

DATE;04-12-2024

JOSEPH & EMERSON BOWMAN  
Primary Address: 026453 HIGHWAY 89  
Legal description: CON 1 LOT 33  
Roll Number: 420709000700600

SIDEROAD 21

3 METER ROAD WIDENING REQUIRED ALONG SOUTHGATE RD 21

4000M2 REZONE AREA

proposed barn/m-storage

proposed shed

500m2 outdoor storage area

proposed 48m2 skidsteer power room

LOADING

EXISTING TREE HEDGE

EXISTING AG SHED

EXISTING HOUSE

PROPOSED NEW ENTRANCE

proposed 700m2 shpp

this portion is to be conveyed to the township as a turn around for maintaining this part of the road

PROPOSED 15 METER TURN AROUND

EXISTING ENTRANCE

3M RESERVE TO BE CONVEYED TO MTO

HIGHWAY 89



JOSEPH BOWMAN  
 RCL: 42070900700800  
 PRIMARY: 026453 HIGHWAY 89  
 LEGAL: CON 1 LOT33  
 P: 519-464-4536  
 40 HA LOT SIZE

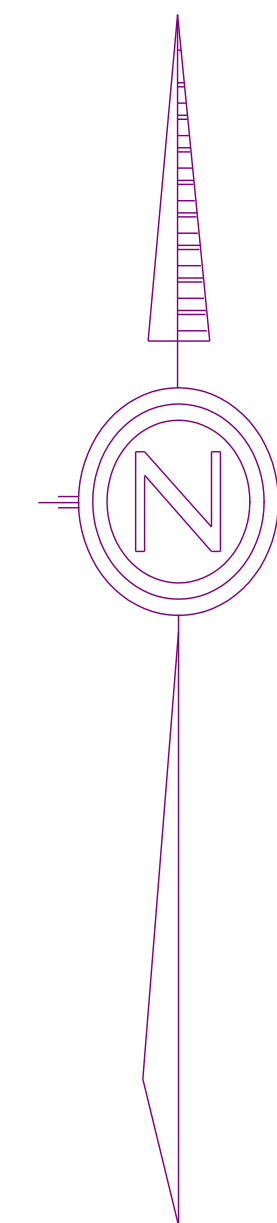
DATED THIS DAY : 2023-08-29

Drw by: Solomon  
 scale; meters

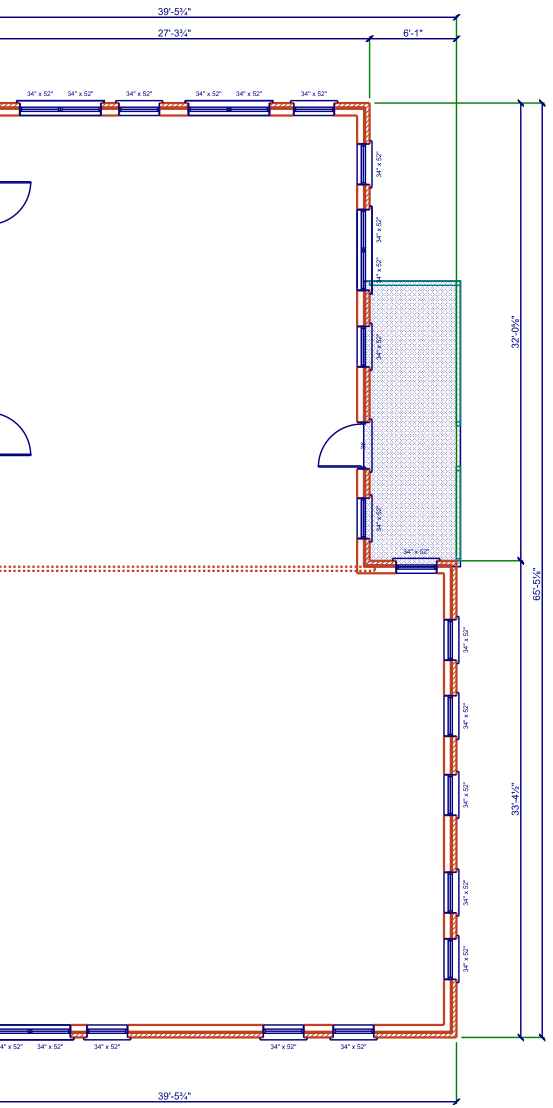
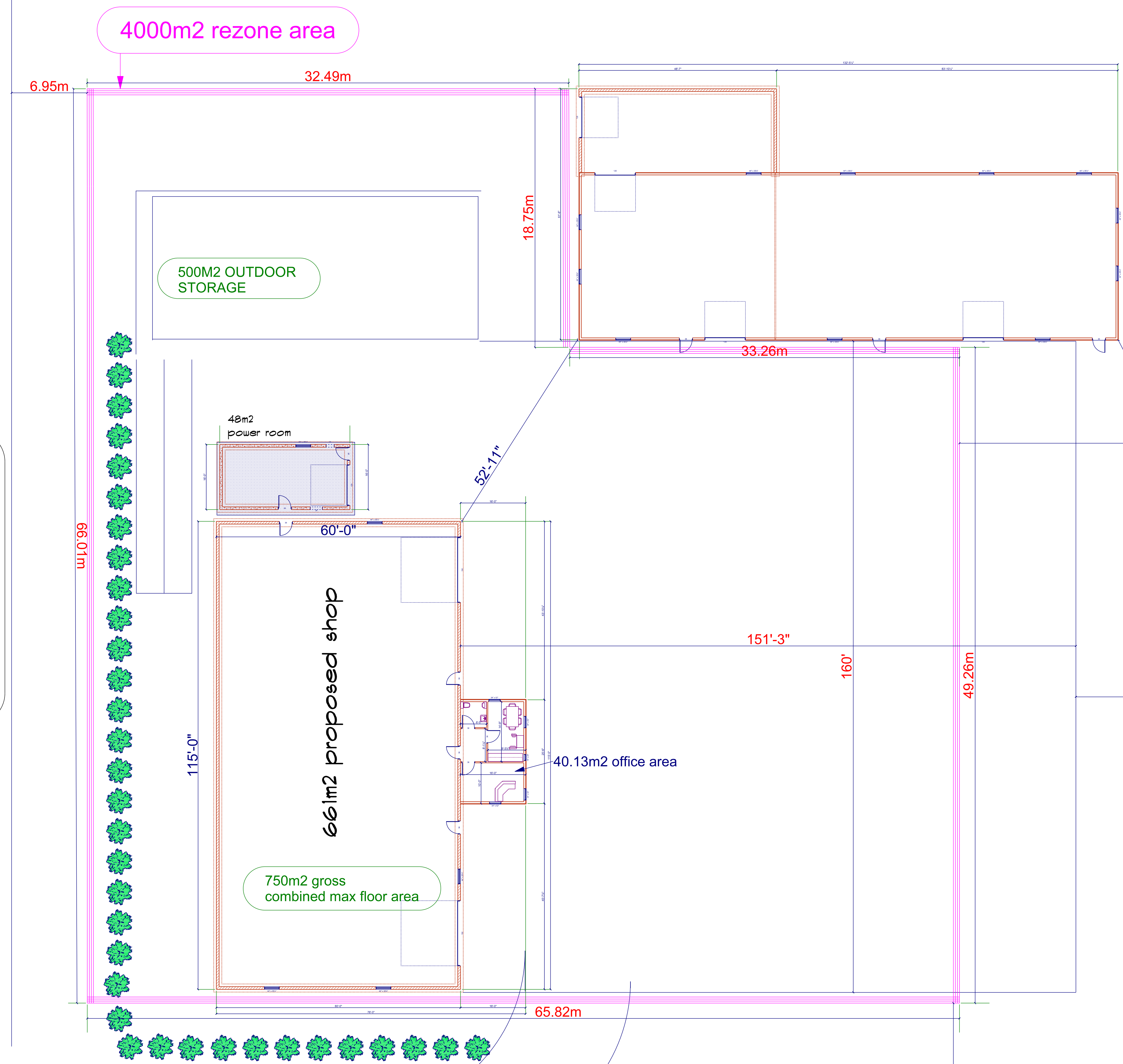
ZBA APPLICATION	PERMITTED/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	20HA - 4000M2	4000M2 OFDU AREA
BUILDING TOTAL TO A MAX OF 20% OF 2% ofdu	CAPPED AT 750M2	750M2 GROSS FLOOR AREA
PARKING SPACES (1 PER 100M2 BLDG) 3.048x6.096 meters	1 ACCESSIBLE PARK SPACE	5 PARK SPACES 1 ACCESSIBLE PARK SPACE
LOT COVERAGE	10%	LESS THEN 2%

# ZONING TABLE

APPLICATION	PERMIT/REQUIRED	PROPOSED
OFDU SITE AREA 2% OF LOT SIZE	2% of 50 acres = 4046m2 rezone area	4000 m2 proposed
BUILDING TOTAL TO A MAX OF 20% OF 2% OFDU	capped at 750 outdoor storage area must be within the 2%	750 m2 shop 500 m2 storage area proposed
PARKING SPACES 3.048 X 6.1 METERS	5 park spaces	5 park spaces
LOT COVERAGE	10 % lot coverage	under 2%
roll #	420703000100600	
Legal Description	CON 1 LOT 33	



SIDEROAD 21



Joseph & Emerson Bowman  
026453 HIGHWAY 89  
Southgate

Friday, April 12, 2024

Drawing Scale  
0.074" = 1'-0"

Drawn by: SMM

**MAIN FLOOR**

entrance

front yard setback

sideyard setback