



**The Corporation of
The Township of Southgate**

Application for Site Plan Approval

**** 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
- Applications are not accepted without pre-consultation with staff

For office use only	
SP15-20	
File No: _____	
Date received: December 3, 2020	
Date accepted: _____	
Accepted by: _____	
Roll # 42 07 _____	
Conservation authority fee required: _____	
Other information: _____	

Please check box for what you are applying:

	Application Fee	Contingency Fee
<input checked="" type="checkbox"/> Site Plan Application		
<input type="checkbox"/> Minor Site Plan (no changes to municipal property or servicing, no major drainage plans)	\$850.00	\$1,000.00
<input checked="" type="checkbox"/> Larger Site Plan (minor changes to municipal property or servicing, minor stormwater management)	\$3,185.00	\$5,000.00
<input type="checkbox"/> Major Site Plan (Changes to municipal property and/or servicing, and/or major stormwater management)	\$3,185.00	\$10,000.00
<input type="checkbox"/> Amendment to a Site Plan Agreement	\$638.00	\$1,000.00

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law. All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application. In the event that all fees are not paid in full at the time of the submission the application shall be deemed incomplete.

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.

PAID

To be completed by applicant:

Project Name: Flato East Commercial Block

Project Address: Not assigned

Legal Description: Con 1 SWTSR, Pt Lots 233 and 234, Geographic Township of Proton, in the Township of Southgate

Assessment Roll #: _____

Registered Owner (s): Flato Dundalk Meadows Inc (c/o Shakir Rehmatullah)

Address: [Redacted]

Postal Code: [Redacted]

Telephone: [Redacted] Fax: _____

E-mail: _____ Cell phone: _____

Is the property affected by the regulations of:

- S.V.C.A. YES NO
- G.R.C.A. YES NO

Send Communications to:

Applicant/Consultant/Project Manager: MHBC Planning (c/o Kory Chisholm)

Address: 113 Collier Street, Barrie, ON Postal Code: L4M 1H2

Telephone: 705-728-0045 x. 224 Fax: _____

E-mail: kchisholm@mhbcplan.com Cell phone: _____

Contact Information: Same as above

Project name: Flato East Commercial Block

Registered Owner: Flato Dundalk Meadows Inc (c/o Shakir Rehmatullah)

Agent: MHBC Planning (c/o Kory Chisholm)

Property and Project Information:

Zoning Existing: C1-465 *proposed if applicable:* _____

Official Plan Existing: Neighbourhood Area Exception *proposed if applicable:* _____

Site Information:

Water – Municipal x Private _____

Sewer – Municipal x Private _____

Proposed Use(s): Commercial plaza.

Site Area (sq. m/ha): 6664 m2 # of Units: 0

Building Area (sq. m) proposed 1448 m2 existing (if applicable) _____

Mezzanine Area (sq. m) proposed _____ existing (if applicable) _____

Exterior Materials & Colours Please refer to architectural package

Legal Information for Agreement Preparation

Certificate of Title Required _____ Enclosed

Is the property mortgaged? Yes (Yes/No) Mortgagee: Firm Capiral Mortgage Fund Inc.

Do you anticipate a new mortgage being added in the near future? No

Who has authority to bind the corporation? Shakir Rehmatullah

The Submission must be completed, in accordance to the Site Plan Guide Lines and Check List. Submissions can be forwarded via E-mail provided fees have been paid in full.

I hereby declare that the statements herein are to the best of my knowledge a true and complete representation of the purpose and intent of this application.

Signature: _____ Date: November 6, 2020

Fee Enclosed: \$8,185

Owners Authorization for Agent

I/we Flato Dundalk Meadows Inc.
(c/o Shakir Rehmatullah) authorize MHBC Planning

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

(Signature of owner)

DATED at the _____ of _____, this
_____ day of _____, 2020.

Owners Authorization for Access

I/we, Flato Dundalk Meadows Inc.
(c/o Shakir Rehmatullah), of the City

of Markham in the _____

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

Signature of Owner

Signature of Witness

Site plan checklist for complete submission

- a) Cover letter detailing the proposed development, intent of application and listing of submission material
- b) Application form fully completed
- c) Appropriate application fee
- d) Letter of Authorization, if applicant is not the owner
- e) Site Plan

	Minimum Required	Plan Number	Yes	No
Site Plan	1		X	
Grading and Drainage Plan	1		X	
Site Servicing Plan	1		X	
Landscaping Plan and Details	1		X	
Building Elevations	1		X	
Floor Plans	1		X	
Interior Mechanicals	1		X	
Storm Water Management Report	1		X	
Survey	1			
Deed	1			

	Minimum Required	Plan Number	Yes	No
Completed Application Form	1		X	
Letter of Authorization (if not the owner)	1		X	
Appropriate Fee			X	
Cost Estimates	1			
Other Requirement (i.e. road widening information, required letters, etc.)				
Explain: _____				

First Submission	X	
Re-Submission		
Final Submission		

Scale of plans to be one of: 1:200, 1:250, 1:300, 1:400, 1:500 (metric)