



## Township of Southgate Committee of Adjustment

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### Notice of Decision for Consent

**Application No. B4-26**

**Owner Name: Joseph and Salome Bowman - Emerson and Rachel Bowman**

**Applicant: Solomon Martin**

**In the matter** of an application to the Committee of Adjustment of the Township of Southgate under Section 53 of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended for lands known municipally as 026453 Highway 89 and legally described as CON 1, LOT 33, former Township of Proton, now in the Township of Southgate. Roll 42-07-090-007-00600.

**Decision:** That the Committee of Adjustment, having given consideration to the applicable provisions of Section 53 of the Planning Act, the Official Plan of the County of Grey and Township of Southgate, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated July 22, 2026, the correspondence received, and information presented at the hearing held July 22, 2026, and the discussion on the matter, hereby **APPROVE** application **B4-26** for Consent to sever the parcel into two farm lots. The severed lot would have approximately 205-metres frontage on Highway 89 and a lot area of approximately 20-hectares. The retained parcel would have approximately 205-metres frontage on Highway 89 and lot area of about 20ha subject to the following conditions:

1. That this decision applies only to the 'Proposed Severance' as indicated on Attachment 1 attached to the staff report and forming part of this decision. The severed lot shall substantially conform with Attachment 1.
2. A Reference Plan (survey that is registered) be completed and a digital and/or hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary Treasurer for review and approval prior to registration of the survey.
3. Pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed)).
4. The owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot.
5. The owner pays a \$3,650 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Township of Southgate.
6. The owner provides a property tax certificate or, correspondence from the Southgate finance department, indicating that all property taxes and any application fees have been paid up-to-date with respect to the property that is subject to this decision.
7. That access arrangements be made acceptable to the Township and the MTO.

If all conditions of this decision have been fulfilled within two years from the date this notice of decision is mailed and all authorities have so notified the Committee in writing, the Secretary-Treasurer is authorized to provide a certificate as provided for in Subsection 53(42) of the Planning Act, R.S.O., 1990, c.P.13.

**Date of Decision**

**July 22, 2026**

**The Last Day for Appeal is                      August 11, 2026**

Additional information regarding the application is available for inspection in the Planning Department at the Township of Southgate Administration Office, 185667 Grey County Road 9, Dundalk ON N0C 1B0, during regular office hours, Monday to Friday, 8:30 a.m. to 4:00 p.m.

**Appeal of a Decision and/or Conditions of a Consent Approval**

Notice of appeal must be filed with the Secretary-Treasurer for the Township of Southgate Committee of Adjustment and must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

The applicant, Minister of Municipal Affairs and Housing, a “specified person” (as defined by Section 1(1) of the Planning Act), or any “public body” (as defined by Section 1(1) of the Planning Act) may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decisions or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Ontario Land Tribunal. Information

Any person or public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed by the Ontario Land Tribunal. Information regarding the Tribunal be found at; <https://www.ontario.ca/document/citizens-guide-landuse-planning/ontario-land-tribunal>

If no appeal is filed under subsection (19) or (27), subject to subsection (23), the decision of the Committee of Adjustment to give or refuse to give a provisional consent is final.

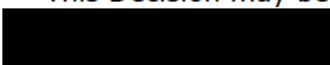
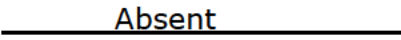
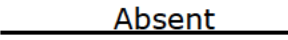
If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/> or by calling (416) 212-6349 or toll free 1-866-448-2248. The form, together with the appropriate fee, are to be sent by:

**Registered Mail or Personal Delivery To:  
The Secretary-Treasurer, Committee of Adjustment  
Township of Southgate  
185667 Grey County Road 9, Dundalk, ON N0C 1B0**

**Dated** this 22<sup>nd</sup> day of July 2026.

  
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Elisha Milne  
Secretary-Treasurer  
Committee of Adjustment

This Decision may be signed in counterparts without affecting the validity of the Decision.

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|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <br>_____<br>Brian Milne               | <br>_____<br>Barbara Dobreen        | <br>_____<br>Jason Rice |
| <br>_____<br>Absent<br>Martin Shipston | <br>_____<br>Absent<br>Jim Ferguson | <br>_____<br>Joan John  |
| <br>_____<br>Monica Singh Soares       |                                                                                                                        |                                                                                                              |