



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: _____

Pre-Consult Date: _____

Date received: _____

Date accepted: _____

Accepted by: _____

Roll # 42 07 _____

Conservation Authority Fee

Required: _____

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: **Drost Cattle Inc. c/o Tom Drost**

Mailing address: **6688 Beatty Line, RR#1, Fergus, ON, N1M 2W3**

Phone#: (H) **[REDACTED]** (B) _____

Email Address: **t [REDACTED]**

2. Name of applicant (if different than above): _____

Mailing address: _____

Phone#: _____ Email: _____

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: **Jeff Buisman of Van Harten Surveying Inc.**

Mailing address: **2106 Gordon Street, Guelph, ON, N1L 1G6**

Phone#: **519-821-2763 ext. 225** Email: **Jeff.Buisman@vanharten.com**

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 & the parcel to be retained.

Former Municipality **Egremont**

Road Name **Sideroad 61** Civic Address (911) No. **611808**

Lot No. **25** Plan/Concession **11**

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 **Dwelling, garage and shed**

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

☐ Easement ☐ Restrictive Covenants ☐ Right of Way

Describe: **None**

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 **90±m** metres

Depth **48±m** metres

Area **0.43±ha** hectares

Dimensions of land intended
to be RETAINED

Frontage **410±m** metres

Depth **1010±m** metres

Area **40.8±ha** hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance **Surplus Farm Dwelling Severance**

- 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: **Severed Parcel - unknown**
Retained (farm) Parcel - to remain under same ownership - Drost Cattle Inc.

10. Proposed use of land to be severed **Rural Residential**

Existing buildings **Dwelling, Garage and Shed (to remain)**

Proposed buildings **None**

<input type="checkbox"/> Non-farm residential	<input checked="" type="checkbox"/> Surplus farm dwelling
<input 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 **Agricultural**

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) _____	

12. Original lot being added to (lot addition only): N/A

Existing buildings/structures: _____

Use: _____

Access: _____

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 type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input checked="" 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?

N/A for agricultural parcel

	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 Exisitng	<input checked="" type="checkbox"/>	<input 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?

N/A for agricultural parcel

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic Exisitng	<input checked="" type="checkbox"/>	<input 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:

Submitting simultaneously with the consent application

File # _____ Submitted _____ Approved _____

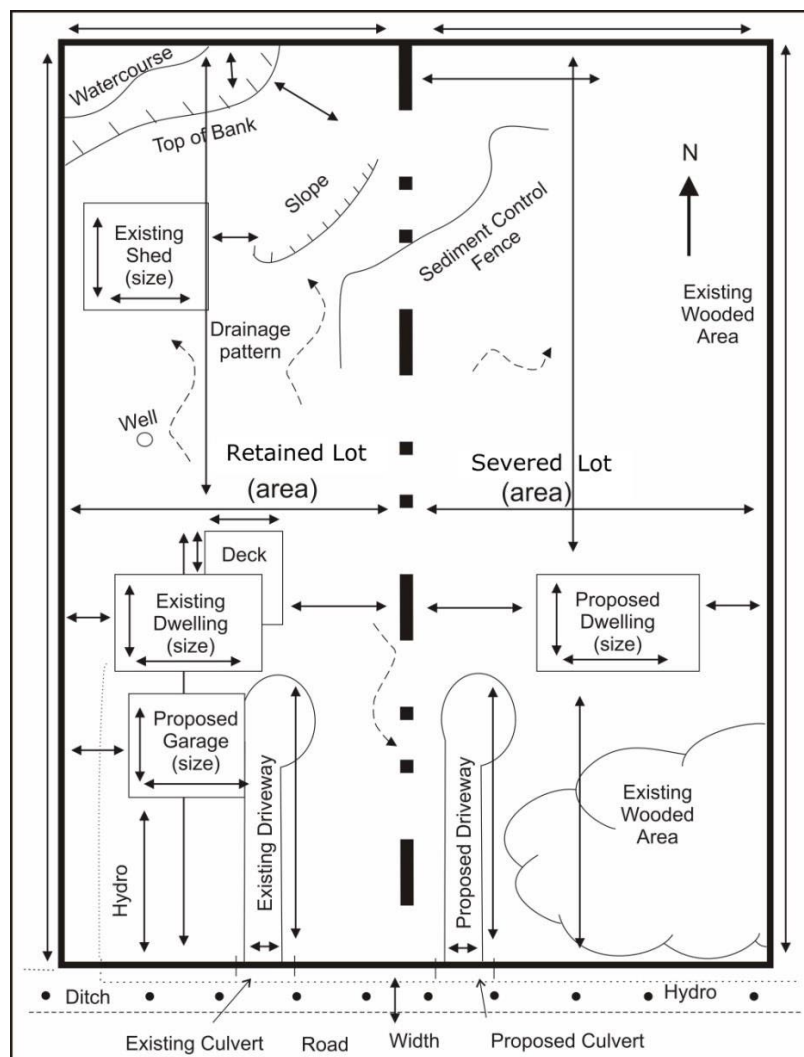
File #	Submitted	Approved
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Additional Requirements

17. Sketch ***You must show all of the required information***

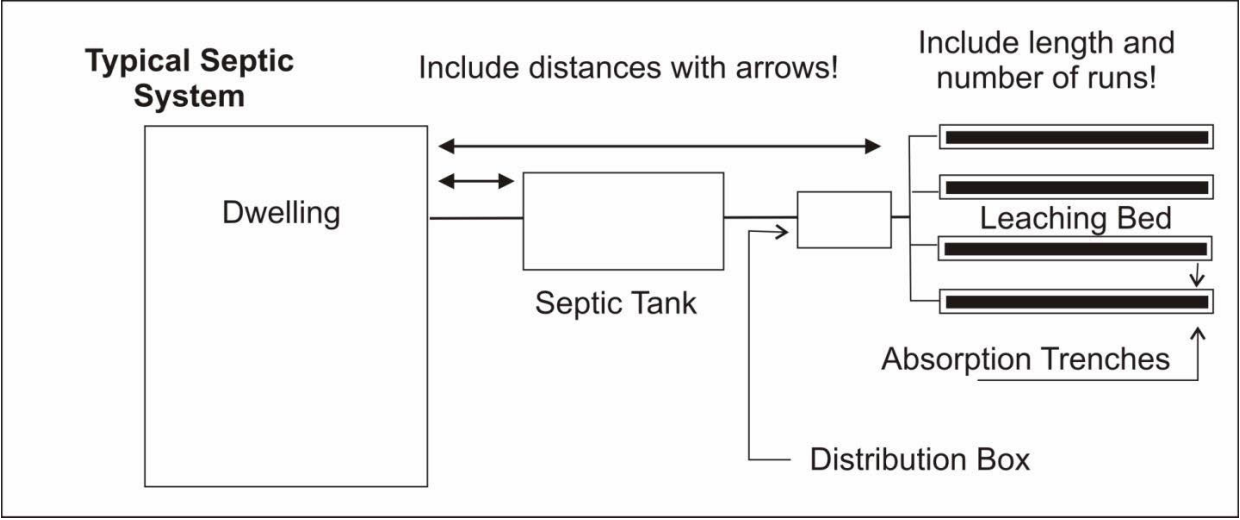
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be neat and easy to read.

- a) Clearly label which is the severed parcel and which is the retained parcel
- b) "NORTH ARROW"
- c) "Subject Land" - all land owned by the applicant - boundaries & dimensions
- d) Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- e) Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
- f) Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
- g) Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- h) Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
- i) Location and nature of any easement affecting the subject land
- j) Location and distances of barns within 450 metres (1476 feet) of severance

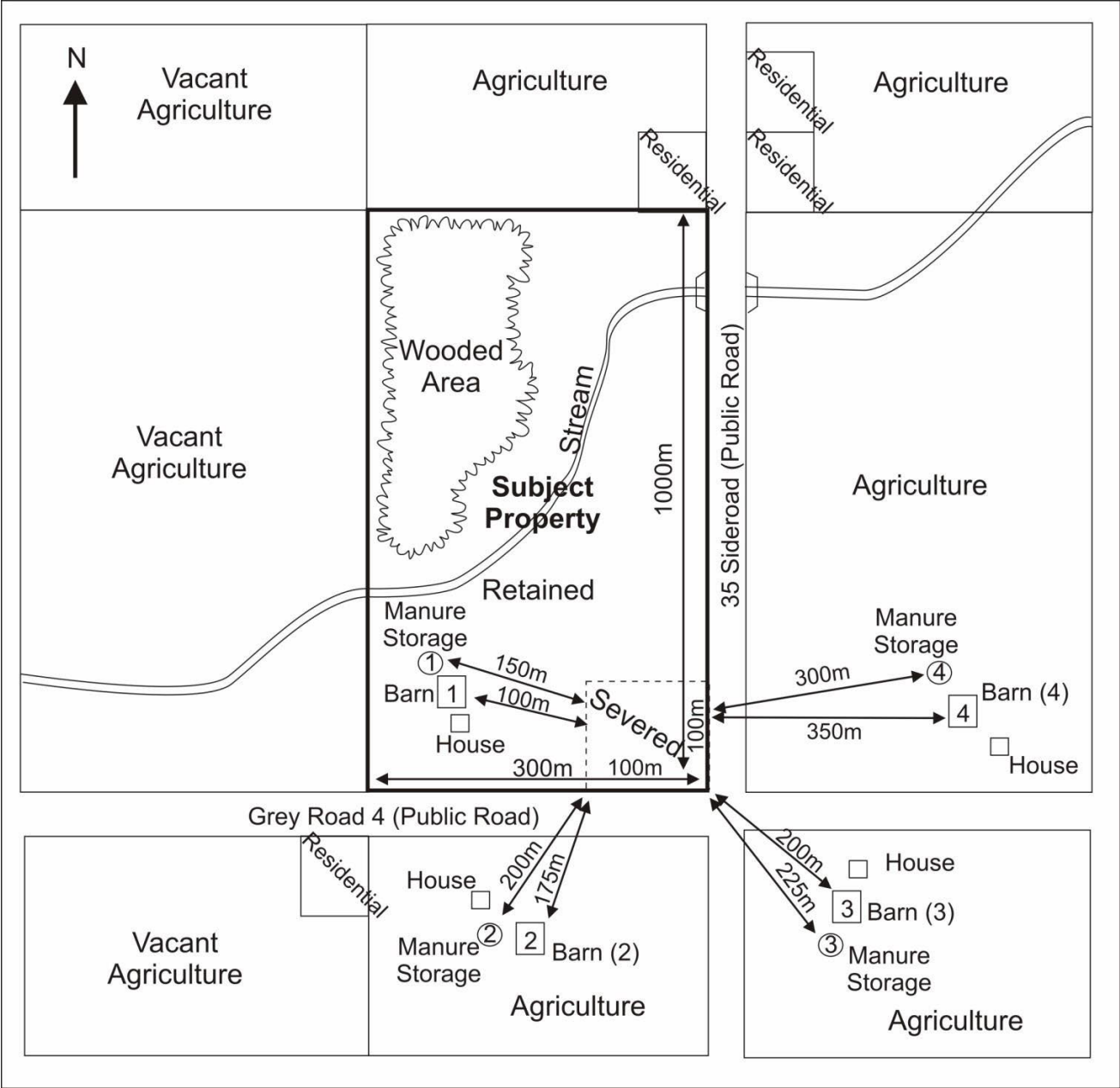


Sample 1 Residential Lot Severance Sketch

Please do not return this page



Sample 2 Septic System Information



Sample 3 Agricultural Severance

Further Note on Sketches:
The above samples are provided for your information. The exact details you will need to provide will depend on your proposal. Agricultural properties **MUST** provide information relating to barns on the subject property *and* the neighbouring properties as shown in Sample 3. Properties inside urban areas do not require agricultural information. Septic information in the urban area of Dundalk is not required if the property is on full municipal services.

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), Drost Cattle Inc. c/o Tom Drost 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

June 24/2025
 date

 Signature of Owner

 date

19. Owner authorization for agent

I/we Drost Cattle Inc. c/o Tom Drost

authorize Jeff Buisman of Van Harten Surveying Inc.

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

 Signature of Owner

 Signature of Witness

Dated at the _____ Town _____ of _____ Fergus _____,

this 24 day of June, 2025.

20. Owners authorization for access

I/we Drost Cattle Inc. c/o Tom Drost

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

Jun 24/2025
 date

 Signature of Owner

 date

21. Affidavit or sworn declaration

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

I/ (We) Jeff Buisman of Van Harten Surveying Inc.
Name of Owner(s) or Authorized Agent


of the City of Guelph in the County of Wellington
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:

City of Guelph in the County of Wellington
city/township/municipality county/region

This 9 day of July, 2015


Signature of Owner or Authorized Agent

Date


Signature of Owner

Date


Signature of Commissioner

Date

Return this completed form and payment to:

Attention: Committee of Adjustment
 Township of Southgate
 185667 Grey Road 9, RR 1
 Dundalk Ontario
 N0C 1B0

James Michael Laws,
 a Commissioner, etc.,
 Province of Ontario,
 for Van Harten Surveying Inc.
 Expires May 21, 2027.

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural property history

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

<input type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input checked="" 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: N/A - no barn or livestock

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

If yes, answer the questions below: **N/A**

- a) Indicate the condition of the barn: N/A
- b) Size of Barn: N/A
- c) Present Use of Barn: N/A
- d) Livestock Capacity of Barn: N/A
- e) MANURE STORAGE: **N/A**

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 **N/A - No Barn or Livestock**
 - 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? December 2023

☐ No – When did you stop farming? _____

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

4. How long have you owned the farm? December 2023

5. Area of total farm holdings: Over 700 acres

6. Number of tillable hectares: Over 700 acres

7. Do you own any other farm properties? ☒ Yes ☐ No

If yes, indicate locations: Lot: 22 Concession: 15

Former Township: Peel

Total Hectares: 180 Acres

8. Do you rent any other land for farming purposes? ☒ Yes ☐ No

If yes, indicate locations: Lot: 14 Concession: 14

Former Township: Nichol

Total Hectares: 420 Acres

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?

Unknown what type of farming on adjacent properties. However, MDS I is not applicable to this application as per Guideline #9. 1) of the MDS document and Section 5.4.1.2. 16) of the Southgate Official Plan. This section states that since the dwelling on the severed parcel and any nearby livestock facility located on separate lots prior to the consent, MDS is not required since the potential odour conflict exists and this is not creating a new lot and therefore, MDS is not applicable.

c) Indicate the number of tillable hectares on other property: N/A

d) Indicate the size of the barn(s): N/A

e) Capacity of barn in terms of livestock: N/A

f) Manure Storage facilities on other property (see storage types listed in question above):

N/A

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