Township of Southgate Committee of Adjustment

Application for Minor Variance

Fees Effective February 9, 2026

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-13-26
Pre-Consult Date: OCT 19/26
Date received: _____
Accepted by: _____
Roll #42 07 060003069100
Conservation Authority Fee Required: SVCA
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	$ 1,600.00 due with submitted application
Public Notice Sign Fee	$ 151.00
Conservation Authority Fees	
Saugeen Valley CA	$400.00
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) Derek Bowman

Address [redacted]

Postal Code [redacted] Telephone Number [redacted]

2. Name of Agent _____

Address _____

Postal Code _____ Telephone Number _____

3. Nature and extent of relief applied for: I am requesting relief for a 4.5 metre setback from proposed house and relief for a 1 metre setback from proposed detached garage. All proposed buildings will exceed the 6 metre setback from wetlands as requested by SVCA.

4. Why is it not possible to comply with the provisions of the by-law? Requires relief under Zoning Bylaw Sections 6.2 (e) for the proposed dwelling and Section 5.25 for the proposed dwelling and accessory structure.

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

311685 Hwy 6 Mount Forest Ontario N0G 2L0

6. Dimensions of land affected in metric units:

Frontage: 30metres Area:

Depth: 130metrea Width of Street: _____

7. Particulars of all buildings and structures on or proposed for the subject land (specify, in metric units) the ground floor area, gross floor area, number of storeys, width, length, height, etc.):

Existing: None

Proposed: Single dwelling bungalow house Width:10.5 metre Length: 27 metres

Also a detached garage width: 9.1 metres Length: 12.2 metres

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

Existing: N/A

Proposed: House Location: 100 metres from west side of lot, 173 metres from north side of lot, 305 metres from east side of lot, 4.5 metres from south side of lot.

9. Date of acquisition of subject land: August 2023

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

N/A

11. Existing uses of the subject property:

Bare land

12. Existing uses of the abutting properties:

North: SVCA East: SVCA

South: Farmland West: SVCA

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

Indefinite, SVCA

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

Proposed 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

Proposed ~~septic system~~ privy or other means (please explain)

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

Sewers: _____ Ditches _____ Swales : _____

Other means (*please explain*) Natural drainage

17. Present Official Plan designation on the subject lands:

Rural, Hazard lands, provincially significant wetlands

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

Agricultural (A1) zone and Wetland protection (W) zone

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 ad 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 _____
(print name or names)

authorize _____
(print name of agent)

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

[redacted] October 19, 2026
(Signature of Owner) (date)

_____ _____
(Signature of Owner) (date)

22. Owners authorization for access:

I/we Derek Bowman
(print name or names)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

[redacted] Oct. 21, 2026
(Signature of Owner) (date)

_____ _____
(Signature of Owner) (date

23. Affidavit or sworn declaration :

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

I/ (We) [redacted]
Name of Owner(s) or Authorized Agent or Applicant

of the township of North Perth in the County of Perth
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 21st day of October ,2026.

[redacted]
Signatures of Owner

Oct. 21, 2026
Date

Signatures of Owner

Date

[redacted]
Signature of Commissioner

Oct. 21/2026
Date

[redacted]

Lindsey Green, Commissioner, etc.
Clerk for The Corporation of the Township of Southgate, County of Grey.