



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:	C21-24
Pre-Consult Date:	July 16, 2024
Date received:	_____
Date accepted:	_____
Accepted by:	_____
Roll # 42 07	_____
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)

Pre- Consultation Fee	\$500.00
Amendment to the Official Plan	Minor \$4,000.00 application fee <i>plus</i> \$4,000.00 contingency fee
	Major \$6,500.00 application fee <i>plus</i> \$6,000.00 contingency fee
Amendment to the Zoning By-law	\$2,900.00 application fee
	Major \$4,000.00 application fee <i>plus</i> \$5,000.00 contingency fee
Removal of Holding Provision	\$1,000.00 application fee or \$600.00 application fee (with related Site Plan Agreement)
Temporary Use By-Law Amendment	\$1,674.00 application fee <i>plus</i> \$400.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
Other Required Fees:	
Public Notice Sign Fee	\$145.00
Conservation Authority Fee	\$260.00 Saugeen Valley Conservation Grand River Conservation – Call directly for details
County of Grey Municipal Review Fee	\$400.00

PAID

*Contingency fee required for all Official Plan Amendment applications

*Contingency fee required only for Major Zoning By-law Amendment applications

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.

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.

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: TUBEGATE INC.
Mailing address: 260219 SOUTHGATE RD. 26 PROTON STATION
Phone# : (H) [REDACTED]
Email Address: [REDACTED]

2. Name of applicant: SOLOMON MARTIN
Mailing address: [REDACTED]
Phone#: [REDACTED]
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 (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:
CIBC

Mailing Address: DUNDALK
Phone#: 519 923-2242

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: 260219 SOUTHGATE RD. 26

Tax Roll#: _____

PT Lots 198, 199, 200 Concession RANGE 2 W

Lot _____ of _____ Plan _____

8. The date the subject land was acquired by the current owner: OCT 18 2022

9. Dimensions of subject property:

frontage _____ m depth _____ m area 39 ~~sqm~~/ha

10. Description of the area affected by this application if only a portion of the entire property _____

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 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 type="checkbox"/> |
| Downtown Commercial | <input type="checkbox"/> | Rural | <input checked="" 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 type="checkbox"/> |
| Special Policy Area | <input type="checkbox"/> | Wetlands | <input 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 WITH AN 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)

668.9 m³ SHOP 55.74 m³ OFFICE, LUNCH ROOM + WASH ROOM
25.27 POWER ROOM

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 SMALL SCALE METAL WORK SHOP

Setbacks:
front lot line 172 m

rear lot line 237 m

side lot line 9.78 m

Building/structure:

height 6.7m TO EAVES dimensions / floor area 749.91 m³

20. The date the existing building(s) or structure(s) on the subject land were constructed: N/A

21. The length of time that the existing uses of the subject land have continued: N/A

22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): N/A

23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:

TO ALLOW FOR A SMALL SCALE INDUSTRIAL USE
METAL WORK SHOP

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"/>	_____
_____ 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 _____

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

please specify _____

_____ other means _____

please specify _____

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

please specify SHEET PLAN

type of sewage disposal	existing	proposed
<input type="checkbox"/> municipally operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> privately owned/operated individual septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> privately owned/operated communal septic	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> privy	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> other means	<input type="checkbox"/>	<input type="checkbox"/>

please specify _____

26. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands?

Yes No

If yes, has an amendment to the Site Plan and/or Agreement been applied for?

Yes No

27. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan, if applicable.)

Yes No

Part C
The proposal

28. Describe the **nature** and extent of the relief applied for and the proposed use of the subject lands.

RE-ZONE A 7920m² PORTION OF THE PROPERTY
TO ALLOW FOR A SMALL SCALE INDUSTRIAL
USE SHOP

29. Describe the reasons for the proposed amendment(s).

NO ZONING IN PLACE FOR THIS USE
ON THE SUBJECT LANDS

30. Describe the timing of the proposed development, including phasing.

HOPE TO POSSIBLY BUILD THIS FALL - EARLY WINTER
OF 2024 FINISH IN SPRING OF 2025

31. Additional Supporting Documents

List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report)

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:

Part E
Authorization and affidavit

36. 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 documents I (we),

SOLOMON MARTIN and SALINDA MARTIN
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]

Signature of Owner

FEB 22/24

date

[Redacted Signature]

Signature of Owner

FEB 22/24

date

37. Owner's Authorization for Agent

I (we), _____ and _____
Name of Owner(s)

hereby authorize _____ to act as our agent(s) for the purpose of this application.

Signature of Owner

date

Signature of Owner

date

38. Owner's Authorization for Access

I/we, SOLOMON MARTIN, and SALINDA MARTIN
Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

[Redacted Signature]

Signature of Owner

FEB 22/24

date

[Redacted Signature]

Signature of Owner

FEB 22/24

date

Signature of Witness

date

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 SOUTHGATE in the REGION of GREY
city/town/municipality county/region

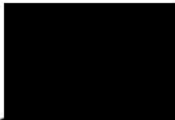
Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.


Declared before me at the:

Township of Southgate in County of Grey
city/town/municipality county/region

This 11 day of July, 2024


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)

PASTURE LAND

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

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

OCT 18TH 2022

(ii) 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? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: _____

39 HECTARES

(iv) Number of tillable hectares: _____

21 HECTARES

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

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

Former Township: _____

Total Hectares: _____

(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: NEW

How big is the barn? _____

255.5 m²

What is the present use of the barn? _____

HORSES

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

5 HORSES

PLUS ROOM FOR VISITOR HORSES

- (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, $\geq 30\%$ DM
 - outside, no cover, 18-30% DM, with covered liquid runoff storage
 - outside, no cover, 18-30% DM, with uncovered liquid runoff storage
- (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?

- #(1) BEEF CATTLE + MIXED CROPPING
- #(2) PASTURE LAND
- #(3) PASTURE LAND, BEEF CATTLE + CROPS
- #(4) PASTURE LAND RUN IN COVERALL FOR PASTURE CATTLE

(xi) Indicate the number of tillable hectares on other property: # ① 22.5 HECTARES
② 15.75 HECTARES # ③ 81 HECTARES # ④ 16 HECTARES PASTURE

(xii) Indicate the size of the barn(s): # ① 695 m², # ② 251 m², # ③ 881 m², # ④ 428 m²

(xiii) Capacity of barn in terms of livestock: # ① 120 HEAD # ② 5 HORSES # ③ 85 HEAD 5 HORSES
10 HORSES # ④ 100 HEAD 10 HORSES

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

- # ① PARTIALLY SLATTED BARN + PARTIALLY SOLID, INDOOR STORAGE
- # ② SOLID MANURE STORAGE (COVERED)
- # ③ SOLID MANURE STORAGE (COVERED)
- # ④ INSIDE, BEDDED PACK + SOLID OUTSIDE w/ CEMENT WALLS

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