARILY INSULATE STEEL SKIN EXTERIOR DOORS, C/W W/SHEDS STRIPPING ALUMINUM THRESHOLD AND DEAD BOLTS
 STEEL SECTIONAL GARAGE DOOR CLASSES & INSULATION (OPTIONAL)
 WINDOWS TO BE FACTORY SEALED DOUBLEGLAZED W/ CAULKING BETWEEN FRAMES & EXTERIOR WALLS
 HAND RAILS ON ALL INTERIOR AND EXTERIOR STAIRS
 ALL FRAMING MEMBERS TO BE NUMBER 1 OR 2 SPRUCE OR BETTER
 FOOTINGS WALL & FLOOR FRAMING SYSTEMS A/FK DESIGN NOT TO EXCEED A MAXIMUM FLOOR LOAD OF 50 P.S.F.

INTEL.	ROOF ONLY	ROOF + 1 FLOOR
2x2x4	3'-0"	2'-11"
2x2x6	4'-0"	3'-0"
2x2x8	5'-10"	5'-11"
2x2x10	7'-0"	7'-0"
2x2x12	8'-4"	7'-0"

JOIST	12' O.C.	16' O.C.
2x4	10'-0"	6'-4"
2x6	13'-0"	8'-0"
2x8	16'-0"	9'-4"
2x10	18'-0"	11'-0"
2x12	21'-0"	13'-0"

NOTE:
 DIMENSIONS PREVAIL OVER SCALE
 ALL DIMENSIONS & EXTENSIONS ARE TO INSIDE OF OUTSIDER OF FRAMING AND DO NOT INCLUDE INTERIOR DRYPWALL ON EXTERIOR SIDING AND BRICK VENEER FINISHES
 2x4 WALLS ARE 3 1/2" THICK 2x6 WALLS ARE 5 1/2" THICK. EXTERIOR WALL DIMENSIONS INCLUDE 1/2" SHEATHING
 ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ACTUAL SIZE. ADD MIN. 1" FOR R.S.O. OPENING
 FROM FRAMING TO FRAMING. ROO AND SHELF CLOSETS ARE 2'-1" IN DEPTH. LINEN AND BATH CLOSETS ARE 1'-8" IN DEPTH. HALLWAYS ARE A MINIMUM OF 3'-0" IN WIDTH AND STAIR OPENINGS ARE A MINIMUM OF 3'-4" IN WIDTH

CONSTRUCTION DRAWINGS FOR:
FERRIER CUSTOM HOMES L.T.D.

DWG. DESCRIPTION:
UNFINISHED BASEMENT

MAIN FLOOR 1417 SQ. FT.
 GARAGE 630 SQ. FT.
 PORCH & DECK 337 SQ. FT.
 BUILDING ENVELOPE 2384 SQ. FT.

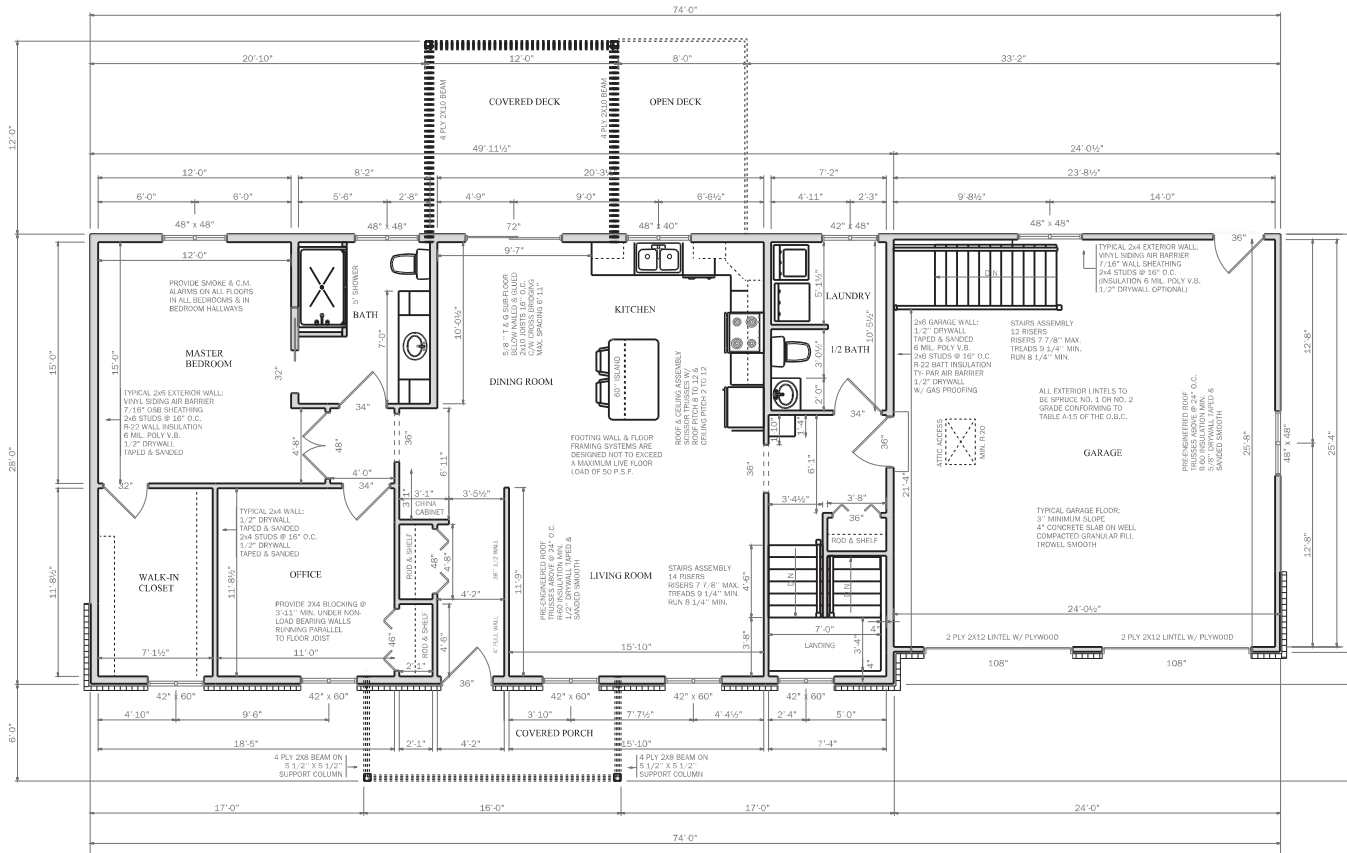
NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE

NOTES:

DATE: **OCTOBER 30, 2019**
 SCALE: **3/16"=1'-0"**

QUALIFIED & REGISTERED DESIGNER
 BUILDING CODE IDENTIFICATION
 NUMBER 30819

JIM LUMBY DRAFTING & DESIGNS
 ADDRESS: R.R.#1 HANOVER ONT.
 PHONE: 519-369-1337
 FAX: 519-369-1338



NOTE:
 ALL ELECTRICAL WIRING MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS (PERMITS) MUST BE FILED
 PLUMBING AND PLUMBING FACILITIES SHALL CONFORM TO SECTION 9.33 AND PART 7 OF THE O.B.C.
 HEATING AND AIR-CONDITIONING SYSTEMS SHALL CONFORM TO SECTION 9.33 AND PART 6 OF THE O.B.C.
 VENTILATION SYSTEMS TO CONFORM WITH SECTION 9.32 O.B.C.
 STRUCTURAL COMPONENTS & MATERIAL SPANS SHALL CONFORM TO PART 9 AND TABLE A-1 TO A-37 OF THE O.B.C.
 ALL INTERIOR AND EXTERIOR FINISHES TO CONFORM TO PART 9 OF THE O.B.C.
 DESIGN OF AREAS, DOORS, WINDOWS, STAIRS, HAND RAILS, MEANS OF EGRESS AND FIRE PROTECTION SHALL COMPLY WITH THE O.B.C.
 ALL TRUSS, L.V.L. BEAMS & OTHER ENGINEERED DRINKINGS TO BE SUPPLIED TO BUILDING DEPARTMENT PRIOR TO FRAMING INSPECTION

FLOOR JOIST SPAN TABLE A-1 R1 & 2 SPRUCE WITH STRAPPING & BRIDGING		
JOIST	12' O.C.	18' O.C.
2x4	8'-0"	6'-0"
2x6	10'-0"	8'-0"
2x8	12'-0"	10'-0"
2x12	18'-0"	14'-0"

SIZE AND SPACING OF STUDS FOR INTERIOR & EXTERIOR WALLS ATTIC NOT ACCESSIBLE BY STAIRWAY TABLE A-23.1 O.B.C.		
INTERIOR	12' O.C.	16' O.C.
ROOF	2"x3"	2"x3"
1ST FLOOR	2"x4"	2"x4"
2ND FLOOR	2"x4"	2"x4"
3RD FLOOR	2"x4"	2"x4"
4TH FLOOR	2"x4"	2"x4"
5TH FLOOR	2"x4"	2"x4"
6TH FLOOR	2"x4"	2"x4"

NOTE:
 RANGE HOOD & BATH FANS EXHAUSTED TO EXTERIOR OR PROVIDE A HEAT RECOVERY VENTILATOR
 MAIN FAN SWITCH IN HALL AREA OR PROVIDE H.R.V. UNIT
 CARBON MONOXIDE & SMOKE ALARMS ON ALL FLOORS & BEDROOM AREAS AND BEDROOM HALLWAYS
 AUTO DOOR CLOSER & GAS PROOFING IN GARAGE AREA
 PREHUNG INSULATE STEEL SKIN EXTERIOR DOORS C/W WEATHER STOPPING ALUMINUM THRESHOLD AND DEAD BOLTS
 STEEL SECTIONAL GARAGE DOOR CLOSER & INSULATION (OPTIONAL) WINDOWS TO BE FACTORY SEALED DOUBLE GLAZED W/ CASINGS BETWEEN FRAMES & EXTERIOR WALLS
 HAND RAILS ON ALL INTERIOR AND EXTERIOR STAIRS
 ALL FRAMING MEMBERS TO BE NUMBER 1 OR 2 SPRUCE OR BETTER
 FOOTINGS WALL & FLOOR FRAMING SYSTEMS ARE DESIGNED NOT TO EXCEED A MAXIMUM FLOOR LOAD OF 50 P.S.F.

JOIST SPAN TABLE A-15 NO. 1 & 2 SPRUCE WITH NON-STRUCTURAL SHEATHING SHOW LOAD 2 K.I.F.A. MAX. SPAN OF CHAINS MAY BE INCREASED BY 15% WITH STRUCTURAL SHEATHING MIN. THICKNESS 9/16"		
JOIST	ROOF ONLY	ROOF + 1 FLOOR
2x4	3'-8"	2'-11"
2x6	4'-10"	3'-7"
2x8	5'-10"	4'-7"
2x10	7'-0"	5'-7"
2x12	8'-4"	7'-0"

FLOOR JOIST SPANS CANADIAN WOOD COUNCIL NO. 2 & 3 SPRUCE HALD GLUED WITH BRIDGING		
JOIST	12' O.C.	18' O.C.
2x4	10'-0"	8'-0"
2x6	13'-0"	10'-0"
2x8	16'-0"	13'-0"
2x12	24'-0"	18'-0"

NOTE:
 DIMENSIONS PREVAIL OVER SCALE
 ALL DIMENSIONS & EXTENSIONS ARE TO INSIDE OR OUTSIDE OF FRAMING AND DO NOT INCLUDE INTERIOR DRYWALL OR EXTERIOR SIDING AND BRICK VENEER FINISHES
 2x4 WALLS ARE 3 1/2" THICK 2x6 WALLS ARE 5 1/2" THICK, EXTERIOR WALL DIMENSIONS INCLUDE 1/2" SHEATHING
 ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ACTUAL SIZE AND MIN. 1" FOR R.S.O. OPENINGS
 FROM FRAMING TO FRAMING ROOF AND SHEET CLOSETS ARE 2'-11" IN DEPTH, LINEN AND BATH CLOSETS ARE 1'-6" IN DEPTH, HALLWAYS ARE A MINIMUM OF 3'-2" IN WIDTH AND STAIR OPENINGS ARE A MINIMUM OF 3'-4" IN WIDTH

CONSTRUCTION DRAWINGS FOR:
DON & MARILYN EMKE

OWG. DESCRIPTION:
MAIN FLOOR PLAN

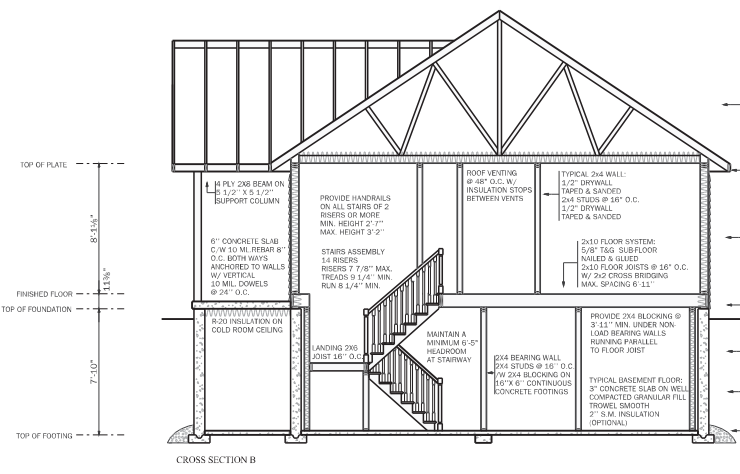
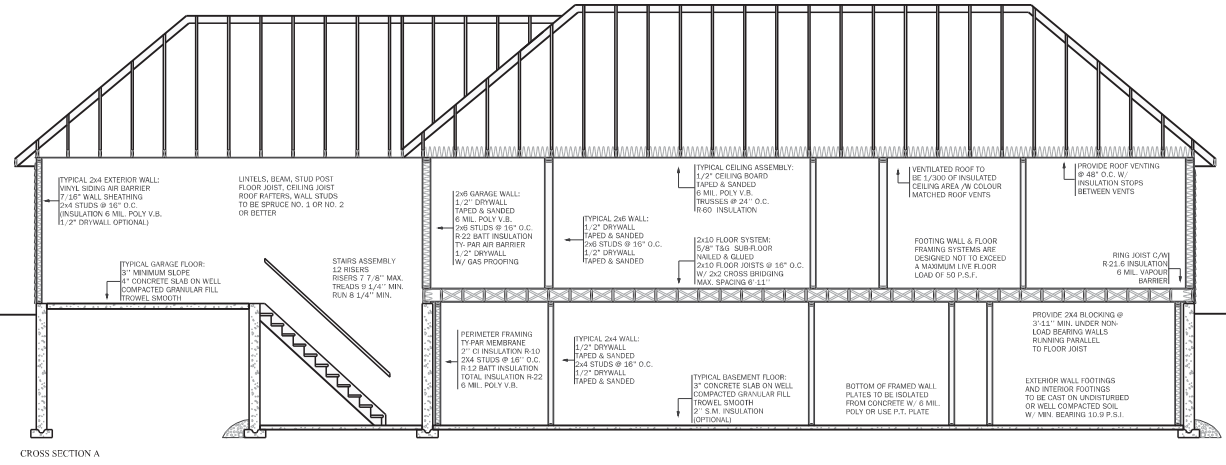
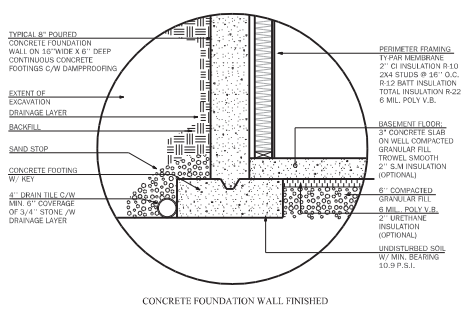
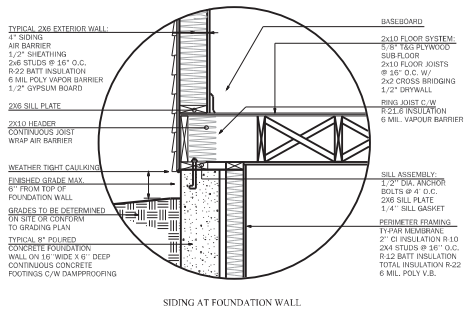
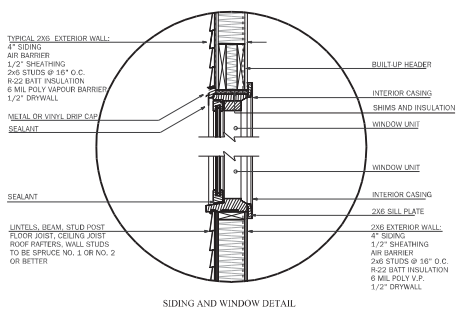
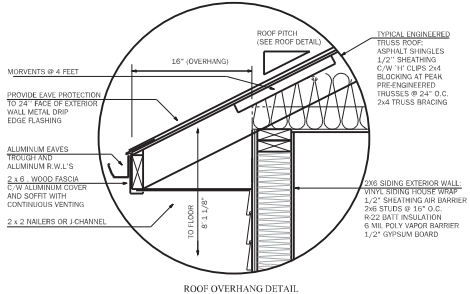
MAIN FLOOR	1417 SQ. FT.
GARAGE	630 SQ. FT.
PORCH & DECK	259 SQ. FT.
BUILDING ENVELOPE	2384 SQ. FT.

NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE

DATE:	FEBRUARY 10, 2017
SCALE:	3/16"=1'-0"
DWG. NO.	A-4

QUALIFIED & REGISTERED DESIGNER
 BUILDING CODE IDENTIFICATION
 NUMBER 30819

JIM LUMBY DRAFTING & DESIGNS
 ADDRESS: R.R.# 1 HANOVER ONT.
 PHONE: 519-369-1337
 FAX: 519-369-1338

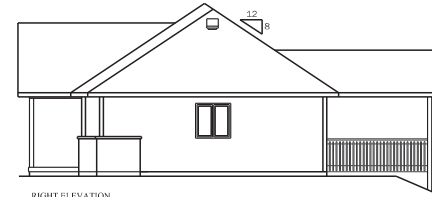


CONSTRUCTION DRAWINGS FOR:	DWG. DESCRIPTION:	MAIN FLOOR	1417 SQ. FT.	NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE	NOTES:	DATE:	QUALIFIED & REGISTERED DESIGNER	
FERRIER CUSTOM HOMES L.T.D.	CROSS SECTION	GARAGE	630 SQ. FT.			OCTOBER 30, 2019	JIM LUMBY DRAFTING & DESIGNS	
		PORCH & DECK	337 SQ. FT.			SCALE:		BUILDING CODE IDENTIFICATION
		BUILDING ENVELOPE	2384 SQ. FT.			3/16"=1'-0"		DWG. NO.

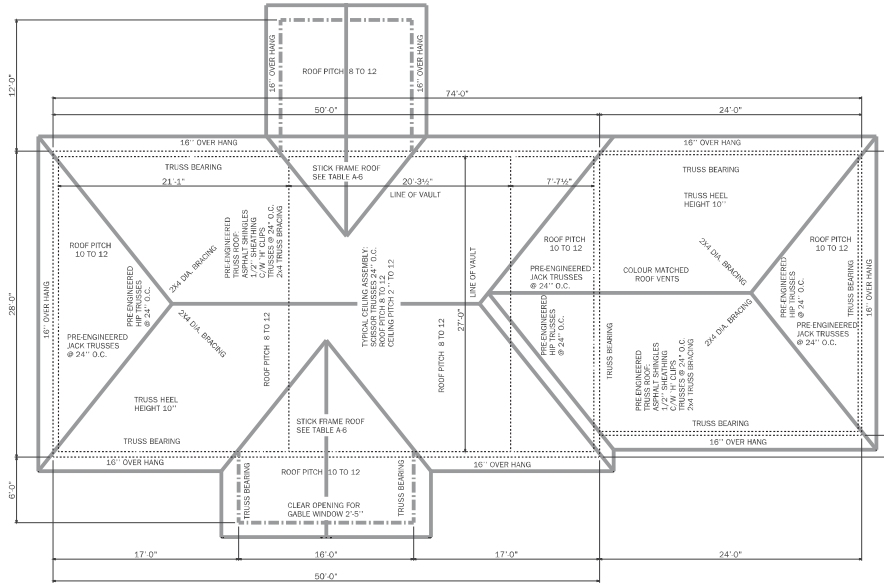
ADDRESS:	R.R.# 1 HANOVER ONT.
PHONE:	519-369-1337
FAX:	519-369-1338



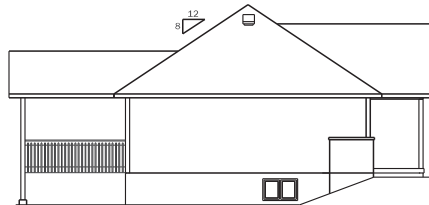
REAR ELEVATION



RIGHT ELEVATION



- MAIN ROOF LINE
- LOWER ROOF LINE
- BEARING WALLS
- GIRDER TRUSS & BEAMS



LEFT ELEVATION



FRONT ELEVATION

CEILING JOIST SPAN TABLE A.1
NO. 1 & 2 SPRUCE ATTC NOT
ACCESSIBLE BY STAIRWAY

JOIST	12" O.C.	16" O.C.
2x4	10'-2"	8'-3"
2x6	15'-4"	11'-5"
2x8	21'-3"	19'-2"
2x10	28'-11"	26'-6"
2x12	32'-4"	29'-0"

ROOF RAFTERS SPAN TABLE A.6
NO. 1 & 2 SPRUCE SPECIFIED
SNOW LOAD 2.0 2x4 COLLAR
TIES ARE PERMITTED TO PROVIDE
INTERMEDIATE SUPPORT TO
REDUCE THE RAFTER SPAN

RAFTER	12" O.C.	16" O.C.
2x4	8'-1"	7'-4"
2x6	12'-2"	11'-6"
2x8	18'-0"	16'-2"
2x10	24'-11"	22'-0"
2x12	30'-7"	27'-0"

TABLE A.34 MIN. NUMBER OF
2x4 (SPRUCE) STUD POST
FOR BEAMS OR GIRDERS
TRUSSES WITH SPECIFIED
ROOF DESIGN OF 40.7 P.S.F.
MAX. STUD HEIGHT 9'-10"

SPANS BEAM GIRDER	SUPPORTED LENGTH		
	7'-0"	11'-9"	15'-9"
1'-0"	1	1	2
11'-10"	2	2	3
15'-8"	2	3	4
19'-8"	3	4	5
23'-7"	3	4	5
27'-6"	3	5	6
31'-5"	4	5	6
35'-5"	4	5	7
39'-4"	5	6	7

MIN. NUMBER OF 2x8 (SPRUCE)
STUD POST MAX. HEIGHT
9'-10" TABLE A.35

SPANS BEAM GIRDER	SUPPORTED LENGTH		
	7'-0"	11'-9"	15'-9"
1'-0"	1	1	2
11'-10"	1	2	2
15'-8"	1	2	3
19'-8"	2	2	3
23'-7"	2	3	4
27'-6"	2	3	4
31'-5"	2	3	5
35'-5"	2	4	5
39'-4"	3	4	5

RAFTER-TO-JOIST NAILING
UN-SUPPORTED RIDGE
TABLE B.2.3.8

ROOF SLOPE	RAFTER SPACING	BUILDING WIDTH UP TO 24'-3"	UP TO 32'-2"	UP TO 48'-0"
4:12	16" O.C.	4	5	6
5:12	16" O.C.	4	4	5
6:12	16" O.C.	4	4	4
7:12	16" O.C.	4	4	4
8:12	16" O.C.	4	4	4
9:12	16" O.C.	4	4	4
10:12	16" O.C.	4	4	4

MINIMUM NUMBER OF NAILS
NOT LESS THAN 3" LONG

ROOF SLOPE	RAFTER SPACING	BUILDING WIDTH UP TO 24'-3"	UP TO 32'-2"	UP TO 48'-0"
4:12	16" O.C.	4	5	6
5:12	16" O.C.	4	4	5
6:12	16" O.C.	4	4	4
7:12	16" O.C.	4	4	4
8:12	16" O.C.	4	4	4
9:12	16" O.C.	4	4	4
10:12	16" O.C.	4	4	4

ROOF SLOPE

RAFTER SPACING	BUILDING WIDTH UP TO 32'-2"	UP TO 48'-0"
4:12	5	7
5:12	5	6
6:12	5	5
7:12	5	5
8:12	5	5
9:12	5	5
10:12	5	5

SPECIFIED DESIGN SNOW LOADS
55 PSF PLUS RAIN LOAD
IN COLUMN 1.2 & 1.3 TABLE 1.2
SUPPLEMENTARY STANDARD S5-1

LOCATION	K.P.A.	P.S.F.
CAMBRIDGE	1.28	26.73
CHESELEY	1.94	40.52
COLLINGWOOD	1.89	39.47
DURHAM	1.94	40.52
FERDUS	1.61	33.62
GODERICH	1.72	35.92
GUELPH	1.45	30.28
HANOVER	1.83	38.22
KINCARDINE	1.83	38.22
KITCHENER	1.50	31.33
LISTOWEL	1.83	38.22
MARSDALE	2.27	47.41
MOUNT FOREST	1.89	39.47
ORANGEVILLE	1.67	34.88
OWEN SOUND	1.94	40.52
PORT ELGIN	1.94	40.52
STRATFORD	1.67	34.88
WALKERTON	1.89	39.47
WATERLOO	1.50	31.33
WARTON	1.89	39.47
WINGHAM	1.83	38.22

CONSTRUCTION DRAWINGS FOR:
**FERRIER CUSTOM
HOMES L.T.D.**

DWG. DESCRIPTION:
**ROOF
DETAIL**

MAIN FLOOR 1417 SQ. FT.
GARAGE 630 SQ. FT.
PORCH & DECK 337 SQ. FT.
BUILDING ENVELOPE 2384 SQ. FT.

NOTE: ALL BUILDING MATERIALS AND
ASSEMBLIES SHALL COMPLY WITH
THE ONTARIO BUILDING CODE

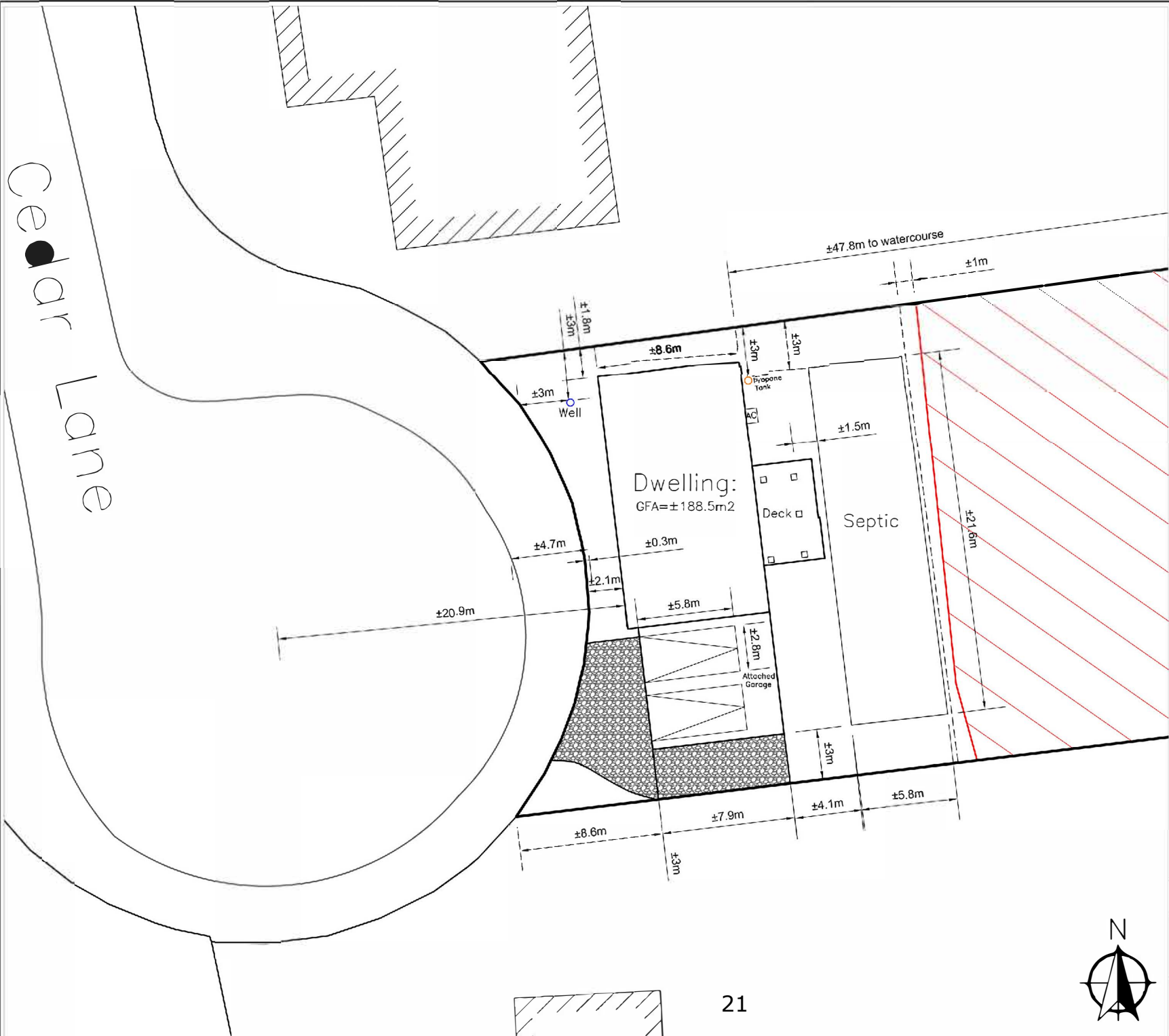
NOTES:

DATE:
OCTOBER 30, 2019
SCALE:
1/8"=1'-0"

QUALIFIED & REGISTERED DESIGNER
BUILDING CODE IDENTIFICATION
NUMBER 30819

JIM LUMBY DRAFTING & DESIGNS
ADDRESS R.R.# 1 HANOVER ONT.
PHONE 519-369-1337
FAX 519-369-1338

Cedar Lane



Cedar Lane
 ARN: 420706000103404
 PLAN 815 LOT 4 SUB OF CON 1;EGR LOT 4
 Township of Southgate
 (Geographic Township of Egremont)
 Grey County

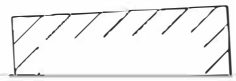
- Legend**
- Subject Lands
 - Property Boundaries
 - Extent of Travelled Road
 - Silt Fence
 - Existing Dwellings
 - Parking Space
 - Gravel Driveway
 - Floodplain Limit
 - Deck Pier/Footing
 - Well Location
 - Propane Tank Location
 - Airconditioner Location

* measurements are approximate

Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

978 First Avenue West Owen Sound, Ontario N4K 4K5 (519) 372-9750 Fax: (519) 372-9953 e-mail: cuesta@cuestaplanning.com -800-655-7662

Drawn By:	Date Printed:
V.Muhunthan	October 16, 2024
File:	Project Name:
x	Sylvest





**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 September 25, 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. A9-24

APPLICANTS: Jamie and John Allen

Description and Key Map of the Subject Land

Legal Description: Plan 815 Lot 4 SUB of CON 1 EGR Lot 4, Geographic Township of Egremont, Township of Southgate

Civic Address: None assigned.



The Purpose of the Minor Variance is to allow construction of a dwelling on an existing lot with a 2.1 metre minimum front yard setback from Cedar Lane, 1.8 metre north side yard, and a front porch that projects 1.8 metres into the front yard. The Township Zoning By-law requires a minimum front yard of 7.5 metres and side yard of 3.0 metres, while Section 5.1(h) permits a 1.0 metre maximum unenclosed porch projection into a required yard.

The Effect of the Minor Variance would be to reduce the required front yard by 5.4 metres and the required north side yard by 1.2 metres, while increasing the maximum porch projection into the front yard by 0.8 metres so that a detached dwelling can be built on the existing lot.

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-notice.aspx#A9-24-Jamie-and-John-Allen>

When requesting information please quote File No. **A9-24**

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

Township of Southgate

185667 Grey County Road 9,
Dundalk, ON N0C 1B0

Jim Ellis,

Public Works Manager / Risk Management Official

jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: September 5, 2024

File No.: A9-24

Can a safe access be provided? Yes No

Road Drainage Concern: Include in lot drainage & grading plan

Road Standard: Rural asphalt

Road Widening Necessary? Yes No

Entrance Requirements: Entrance permit application required

Load Restricted Road: Yes No

Comments: _____

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- WHPA "C"
- WHPA "D"
- Not Applicable

Comments: _____

Signed: _____



Jim Ellis, Public Works Manager / Risk Management Official

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

September 11, 2024

Township of Southgate
185667 Grey Road 9
RR 1
Dundalk, Ontario
N0C 1B0

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Ms. Milne,

RE: A9-24 (Jamie and John Allen)
Unassigned civic address, Cedar Lane
Roll No.: 420706000103404
Lot 4 Concession 1 EGR, Plan 815
Geographic Township of Egremont
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the Minor Variance is to allow construction of a dwelling on an existing lot with a 2.1 metre minimum front yard setback from Cedar Lane, 1.8 metre north side yard, and a front porch that projects 1.8 metres into the front yard. The Township Zoning By-law requires a minimum front yard of 7.5 metres and side yard of 3.0 metres, while Section 5.1(h) permits a 1.0 metre maximum unenclosed porch projection into a required yard.

Background

On October 2, 2024, an agent for the owners contacted the SVCA regarding the purchase of the property and construction of a dwelling. SVCA staff issued SVCA permit 24-124 on May 28, 2024 for construction of a dwelling and related development, that is directly related to the A9-24 file.

Recommendation

The application is generally acceptable to SVCA staff, we elaborate below.

Natural Hazards

The natural hazard features of concern on the property include a tributary of Camp Creek, its floodplain and valley slope and any wetlands/swamps.

It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County Official Plan (OP), and Schedule A of the Southgate OP and the EP zone as shown in the Township Zoning By-law could be revised, at the earliest opportunity, to best reflect site conditions, to coincide with SVCA Hazard Land/recommended EP zone for the property. SVCA does not require a zoning by-law amendment as a condition of the A9-24 application.

Furthermore, SVCA staff note that based on the plans dated August 12, 2024, that were submitted with the A9-24 application, the proposed development will not be located within SVCA's Hazard Land/recommended EP zone.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Based on the plans submitted with the proposal, the proposal would be consistent with Section 3.1.1 of the PPS, 2020.

Township of Southgate Official Plan and Grey County Official Plan

Section 5.5.2 of the Southgate OP and Section 7.2.3 of the Grey County OP state in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plan submitted with the proposal, the proposal would be consistent with the Southgate OP and Grey County OP.

Drinking Water Source Protection

The property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

SVCA Regulation 41/24

SVCA staff has reviewed the proposal as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may

require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The majority of the property is within the Approximate Screening Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

For this property, the SVCA Approximate Screening Area includes the natural hazard features of a tributary of Camp Creek, its floodplain and valley slope and any wetlands/swamps, and an offset distance outwards from these features.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Alternatively, please see the attached SVCA map. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

As mentioned above, SVCA issued SVCA permit 24-124 on May 28, 2024 for development on the property. SVCA note that the site plans submitted as part of SVCA permit 24-124 was dated May 14, 2024, and the most recent site plan submitted as part of the A9-24 application is dated August 12, 2024. However, the proposal has not changed substantially, and so SVCA permit 24-124 is still applicable, and does not require a SVCA permit amendment.

Summary

SVCA staff has reviewed this proposal in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Grey County OP and Township of Southgate policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Township of Southgate with regard to the proposal. Should you have any questions, please contact the undersigned.

Township of Southgate
A9-24 (Allen)
September 11, 2024
Page 4 of 4

Sincerely,







Michael Oberle
Environmental Planning Coordinator
Saugen Conservation
MO

Enclosure: SVCA map

cc: Barbara Dobreen, Authority Member, SVCA (via email)
Cuesta Planning, Agent (via email)

2020 air photo image
No civic address,
Cedar Lane
Plan 815
RollNo. 4207060001034
Lot 4 Con 1EGR Egremor
Southgate

Legend

-  Hazard Land
-  SVCA Approximate Regulated Area limit
-  west side of creek
-  Watercourse
-  subject property
-  Parcel Fabric



UTM Zone 17N, NAD 83

1:1000

The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2021.



March 29, 2022

LAND DEVELOPMENT REVIEW CORRESPONDENCE

Correspondence: MTO-LD-2024-31L-000386

Jessica Pegelo (Regional Planner (CMP/SPM))

Wednesday October 16, 2024 9:20 a.m.

To: Victoria Mance <vmance@southgate.ca>

The Ministry of Transportation (MTO) have completed a review of the proposed minor variance.

The proposal has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies.

The subject property is located adjacent to Highway 6, is within MTO's Permit Control Area (PCA), and as such, MTO permits are required before any demolition, grading, construction or alteration to the site commences.

Highway 6 at this location is classified as a 2B Arterial in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

Building and Land Use

The Proponent shall submit an acceptable Site Plan, Grading Plan, Drainage Plan and Site Servicing Plan for MTO review and approval. These plans shall clearly identify all structures/works and parking (existing and proposed).

MTO requires all buildings, structures and features integral to the site to be located a minimum of 8 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.

Storm Water Management

The grading/drainage plans shall identify any storm drain infrastructure including - outlets, swales, tiles, direction of flow, etc. A Storm Water Management Report may be required for MTO review and approval.

The applicant should be directed to MTO's Stormwater Management Requirements for Land Development Proposals using the following link:

Stormwater Management Planning and Design Manual | Ontario.ca

Access & Traffic Impact Review

All access shall be taken off of Cedar Lane.

Encroachments

Any encroachments and works identified within the Highway 6 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial

highway property encroachments are strictly regulated and must meet all conditions set out by MTO.

General Comments

Upon review and approval of the minor variance, MTO Permit(s) will be required. Please feel free to contact me directly should you have any questions or concerns.

Thank you,

Jessica Pegelo
Corridor Management Planner
Highway Corridor Management
Ministry of Transportation of Ontario

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: County comments for A9-24 Allen
Date: October 17, 2024 9:39:42 AM

County comments for A9-24 Allen

Hello Southgate,

Please see below for the County comments for Minor Variance application A9-24 Allen - Jamie & John Allen.

County Planning staff have reviewed the subject application. Schedule A of the County OP indicates that the subject lands contain Hazard Lands. The proposed development would be located near the edge of the Hazard Lands and SVCA has confirmed that the proposed development is located outside of their mapped Hazard Lands. SVCA has also issued a permit for the proposed development. Therefore, County Planning staff have no concerns.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.

From a general planning perspective, it should be ensured that subject property can safely provide onsite water and sewage servicing.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

The subject property contains and/or is adjacent to 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', 'Fish Habitat', and a 'Stream'. Additionally, the property is considered a Significant Groundwater Recharge Area. County staff have reviewed the proposal and based on the site plan, the proposed development will be within adjacent lands to the identified natural heritage features and within a previously disturbed area. As such, it is County staff's opinion that the potential impact to this feature would be negligible, and the requirement for an EIS can be waived.

County ecology staff have no concerns with the application. If you have any

questions or concerns regarding the above, please reach out to ecology@grey.ca.

County Planning staff have no concerns with the subject application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON



Report To:	Committee of Adjustment
Meeting Date:	2024-10-23
Report Number:	PL2024-093
Title:	SUPPLEMENTARY REPORT – Application for Minor Variance, A9-24 for Jamie and John Allen, Cedar Lane, Plan 815 Lot 4
Open/Closed Session:	Open Session
Prepared By:	Bill White, MCIP, RPP, Senior Planning Consultant Triton Engineering
Prepared/Approved By:	Kenneth Melanson, MCIP, RPP, Senior Manager – Development & Community Services

Executive Summary:

At the September 25, 2024 committee meeting, the applicant requested this proposal be deferred the next meeting to further revise their application due to concerns over one of the variances requested. Staff, in the September 25th report, did not support all the variances requested. The applicant has revised their application to maintain some variance requests, but to amend their proposal to remove the variance causing concern with Staff. Committee can approve the variance (as amended), approve as originally requested or refuse the applicant. Staff are recommending the Committee approve the variance as amended.

Recommendation:

Be it resolved that Committee of Adjustment:

- 1) 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
- 2) Approve two of the three minor variances requested on the required front yard and north side yard only subject to the following conditions:
 - a. 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.
 - b. 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.
 - c. That a permit from the Saugeen Valley Conservation Authority be obtained if needed.

Reasons for Recommendation:

Staff support the variances requested in the amended application – with the one variance (for covered porch projecting) has been amended and removed.

Discussion:

The applicant requested a one-month deferral of the application to consider options related to their variance application. The applicant has amended their proposal to remove the porch

projection variance, originally requested and before the Committee in September. They have maintained their requests for the other variances, which were supported by staff.

Attached to this supplemental report is the original report from September 25, 2024 committee. The amended proposal still achieves the policies noted in the original staff report and can be supported, now that the porch projection variance has been removed.

Conclusion:

Staff recommend support of the two remaining variances – as these were supported in the previous staff report (Attachment 1).

Link to Township of Southgate Strategic Plan:

Goal 7 of the Township of Southgate Strategic Plan supports improved access to housing and streamlined approval process (action 7C).

Attachment(s):

Attachment 1 – Committee of Adjustment staff report from September 25, 2024.



Report To:	Committee of Adjustment
Meeting Date:	2024-09-25
Report Number:	PL2024-084
Title:	Application Minor Variance, A9-24 For Jamie and John Allen, Cedar Lane, Plan 815 Lot 4
Open/Closed Session:	Open Session
Prepared By:	Bill White, MCIP, RPP, Triton Engineering Senior Planning Consultant
Approved By:	Kenneth Melanson, MCIP, RPP, Senior Manager of Development & Community Services

Executive Summary:

The subject site is the last vacant lot at the end of the Cedar Lane cul-de-sac south of Wilder Lake Road. The applicant seeks three minor variances to establish a building envelope on-site as follows:

1. Reduce required front yard from 7.5 metres to 2.1 metres (staff support this variance with conditions as it meets the tests for a minor variance in the Official Plan).
2. Reduce north side yard from 3 metres to 1.8 metres (staff support this variance with conditions as it meets the tests for a minor variance in the Official Plan).
3. Allow a covered porch to project 1.8 metres into the 2.1 metres front yard within 0.3 metres of the front lot line arc of the Cedar Lane right-of-way (staff do not support this variance as it does not meet two of the tests in the Official Plan including not maintaining the intent and purpose of the Zoning By-law and not desirable for the appropriate development of the site).

Details of the analysis of the proposed variance requests is detailed in this report.

Recommendation:

Be it resolved that Committee of Adjustment:

- 1) Receive as information Staff Report PL2024-084 regarding minor variance A9-24 by Jamie and John Allen for Cedar Lane, Plan 815 Lot 4; and
- 2) Approve two of the three minor variances requested on the required front yard and north side yard only subject to the following conditions:
 - a. 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.
 - b. 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.
 - c. That a permit from the Saugeen Valley Conservation Authority be obtained if needed.
- 3) Deny the third minor variance requested on maximum covered porch projection into a required front yard.

Reasons for Recommendation:

Staff only supports two of the three minor variances requested, one on front yard and one on north side yard. These two variances meet the minor variance tests in the Township Official Plan, *are consistent with* the Provincial Policy Statement (PPS 2020) and *have regard* to provisions of Section 45 of the [Planning Act](#). Recommended conditions of approval of the two variances are:

1. No porch or any other building or structure can project into the front yard as approved.
2. An attached garage is built on the south side of the proposed main home at least 0.5 metres back from the front building face with a 3 metre minimum south side setback allowing room for one parking space south of the proposed home.
3. Any applicable permit is obtained from the Saugeen Valley Conservation Authority.

A third variance requested to permit a covered porch to project 1.8 metres into the 2.1 metre front yard does not meet the minor variance tests in the Township Official Plan. The covered porch is too close to the Cedar Lane right-of-way creating a safety hazard such that the intent and purpose of the Zoning By-law is not maintained, and the third variance is not desirable for the appropriate development of the lands.

Proposal:

The applicants propose a building envelope on a vacant lot on the Cedar Lane cul-de-sac with a 2.1 metre front yard to the main home (7.5 metres required) with a covered porch projecting 1.8 metres into front yard (1.0 metre maximum permitted), and a 1.8 metre north side yard (3 metres required). A two-vehicle attached garage would be built on the south side of the home with the front of the garage set back 0.5 metres from the front building wall and 3 metres from the south lot line. A parking space is proposed south of the garage (see Site Plan – Attachment 1).

A proposed deck at the back of the home would have support posts 1.5 metres from the proposed septic system, which is to be located just outside the screening area – determined by the applicant’s Planning Consultant and the Saugeen Valley Conservation Authority. There is a watercourse estimated to be 47.8 metres from the back of the proposed home.

Because the home is on the east curve of the Cedar Lane right-of-way (cul-de-sac), the porch projection would be within 0.5 metres of the Cedar Lane property line where the smallest front yard setback is proposed. According to the [Planning Justification Report](#) submitted with the application, the proposed building envelope would meet all remaining requirements of the Residential 5 Type Zone.

Background/Site Context:

The subject lands are irregularly shaped, vacant with about 27 metres curved frontage on the Cedar Lane right-of-way (cul-de-sac), over 57 metres depth and about 0.3 hectares lot area. The highest elevation of the lot is at Cedar Lane with the property sloping gradually from the front lot line along its depth to a watercourse at the back of the parcel. About half the lot is tree covered. The subject lands and approximate building envelope are shown on Attachment 2 (Aerial Photo).

Saugeen Valley Conservation Authority mapping identified the entire subject lot, and existing homes to the north and south, as being within of the Authority’s screening area.

Cedar Lane runs south from Wilder Lake Road. Homes on the west side of Cedar Lane back on to Highway 6. Most homes on the Lane are large single detached dwellings on estate sized parcels

with private water and septage service. There are three existing homes south of the Cedar Lane cul-de-sac with a total of five existing driveways to the street.

Application Review – Planning Act – Provincial Interest

Provincial interest in of the [Ontario Planning Act](#) is promoted by:

- Section 2(h) orderly development of safe and healthy communities,
- Section 2(p) appropriate growth and development, and
- Section 2(r) promotes well-designed built form that encourages a sense of place and provides high quality, safe, accessible attractive public spaces.

[Section 45](#) empowers the Committee to grant minor variances. The application *has regard to* requirements of the [Ontario Planning Act](#).

Application Review – Provincial Policy Statement (PPS 2020):

Planning Authority decisions must be consistent with the [Provincial Policy Statement 2020](#). Section 1.1.3.1 supports Settlement Areas as the focus of growth and development, including rural settlements and Section 1.7.1 (e) promotes well-designed built form.

Application Review – County of Grey Official Plan:

The lands are designated Secondary Settlement and Hazard Land in Schedule A Map 2 of the Grey County Official Plan. Secondary Settlement Areas allow a limited range of residential uses and other community facilities. Intensification in Secondary Settlement Areas is permitted if the private services can be accommodated with no adverse impacts. Areas designated Hazard are generally protected from growth due to floodplains steep slopes woodlands and other natural hazards.

Application Review – Southgate Township Official Plan:

The subject lands are designated Village Community and Hazard Land by [Schedule A Map 2](#) in [Township Official Plan](#). In the Village Community designation residential uses are permitted provided individual on-site services can be accommodated with no adverse impacts on the environment. Section 7.3 allows for a variance to zoning provisions where its “not reasonably possible” to develop the lands “without creating undue hardship” subject to the four questions being evaluated by the Committee of Adjustment under Section 45(1) of the Planning Act. The application amended to remove the variance on front porch projection *maintains the intent and purpose* of the [Township Official Plan](#).

Application Review – Southgate Zoning By-law:

Schedule 1 of the [Zoning By-law Maps](#) places the subject lands in a Residential Type 5 Zone (R5) and an Environmental Protection (EP) Zone under the [Township Zoning By-law](#). The applicants have requested variances on front yard, north side yard, and porch projection into the front yard. Yard and front projection requirements in a Zoning By-law establish the general form of development acceptable in the area. Due to environmental restrictions on the back of the lot, variances on front and side yard to establish a building envelope closer to Cedar Lane away from sloping and wooded areas could maintain the intent and purpose of the Zoning By-law.

Section 5.1 (h) allows unenclosed porches and steps below 2 metres in grade to encroach into a front yard to permit access to a front door. Normally a 1 metre projection still maintains at least a 6-metre minimum front yard. In this case only 0.5 metres would be provided to the closest part of the Cedar Lane cul-de-sac, very close to the travelled portion of the road. The variance on front yard projection does not maintain the intent and purpose of the Zoning By-law.

Agency Circulation and Public Comments:

The following comments were received after circulating the notice of hearing for the application:

Comments from:	Comments received:
Saugeen Valley Conservation Authority (SVCA) (September 11, 2024)	Hazard Lands and Environmental Protection Zone could be revised, to best reflect site conditions, to coincide with SVCA Hazard Land/recommend EP zone for the property.
Township Public Works Department (September 5, 2024)	Road drainage concern to be included in lot drainage and grading plan and entrance permit application is required.
General Public Comments	None received as of report writing

Conclusion:

Proposed variances on front yard and north side yard to establish a building envelope on-site allows a home to be built in the existing subdivision away from the sloping and tree covered parts at the back of the site. The north side yard being reduced allows for an attached garage and additional parking space to be provided south of the home while still meeting the required south side yard. Additional parking south of the home will help ensure vehicles are not parked partially overhanging the reduced front yard.

Allowing a porch to project into the front yard to 0.5 metres right at the turning radius of the travelled road could impact road maintenance, particularly winter snow storage. The back deck could be made smaller and/or the attached garage re-configured to increase the front yard setback from Cedar Lane. Due to the very close projection of the proposed porch to the front street line, the minor variance on porch projection does not maintain the intent and purpose of the Zoning By-law and is not desirable for the appropriate development of the lands.

With conditions preventing any building or structure within the front yard established from the 2.1 metre setback from arc of the Cedar Lane right-of-way, the proposed variances on front yard and north side yard could be considered minor, desirable for the appropriate development of the lands, and will maintain the intent and purpose of the Official Plan and Zoning By-law.

Link to Township of Southgate Strategic Plan:

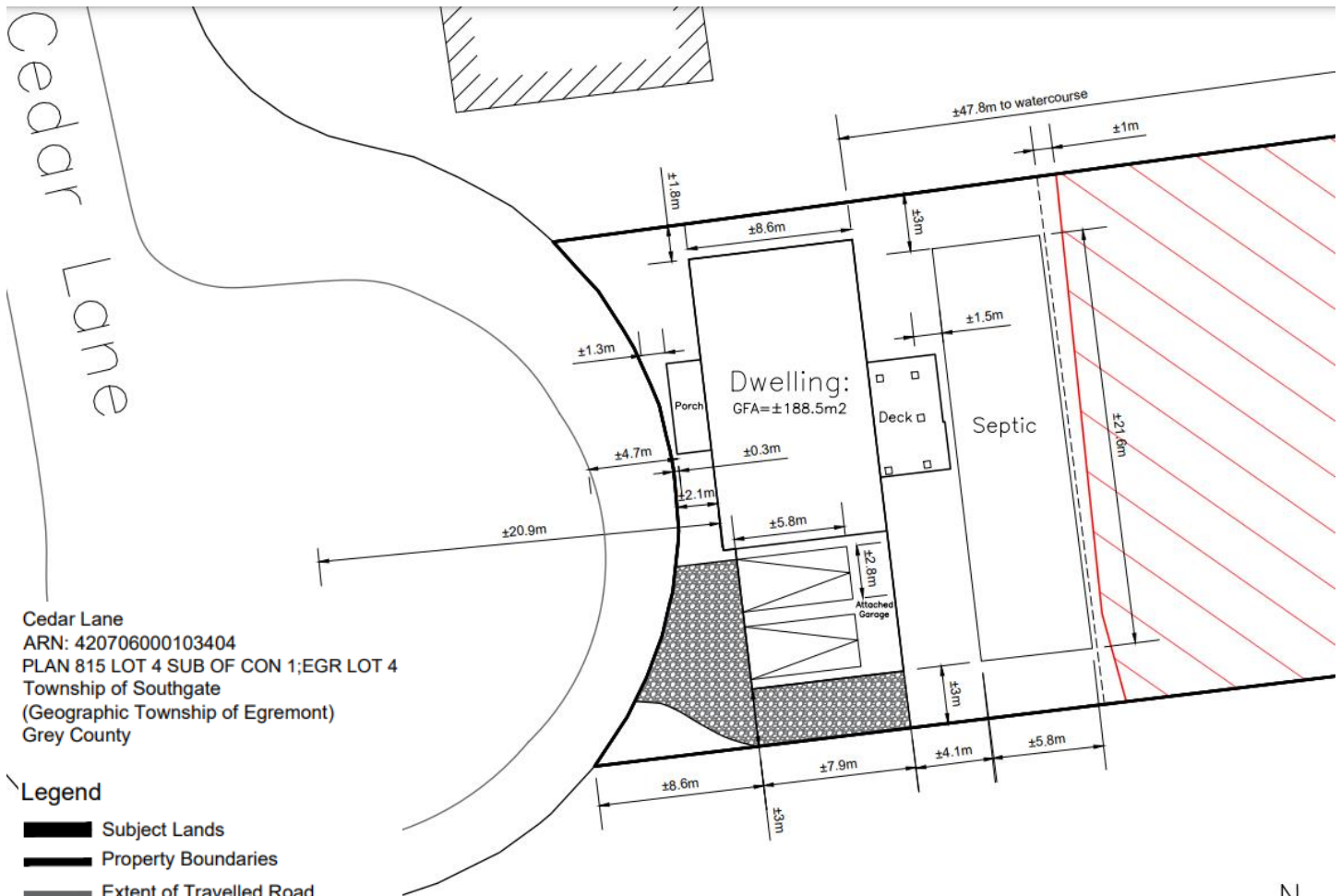
Goal 7 of the [Southgate Strategic Plan](#) supports improved access to housing and streamlined approval procedures (action 7C).

Attachment(s):

Attachment 1 – Site Plan

Attachment 2 – Aerial Photo of Subject Lands and Street View

Attachment 1 – Site Plan



Cedar Lane
 ARN: 420706000103404
 PLAN 815 LOT 4 SUB OF CON 1;EGR LOT 4
 Township of Southgate
 (Geographic Township of Egremont)
 Grey County

Legend

- Subject Lands
- Property Boundaries
- Extent of Travelled Road
- Existing Dwellings
- Parking Space
- Gravel Driveway
- Floodplain Limit
- Silt Fence
- Deck Pier/Footing



* measurements are approximate



78 First Avenue West (519) 372-9790 e-mail: cuesta@cuestaplanning.com
 Owen Sound, Ontario Fax: (519) 372-9953
 4N 4K5 1-800-463-7692

Drawn By: V.Muhunthan	Date Printed: August 12, 2024
File: x	Project Name: Sylvest

Attachment 2 – Aerial Photo of Subject Lands



2011 Street View

