



The Corporation of The Township of Southgate

**Consent Application Form
Effective February 9, 2026**

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: _____

Potential applicants are strongly encouraged to 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:

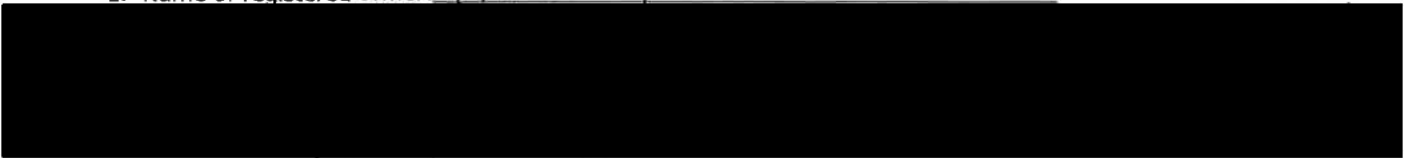
Pre-Consultation Review Fee	\$ 500.00 due prior to the application being submitted
Contingency Fees (refundable)	\$ 2000.00 due prior to the application being submitted
Application Fees	\$ 1,663.00 due with submitted application
	\$ 313.00 due on completion (if approved)
Public Notice Sign Fee	\$ 151.00
Parkland Dedication Fee	\$ 3,650.00 (all new residential lots)
Deed Stamping	\$ 396.00 due before finalization of approved consent
Conservation Authority Fee	SVCA \$ 600.00 (per each net lot created) GRCA – Call directly for details
County of Grey Review Fee	\$400.00

Part One

Owner/Agent/Application Information

*To be completed by the applicant

1. Name of registered owner: PHILIP HOLST



2. Name of applicant (if different than above): DONNA MARIE FLANAGAN



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 & the parcel to be retained.

Former Municipality TOWNSHIP OF SOUTHGATE

Road Name SOUTHGATE ROAD 24 Civic Address (911) No. 244341

Lot No. 18 & 19 Plan/Concession 20

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 1 BARN BARN (THE HOUSE BURNED DOWN 20 YEARS AGO AND WAS NOT REBUILT)

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

- Easement Restrictive Covenants Right of Way

Describe: CONSERVATION LAND TAX INCENTIVE PROGRAM (ONTARIO)

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 SEVEREDFrontage 402.336 metresDepth 1005.84 metresArea 40.469 hectaresDimensions of land intended
to be RETAINEDFrontage 402.336 metresDepth 1005.84 metresArea 40.469 hectares**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance RESTORE LOTS 18 & 19 TO SEPARATE LOTSi) 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 _____

Proposed buildings NO BUILDING

<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 1 BANK BARNProposed 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): _____

Existing buildings/structures: _____

Use: _____

Access: _____

Servicing: _____

13. Road Access: SOUTHGATE ROAD 24

	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? - NONE

	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 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 type="checkbox"/> NO		

b) What type of sewage disposal is proposed? - NONE

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic	<input 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 type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input checked="" 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 _____



SEVERED PARCEL

RETAINED PARCEL

EXISTING WOODED AREA

SLOPE

AGRICULTURE

SAUBERN RIVER TRIBUTARY

SLOPE

WETLANDS - SWAMP
CLIP 70.76 ACRES
28.636 HECTARES

EXISTING
WOODED
AREA

AGRICULTURE

WETLANDS

WETLANDS

EXISTING FARM
EQUIPMENT
ACCESS LANE

1005.84 METRES
3300 FT

1005.84 METRES
3300 FT

AGRICULTURE

WET
LANDS

EXISTING
WOODED
AREA →

AGRICULTURE

AGRICULTURE

10' DUG WELL

BANK
BARN

EXISTING DRIVEWAY
402.336 METRES
1320 FT

402.336 METRES
1320 FT

← SOUTHGATE ROAD 24 →

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), PHILIP HOLST and DONNA MARIE FLANAGAN
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.

[Redacted signature area]

Signature of Owner

MARCH 18, 2026
date

Signature of Owner

MARCH 18, 2026
date

19. Owner authorization for agent

I/we WE

authorize PHILIP HOLST

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

[Redacted signature area]

X

[Redacted signature area]

Dated at the Home of DONNA MARIE FLANAGAN &
this 6 day of MAY, 2026

PHILIP
HOLST

20. Owners authorization for access

I/we PHILIP HOLST DONNA MARIE FLANAGAN

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

[Redacted signature area]

Signature of Owner

MARCH 18, 2026
date

Signature of Owner

MARCH 18, 2026
date

21. Affidavit or sworn declaration

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

I/ (We) PHILIP HULST DONNA MARIE FLANAGAN
Name of Owner(s) or Authorized Agent

of the TOWNSHIP of EAST ZIMERA TRAVISTON in the COUNTY of OXFORD
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 11th day of May, 2026.

[Redacted Signature]

Signature of Owner or Authorized Agent

MAY 11, 2026
Date

[Redacted Signature]

Signature of Owner

MAY 11, 2026
Date

[Redacted Signature]

Signature of Notary Public

MAY 11, 2026
Date

[Redacted Signature]

Return this completed form and payment to:

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

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 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/A2. Is there a barn on the *subject property*? Yes No

If yes, answer the questions below:

- a) Indicate the condition of the barn: GOOD
- b) Size of Barn: 90 FT x 110 FT
- c) Present Use of Barn: VACANT
- d) Livestock Capacity of Barn: UNKNOWN
- 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, $\geq 30\%$ 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? _____
- No – When did you stop farming? _____

a) If no, for what reason did you stop farming? THE 60 ACRES 24.281 HECTARES IS RENTED TO LOCAL FARM FAMILY OF PERCY HARRISON

4. How long have you owned the farm? NOVEMBER 2010 - PRESENT

5. Area of total farm holdings: 80.937 HECTARES

6. Number of tillable hectares: 24.281

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

If yes, indicate locations: Lot: 13 Concession: 10 E PT LOT 13

Former Township: EAST ZORBA TAVISTOCK

Total Hectares: 20.234

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?

c) Indicate the number of tillable hectares on other property: _____

d) Indicate the size of the barn(s): _____

e) Capacity of barn in terms of livestock: _____

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

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