

B6-25



# The Corporation of The Township of Southgate

## Consent Application Form Effective February 5, 2025

### Instructions:

- Please check all applicable boxes and answer all applicable questions.
- Several of the questions are part of the minimum mandatory requirements as prescribed in Schedule 1 to Ontario Regulation 41/95, Planning Act, and must be completed.
- 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: B6-25

Pre-Consult Date: \_\_\_\_\_

Date received: \_\_\_\_\_

Date accepted: August 15, 2025 \_\_\_\_\_

Accepted by: \_\_\_\_\_

Roll # 42 07 090 002 13300 \_\_\_\_\_

Conservation Authority Fee Required:

SVCA

Other information: \_\_\_\_\_

It is a requirement that any potential applicant pre-consult with the Planning Department 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 Review Fee	\$ 510.00 due prior to the application being submitted
Application Fees	\$ 1,630.00 due with submitted application
	\$ 306.00 due on completion (if approved)
Public Notice Sign Fee	\$ 148.00
Parkland Dedication Fee	\$ 3,570.00 (all new residential lots)
Deed Stamping	\$ 388.00 due before finalization of approved consent
Conservation Authority Fee	SVCA \$ 260.00 (per each net lot created) GRCA - Call 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.

**Part One****Owner/Agent/Application Information**

\*To be completed by the applicant

1. Name of registered owner: Southgate Acres Inc. [REDACTED]  
 Mailing address: 12 [REDACTED]  
 Phone#: (H) [REDACTED] (B) [REDACTED]  
 Email Address: [REDACTED]
2. Name of applicant (if different than above): Eli Sherk  
 Mailing address: [REDACTED]  
 Phone#: [REDACTED] Email: [REDACTED]
- Applicant's Relationship to Subject Lands:  
☐ Registered Property Owner  
☐ Holder of Option to Purchase Subject Lands  
☐ Signing Officer of Corporation  
☐ Other (Specify) \_\_\_\_\_
3. Name of agent: \_\_\_\_\_  
 Mailing address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Email: \_\_\_\_\_
4. Send all correspondence to: (Choose only ONE) ☒ Applicant ☐ Agent
5. Preferred Method of communication: ☐ Phone ☒ email ☐ Postal Mail

**Part Two**  
**The Subject Lands**

## 6. Subject Land: (Legal Description)

NOTE: On this form "SUBJECT LAND" means the parcel to be severed &amp; the parcel to be retained.

Former Municipality Proton  
 Road Name Grey Rd 9 Civic Address (911) No. 185333  
 Lot No. LOT 8 TO 9 WPT LOT 10 Plan/Concession 13  
 Part \_\_\_\_\_ Reference Plan No. \_\_\_\_\_

## 7. Description of Subject Land:

## a) Existing use of the subject land:

- ☒ Agricultural ☐ Rural ☐ Commercial/Industrial ☐ Residential  
☐ Other(explain) \_\_\_\_\_

b) Existing buildings Single family dwelling, beef barn, chicken barn, shed /shop

## c) Is the "subject land" presently subject to any of the following:

- ☐ Easement ☐ Restrictive Covenants ☐ Right of Way

Describe: \_\_\_\_\_

**NOTE:** all existing easements and right of ways must be shown on the sketch.

### Part Three The Proposal

#### 8. Proposal

Dimensions of land intended  
to be SEVERED

Frontage 199 ± metres

Depth 1028 metres

Area 20 hectares

Dimensions of land intended  
to be RETAINED

Frontage 798 ± metres

Depth 1028 metres

Area 82 hectares

*\*These dimensions must be accurate*

#### 9. Reason for severance

(a) Reason for severance Proposed 20 ha lot line adjustment to east lot at 185383 Grey Rd 9, retained 82 ha lot at 185333 Grey Rd 9

i) New Lot ☐

ii) Lot Addition ☒ (Question # 12 to be completed)

iii) Lease/Charge ☐

iv) Easement/Right of Way ☐

<input type="checkbox"/> Bell Canada	<input type="checkbox"/> Hydro
<input type="checkbox"/> Water Access	<input type="checkbox"/> Gas
<input type="checkbox"/> Other (Specify) _____	

v) Correction of Title ☐

vi) Other ☐ Specify \_\_\_\_\_

(b) Name of person(s), if known, to whom land or interest in land is to be transferred,  
leased or charged: \_\_\_\_\_

Address: \_\_\_\_\_

#### 10. Proposed use of land to be severed

Existing buildings none

Proposed buildings none

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

#### 11. Proposed use of land to be retained

Existing buildings Single family dwelling, beef barn, chicken barn, shed /shop

Proposed buildings none

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

12. Original lot being added to (lot addition only): East PT LOT 10 (ARN 420709000213500)

Existing buildings/structures: Single family dwelling detached garage garden shed

Use: Agriculture

Access: Grey rd 9

Servicing: \_\_\_\_\_

13. Road Access:

	Severed Parcel	Retained Parcel
Provincial Highway (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Southgate Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Private well - Communal	<input type="checkbox"/>	<input type="checkbox"/>
If proposed water supply is by private well, are the surrounding water well records attached? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Communal Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

c) Other services (check if any of these services are available to the "subject land")

Electricity ☒ School Bus ☒ Telephone ☒ Garbage Collection ☒

15. Agricultural property history

If this property is Agricultural in nature or located within 450m (1476 feet) of a barn or livestock facility, **you must complete Schedule "A"**, found at the end of this application. (Exception for minor lot line adjustment).

## Part Four Statement of Compliance

### 16. Applicable legislation and policies

a) Is this application consistent with policy statements issued under subsection 3 (1) of Planning Act? ☒ Yes ☐ No

b) Is the subject land within an area of land designated under any provincial plan or plans? ☐ Yes ☒ No

i) If the answer to section b) is yes, does this application conform to, or not conflict with, the applicable provincial plan or plans.  
☐ Yes ☐ No

c) Please indicate the existing Southgate Official Plan designation(s) of the subject land:

<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Space Extensive Industrial/Commercial
<input type="checkbox"/> Rural	<input type="checkbox"/> Mineral Aggregate Extraction
<input type="checkbox"/> Village Community	<input checked="" type="checkbox"/> Hazard Lands
<input type="checkbox"/> Inland Lakes	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Major Open Space	<input type="checkbox"/> Neighbourhood Area
<input type="checkbox"/> Arterial Commercial	<input type="checkbox"/> Downtown Commercial
<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Space
<input type="checkbox"/> Special Policy Area	

d) Please indicate whether any of the following Constraint Areas in Southgate Official Plan apply to the subject land:

<input type="checkbox"/> Primary Aggregate Resource Areas	<input type="checkbox"/> ANSI
<input type="checkbox"/> Existing/known abandoned Land Fill Sites	<input type="checkbox"/> Deer wintering yard

e) Does the application conform to the Southgate Official Plan?  
☒ Yes ☐ No

f) Has any land been previously severed from the original parcel of land?  
☐ Yes ☒ No If yes, how many severances? \_\_\_\_\_

Indicate year, file #'s, if known \_\_\_\_\_

g) Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under the Planning Act?  
☐ Yes ☒ No ☐ Unknown

h) Is the application being submitted in conjunction with a proposed County Official Plan Amendment? ☐ Yes ☒ No

i) Is the application being submitted in conjunction with a proposed Southgate Official Plan Amendment? ☐ Yes ☒ No

j) Has an application for a zoning by-law amendment, or a minor variance, been submitted to/or approved by the Township of Southgate?  
☐ Yes ☒ No

i) If yes, please provide some additional information:

File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

## Part Five

### Authorization and affidavit

#### 18. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation

I (we), \_\_\_\_\_ and \_\_\_\_\_  
name of owner(s)

hereby acknowledge the above-noted and provide my/(our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

_____ Signature of Owner	Aug.6 2025 date
_____ Signature of Owner	Aug 6 2025 date

#### 19. Owner authorization for agent

I/we \_\_\_\_\_  
 authorize Eli Sherk

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

\_\_\_\_\_  
 \_\_\_\_\_

Dated at the \_\_\_\_\_ Township \_\_\_\_\_ of \_\_\_\_\_ Southgate \_\_\_\_\_,  
 this 6th day of August, 2025.

#### 20. Owners authorization for access

I/we \_\_\_\_\_

Hereby do permit Township staff and its representatives to enter upon my/our lands during regular business hours for the purpose of performing inspections of the subject property as it relates to evaluation of this application.

_____ Signature of Owner	Aug.6 2025 date
_____ Signature of Owner	Aug 6 2025 date

## 21. Affidavit or sworn declaration

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

I/ (We) Eli Sherk

Name of Owner(s) or Authorized Agent

of the Township of Wellesley in the Region of Waterloo  
*city/township/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/township/municipality county/region

This 15 day of August, 2025

\_\_\_\_\_  
Signed \_\_\_\_\_, Special Agent

Aug 15 2025  
Date

Signature of Owner

Date \_\_\_\_\_



Commissioner, etc.,  
Province of Ontario, Deputy Clerk for  
The Corporation of the Township of  
Southgate, County of Grey.

Date August 15, 2025

Return this completed form and payment to:  
**Attention: Committee of Adjustment**  
**Township of Southgate**  
**185667 Grey Road 9, RR 1**  
**Dundalk Ontario**  
**N0C 1B0**

## Schedule "A"

### Supplementary Information – Agricultural Lands

#### Agricultural property history

1. What type of farming has been or is currently being conducted?

<input checked="" type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input checked="" type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input type="checkbox"/> Cash Crop	<input type="checkbox"/> Sheep
<input type="checkbox"/> None		
<input type="checkbox"/> Other (describe) _____		

a) Describe in detail the size and age of animals, and feed type used for the type of farming conducted: 50 Beef cows c/w offspring

30,000 Chicken broilers

2. Is there a barn on the *subject property*? ☒ Yes ☐ No

If yes, answer the questions below:

a) Indicate the condition of the barn: Fairly new

b) Size of Barn: 64'x400'

c) Present Use of Barn: Chickens

d) Livestock Capacity of Barn: 36,000 chicken broilers

e) MANURE STORAGE:

*Please indicate the manure storage facilities on the subject lands*

- ☐ No storage required (manure/material is stored for less than 14 days)
- ☒ Storage already exists

i) Type of Storage:

- ☐ Liquid
- ☐ inside, underneath slatted floor
  - ☐ outside, with permanent, tight fitting cover
  - ☐ (treated manure/material) outside, no cover
  - ☐ outside, with a permanent floating cover
  - ☐ outside, no cover, straight-walled storage
  - ☐ outside, roof but with open sides
  - ☐ outside, no cover, sloped-sided storage
- ☒ Solid
- ☐ inside, bedded pack
  - ☐ outside, covered
  - ☒ outside, no cover, >= 30% DM
  - ☐ outside, no cover, 18-30% DM, with covered liquid runoff storage
  - ☐ outside, no cover, 18-30% DM, with uncovered liquid runoff storage

3. Are you actively farming the land (or – do you have the land farmed under your supervision)?

☒ Yes – For how long? 10 years

☐ No – When did you stop farming? \_\_\_\_\_

a) If no, for what reason did you stop farming? \_\_\_\_\_



4. How long have you owned the farm? 10 years
5. Area of total farm holdings: 102 hectares
6. Number of tillable hectares: 73 hectares
7. Do you own any other farm properties? ☐ Yes ☒ No
- If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_
- Former Township: \_\_\_\_\_
- Total Hectares: \_\_\_\_\_
8. Do you rent any other land for farming purposes? ☐ Yes ☒ No
- If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_
- Former Township: \_\_\_\_\_
- Total Hectares: \_\_\_\_\_
9. Adjacent and nearby farms
- a) Are there any barns on other properties within 450 m (1500 ft) of the subject lands?
- ☒ Yes ☐ No
- \*\*\*If yes, these barns and distances to the subject property must be shown on the sketch.
- The following questions must be answered for each property within 450m containing a barn regardless of current use. Attach a list if necessary.
- b) What type of farming has been conducted on the property/properties?
- Beef and cropping
- c) Indicate the number of tillable hectares on other property: 33 hectares
- d) Indicate the size of the barn(s): 60'x60'
- e) Capacity of barn in terms of livestock: 40 Beef cows c/w offspring
- f) Manure Storage facilities on other property (see storage types listed in question above):
- outside, no cover, >= 30% DM

Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application