



**The Corporation of The
Township of Southgate**

**Consent Application Form
Effective January 1, 2024**

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: B3-34

Pre-Consult Date: _____

Date received: March 7, 2024

Date accepted: _____

Accepted by: _____

Roll # 42 07 060-005-00600

Conservation Authority Fee

Required: SVCA - Yes

Other information: _____

MTO Road Jurisdiction

It is a requirement that any potential applicant pre-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
Application Fees	\$ 1,600.00 due with submitted application
	\$ 300.00 due on completion (if approved)
Public Notice Sign Fee	\$ 145.00
Parkland Dedication Fee	\$ 3,500.00 (all new residential lots)
Deed Stamping	\$ 380.00 due before finalization of approved consent
Conservation Authority Fee	SVCA \$ 260.00 (per each net lot created) GRCA – Call directly for details
County of Grey Review Fee	\$400.00

Note on fees:

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

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

Part One

Owner/Agent/Application Information

*To be completed by the applicant

1. Name of registered owner: Kevin Stanley Gerber and Sandra Diane Gerber

Mailing address: [REDACTED]

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

Email Address: [REDACTED]

2. Name of applicant (if different than above): Kevin Gerber

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) [REDACTED]

3. Name of agent: Greg Ford, Wilson-Ford Surveying & Engineering

Mailing address: [REDACTED]

Phone# [REDACTED] Email [REDACTED]

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 Egremont

Road Name Highway 6 North Civic Address (911) No. 311371

Lot No. Part Lot 27 Plan/Concession Concession 1

Part [REDACTED] Reference Plan No. [REDACTED]

7. Description of Subject Land:

a) Existing use of the subject land:

Agricultural Rural Commercial/Industrial Residential

Other(explain) [REDACTED]

b) Existing buildings 2 Storey Brick Dwelling and 2 barns

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

Easement Restrictive Covenants Right of Way

Describe: [REDACTED]

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 SEVERED Frontage <u>78.4 m+/-</u> metres Depth <u>107.7 m+/-</u> metres Area <u>0.82 Ha +/-</u> hectares	Dimensions of land intended to be RETAINED Frontage <u>1,200.5 m+/-</u> metres Depth <u>908.5 m+/-</u> metres Area <u>85.6 Ha +/-</u> hectares
---	---

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance Surplus farm dwelling

- i) 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 2 Storey brick dwelling

Proposed buildings 2 Storey brick dwelling

<input type="checkbox"/> Non-farm residential	<input checked="" type="checkbox"/> Surplus farm dwelling
<input 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 2 barns

Proposed buildings 2 barns

<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): n/a

Existing buildings/structures: _____

Use: _____

Access: _____

Servicing: _____

13. Road Access:

	Severed Parcel	Retained Parcel
Provincial Highway (Provide Road Number)	Highway 6 <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input type="checkbox"/>	<input 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?

	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 checked="" 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 checked="" type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

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

<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 _____

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), Kevin Stanley Gerber and Sandra Diane Gerber
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

Mar. 4/24
date

[Redacted Signature]
Signature of Owner

Mar. 4/24
date

19. Owner authorization for agent

I/we Kevin Stanley Gerber and Sandra Diane Gerber

authorize Kevin Stanley Gerber

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

[Redacted Signature]
Signature of Owner

[Redacted Signature]
Signature of Witness

Dated at the Township _____ of Wellington North,

this 4th day of ~~February~~ March, 2024.

20. Owners authorization for access

I/we Kevin Stanley Gerber and Sandra Diane Gerber

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 property as it relates to evaluation of this application.

[Redacted Signature]
Signature of Own

Mar. 4
February, 2024
date

[Redacted Signature]
Signature of owner

Mar. 4
February, 2024
date

21. Affidavit or sworn declaration

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

I/ (We) Kevin Stanley Gerber
Name of Owner(s) or Authorized Agent


of the Township of Wellesley in the Regional Municipality of Waterloo
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 Wellington North in the County of Wellington
city/township/municipality *county/region*

This 4th day of March, 2024


Signature of Owner or Authorized Agent

March 4, 2024
Date

Signature of Owner

Signature of Commissioner

Date

March 4, 2024
Date

Return this completed form and payment to:
Gregory Ian Ford, a Commissioner, etc.
Province of Ontario, for ~~Wilson Ford~~ Committee of Adjustment
Surveying & Engineering Ltd. *Township of Southgate*
Expires May 3, 2026 185667 Grey Road 9, RR 1
Dundalk Ontario
NOC 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: none

2. 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: 40x80 ft+/- and 75x280 ft+/-

c) Present Use of Barn: storage

d) Livestock Capacity of Barn: n/a

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? 3 years

No – When did you stop farming? _____

a) If no, for what reason did you stop farming? _____

4. How long have you owned the farm? June 23, 2022

5. Area of total farm holdings: 86.44 Ha+/-

6. Number of tillable hectares: 197 Acres+/-

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

Part Divisions 1, 2

If yes, indicate locations: Lot: and 3 of Lot 22 Concession: Con 1 EGR

Former Township: Egremont

Total Hectares: 140 Acres +/-

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. See schedule attached.

b) What type of farming has been conducted on the property/properties?

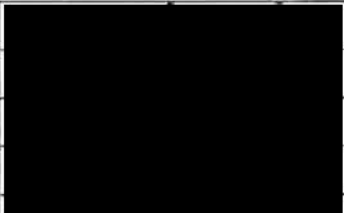
c) Indicate the number of tillable hectares on other property: _____

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

Farm I.D.	Type of Farming	Tillable Acres	Barn Size	Barn Capacity	Manure Storage Type	Name
Farm A	cash crop	200	40x80	equipment storage	none	Kevin Gerber
Farm B	horses	6	60x70	4 horse stalls	manure pile - west side of barn	Steven Close
Farm C	beef cattle	100+	50x150	50 cows 60 calves	50x60 coverall - west side of barn	Bill Reeves
Farm D	no barn	n/a	n/a	n/a	n/a	
This document is for severence purposes only and the information was gathered by meeting the landowners in person						
						
					March 4 2024	