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 **December 16, 2026, at 9:00 am** for the purpose of a public hearing to be held **electronically** via Zoom at the following credentials:

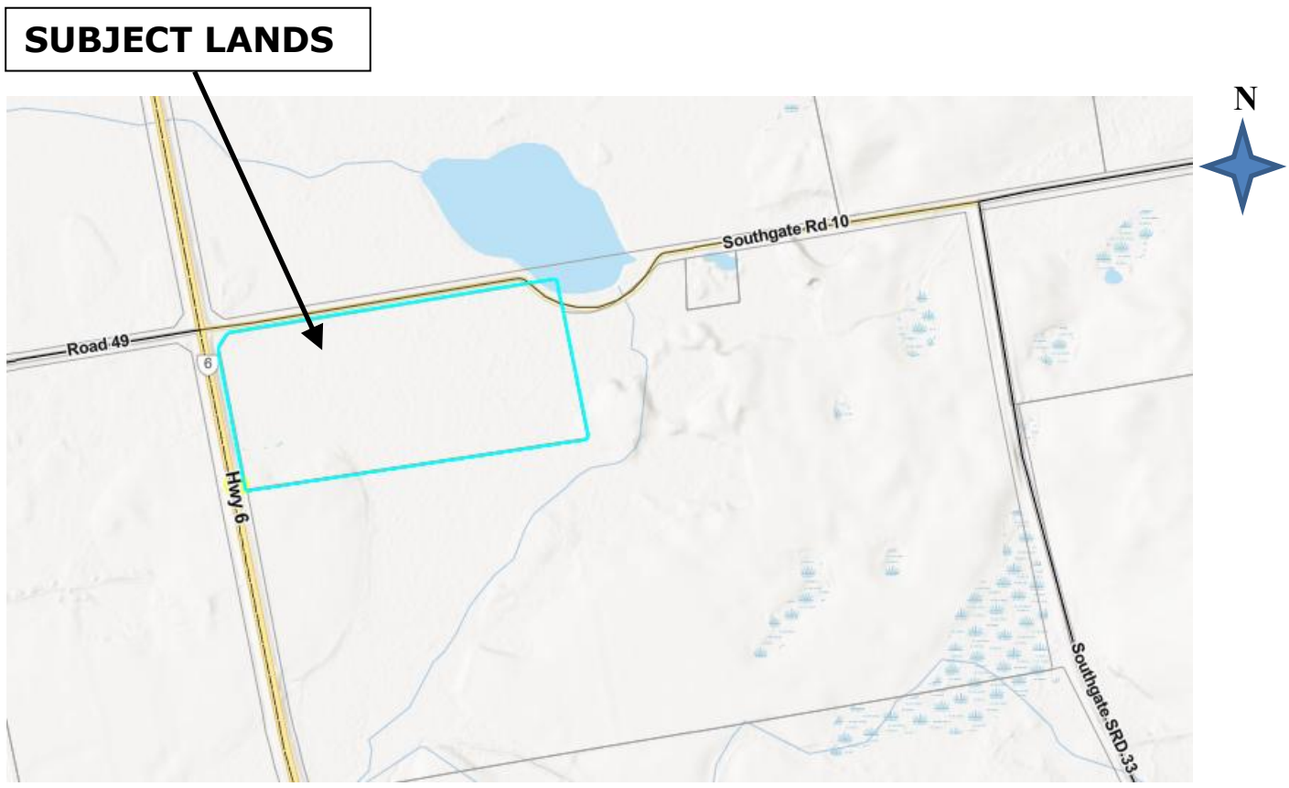
Please join the meeting from your computer, tablet, or smartphone
https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1
You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, using the information below.

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. A13-26

OWNERS: Derek Bowman
Description and Key Map of the Subject Land
Legal Description: CON 1 NPT DIV 1 LOT 22
Civic Address: 311685 Highway 6, Geographic Township of Egremont, Township of Southgate



The Purpose of the application is to permit the following variances to the Zoning By-law to allow dwelling to be built on the subject lot:

- Reduce required 15 metre side yard to proposed dwelling to ±4.5 metres
- Reduce required 2 metre side yard for accessory building to ±1.0 metres
- Remove the required 120 metre setback to the Wetland Zone under Section 5.25 of the By-law so the home is built within the current Agricultural 1 Zone

The Effect of the application is to permit a dwelling unit to be built on the existing lot of record with a ±4.5 metre south side yard for the home, ±1 metre south side yard for the accessory building, and adjacent to but outside the Wetland Zone boundary.

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/municipal-services/planning-and-land-use/planning-applications-and-public-notices/

When requesting information please quote File No. **A13-26**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the undersigned. 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
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Toll Free: 1-888-560-6607
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