



The corporation of
The Township of Southgate

Application for Planning Amendment
Official Plan and Zoning By-law

**** Pre-consultation is required with the Township before any zoning or official plan amendment applications will be accepted (By-law 66-2012)****

Instructions:

- Please check all applicable boxes and answer all applicable questions
- 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
- Further information is on the last two pages for your reference
- Applications are not accepted without the required fees

For office use only	
File no:	C13-24
Pre-Consult Date:	April 18, 2024
Date received:	April 24, 2024
Date accepted:	
Accepted by:	
Roll # 42 07	090 003 11000
Conservation authority fee required:	SVCA
Other information:	

Pursuant to one or more of the following Sections 22, 34, 36, and/or 39 of the *Planning Act*, as amended, I/we apply for: (check appropriate box)

<input checked="" type="checkbox"/> Pre - Consultation Fee		\$ 500
<input type="checkbox"/> Amendment to the Official Plan	Minor	\$ 4,000.00 application fee plus \$ 4,000.00 contingency fee
	Major	\$ 6,500.00 application fee plus \$ 6,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>		
<input checked="" type="checkbox"/> Amendment to the Zoning By-law		\$ 2,900.00 application fee
	Major	\$ 4,000.00 application fee plus
	Major	\$ 5,000.00 contingency fee
<i>*contingency fee required only for complex applications</i>		
<input type="checkbox"/> Removal of a Holding Provision		\$1,000.00 application fee or \$ 600.00 application fee (with related site plan agreement)
<input type="checkbox"/> Temporary Use By-Law Amendment		\$ 1,674.00 application fee plus \$ 400.00 agreement fee plus \$ 2,500.00 contingency fee

Other Required Fees:

<input checked="" type="checkbox"/> Public Notice Sign Fee		\$145.00
<input checked="" type="checkbox"/> Conservation Authority Fees	SVCA	\$260.00
	GRCA	Call directly for details

Note on fees:

It is a requirement that any potential applicant pre-consult with the Planning Department prior to submitting any planning application, for the pre consultation meeting, please provide a drawing or a sketch of your proposal, accompanied by a written description.

\$400 County of Review Fee

The application fees were adopted and approved under the Township of Southgate's fees 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 application submission.

38.98 ha

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Township of Southgate, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee which shall be determined by staff of the Corporation of the Township of Southgate in the event that the amount of the initial contingency fee taken is insufficient.

Be advised that the applicant or a representative is expected to appear at any meetings (including the public meeting) to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.

Part A

Owner/Agent/Application information

*To be completed by the applicant

1. Name of registered owner: Nelson H Bauman

Mailing address: [REDACTED]

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

Email Address: [REDACTED]

2. Name of applicant: Solomon Martin

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] agent

3. Name of agent (if applicable) _____

Mailing address: _____

Phone#: _____ Email: _____

4. Send all correspondence to (choose only one): Applicant Agent

5. Preferred Method of communication: Phone email Postal Mail

6. Name any mortgages, charges or encumbrances, in respect to the subject lands:

Mailing Address: _____

Phone#: _____

Part B

The subject lands

7. Location of subject property (former municipality):

Township of Egremont Township of Proton Village of Dundalk

Road/street and number: 072968 SOUTHGATE SRD 07

Tax Roll#: 420709000311000

Lot PT LOT 7

Concession PROTON CON 18

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: 2024

9. Dimensions of subject property:

frontage 300 m depth 1015m m area 38.98 ha sq m/ha

10. Description of the area affected by this application if only a portion of the entire property this application is to rezone a small portion of the property from A1 to A1-xxx to permit a small scale OFDU

11. Abutting and nearby lands uses

(a) Interest in abutting lands - does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? Yes No

If yes, describe to what extent _____

(b) Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North agriculture / rur

East agriculture

South agriculture

West agriculture

(c) Agricultural livestock operations

if an existing livestock operation is located within 450 metres of the subject lands, prepare a sketch showing locations and approximate size of livestock barns (as per Additional Requirements 20. (b) request) and you must fill out Schedule "A".

12. Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands:

- | | | | |
|-----------------------------------|-------------------------------------|--------------------------------------------------|--------------------------|
| Wetlands | <input checked="" type="checkbox"/> | Specialty Crop Lands | <input type="checkbox"/> |
| Floodplains | <input checked="" type="checkbox"/> | ANSI's (areas of natural or scientific interest) | <input type="checkbox"/> |
| Streams, Ravines and Lakes | <input checked="" type="checkbox"/> | Aggregate Resources | <input type="checkbox"/> |
| Water Resources | <input type="checkbox"/> | Thin Overburden | <input type="checkbox"/> |
| Wooded Areas & Forest Management | <input checked="" type="checkbox"/> | Solid Waste Management | <input type="checkbox"/> |
| Fisheries, Wildlife & Environment | <input type="checkbox"/> | Sewage Treatment Plant | <input type="checkbox"/> |
| Heritage Resources | <input type="checkbox"/> | | |

13. Official Plan

Indicate the current Official Plan Designation:

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

14. Zoning By-law

Present zoning A1, EP

Requested zoning A1, EP, A1-XXX exception

15. Specific proposed use(s) of subject property that this amendment would authorize: (provide a sketch showing locations and approximate size for each building or structure)

this application is to allow for a small scale dry manufacturing shop which will be doing metal works

For Official Plan Amendment Applications Only:

14.

16. Please answer the following about this proposed Official Plan Amendment:

Does this application change or replace a designation in the Official Plan?

Changes Replaces

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes No

If yes, please provide the details of the official plan or the official plan amendment that deals with this matter.

18. Does this application propose to remove land from an area of employment?

Yes No

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

19. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes No

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure metal clad shop with peak roof

Setbacks:

front lot line 53.44 m

rear lot line 284.98m

side lot line 172.72m

Building/structure:

height 9m dimensions / floor area 750 m2 gross combined

20. The date the existing building(s) or structure(s) on the subject land were constructed: unknown
21. The length of time that the existing uses of the subject land have continued: unknown
22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): _____
23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:
to allow for a small scale dry manufacturing shop on the property and to permit a second dwelling outside of the building cluster since the new cluster needs to meet MDS to neighbors dwelling, and to permit a second entrance to that dwelling which would come out if the dwelling were to be demolished some day
24. Has the subject land ever been the subject of a Zoning By-law Amendment?
Yes No Unknown

If yes, and if known, specify the file number and status of the application:

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____ provincial highway	_____	_____
_____ municipal road, maintained year round	_____	_____
<input checked="" type="checkbox"/> municipal road, seasonally maintained	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
_____ other public road	_____	_____
please specify _____		
_____ right of way available	_____	
please specify _____		
_____ water access available	_____	
Describe the parking and docking facilities and the approximate distance of these facilities <u>see sketch</u>		

type of water supply	existing	proposed
_____ municipally operated piped water system	_____	
_____ privately owned/operated individual well	_____	
<input checked="" type="checkbox"/> privately owned/operated communal well	<input checked="" type="checkbox"/>	
_____ lake or other water body	_____	
please specify _____		
_____ other means	_____	
please specify _____		

type of storm water management	existing	proposed
_____ storm drainage sewer pipe	_____	
_____ ditch	_____	
_____ swale	_____	
<input checked="" type="checkbox"/> other means	_____	

Part D
Statement of compliance

32. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?
Yes No
33. Is the subject land within an area of land designated under any provincial plan or plans?
Yes No

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

34. Supplementary and support material to accompany application, where applicable
- a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.
- OR
- b) a sketch *drawn to scale* showing the following:
 - 1) Boundaries and dimensions of the subject land.
 - 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
 - 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
 - 4) Current use(s) on land that is adjacent to the subject land.
 - 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
 - 6) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
 - 7) Location and nature of any easement affecting the subject land.
 - 8) North Arrow

Other information

35. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

Solemn declaration

39. Affidavit

To be completed by owner(s), agent(s), or applicant(s) having completed the application form

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

I/ (We) Solomon Martin
Name(s)

of the Township of Wellesley in the County of Waterloo
city/town/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 County of Grey
city/town/municipality county/region

This 24 day of April, 20 24


Signature of Commissioner


Signature of Applicant
Solomon Martin
print name


Elisha Milne, a Commissioner, etc.,
Province of Ontario, for The Corporation of
the Township of Southgate, County of Grey.

Signature of Applicant
print name

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural Property History on the subject parcel

(i) What type of farming has been or is currently being conducted?

- Beef, Dairy, Swine, Poultry, Sheep, Cash Crop, Other (describe)

Describe in detail the size, age and feed type used for the type of farming conducted:

(i) How long have you owned the farm? 2024

(ii) Are you actively farming the land (or - do you have the land farmed under your supervision)?

Yes - For how long? 2024

No - When did you stop farming? For what reason did you stop farming?

(iii) Area of total farm holding: 38.98ha

(iv) Number of tillable hectares: 20 ha

(v) Do you own any other farm properties? Yes No

If yes, indicate locations: Lot: LOT 11 PT LOT 12 Concession: CON 15 Former Township: Proton Total Hectares: 80 ha

(vi) Do you rent any other land for farming purposes? Yes No

If yes, indicate locations: Lot: Concession: Former Township: Total Hectares:

(vii) Is there a barn on the subject property? Yes No

Please indicate the condition of the barn: needs repair

How big is the barn? 450m2

What is the present use of the barn? vacant

What is the capacity of the barn, in terms of livestock?

- (viii) Indicate the manure storage facilities on the subject lands
- Storage already exists
 - No storage required (manure/material is stored for less than 14 days)
 - 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
- (ix) Are there any barns on other properties within 450 meters (1,476.38 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 containing a barn regardless of current use.

(x) What type of farming has been conducted on this other property?

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

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

(xiii) Capacity of barn in terms of livestock: _____

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

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