



The Corporation of The Township of Southgate

Consent application form

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: B4-21

Pre-Consult Date: _____

Date received: May 3, 2021

Date accepted: _____

Accepted by: _____

Roll # 42 07 060 003 05800

Conservation Authority Fee

Required: _____

Other information: _____

Township of Southgate

MAY 03 2021

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the Township of Southgate Committee of Adjustment

Required Fees:

Application Fees	→ \$1,328.00 due with submitted application
	\$ 261.00 due on completion (if approved)
Public Notice Sign Fee	→ \$ 108.00
Parkland Dedication Fee	\$ 532.00 (all new residential lots)
Deed Stamping	\$ 320.00 due before finalization of approved consent
Conservation Authority Fee	→ SVCA \$ 240.00 (per each net lot created)
	GRCA - Call directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law.

Part One

Owner/Agent/Application Information

*To be completed by the applicant

1. Name of registered owner LYNDA FALLADOWN & RODGER FALLADOWN

Mailing address: [REDACTED]

Phone# : (H) [REDACTED] (B) —

Email Address: —

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

Mailing address: —

Phone#: — Email: —

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: BARBARA CRUMMER

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 SOUTHGATE

Road Name SOUTHGATE RD. 10 Civic Address (911) No. 311700

Lot No. 21 Plan/Concession CON 1 PT DIV 2 TO 3

Part — Reference Plan No. CON 1 PT DIV 2 TO 3 LOT 21

7. Description of Subject Land:

a) Existing use of the subject land:

- Agricultural
- Rural
- Commercial/Industrial
- Residential

Other(explain) VACANT RESIDENTIAL/RECREATIONAL LAND

b) Existing buildings N/A

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

- Easement
- Restrictive Covenants
- Right of Way

Describe: N/A

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 106.68 metres
 Depth 60.96 metres
 Area 0.929 hectares

Dimensions of land intended to be RETAINED
 Frontage 699.42 metres
 Depth 321.521 metres
 Area 32.521 hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance NEW LOT FOR HOUSE (RESIDENCE)

- 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: LYNDA FALLADOWN & RODGER FALLADOWN
 Address: 2004 HIGHWAY 97 RR6 CAMBRIDGE, ONTARIO N1R 5S7

10. Proposed use of land to be severed

Existing buildings N/A

Proposed buildings RESIDENTIAL

<input checked="" type="checkbox"/> Non-farm residential	<input 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 N/A

Proposed buildings N/A

<input type="checkbox"/> Non-farm residential	<input 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 checked="" type="checkbox"/> Other (Specify) <u>RECREATIONAL</u>	

12. Original lot being added to (lot addition only): N/A

Existing buildings/structures: N/A

Use: N/A

Access: _____

Servicing: _____

13. Road Access:

	Severed Parcel	Retained Parcel
Provincial Highway (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained Municipal road allowance	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> NO		
Private Right-of-Way	<input checked="" 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 type="checkbox"/>	Agriculture	<input type="checkbox"/>	Space Extensive Industrial/Commercial
<input checked="" type="checkbox"/>	Rural	<input type="checkbox"/>	Mineral Aggregate Extraction
<input type="checkbox"/>	Village Community	<input type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input checked="" 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:

<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 UNKNOWN

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), Rodger Falladown and Lynda Falladown
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

April 18, 2021
date

[Redacted Signature]
Signature of Owner

April 18, 2021
date

19. Owner authorization for agent

I/we Rodger Falladown Lynda Falladown
authorize Barbara Crummer

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

[Redacted Signature] [Redacted Signature]
Signature of Owner Signature of Witness

Dated at the Municipality of West Grey
this 18th day of April, 20 21.

20. Owners authorization for access

I/we Rodger Falladown Lynda Falladown

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 Owner

April 18, 21
date

[Redacted Signature]
Signature of Owner

April 18, 21
date

21. Affidavit or sworn declaration

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

I/ (We) Barbara Crumler
Name of Owner(s) or Authorized Agent

of the municipality of West Grey in the County of Grey
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 Southgate in the County of Grey
city/township/municipality county/region


This 30th day of April, 2021


Signature of Owner or Authorized Agent


April 30, 2021
Date

Signature of Owner

Date


Signature of Commissioner

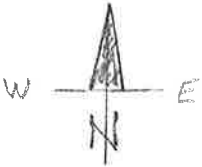
April 30, 2021
Date


Lindsey Green, a Commissioner for Taking Oaths,
Clerk for The Corporation of the Township
of Southgate, County of Grey.

Return this completed form and payment to:
Attention: Committee of Adjustment
Township of Southgate
185667 Grey Road 9, RR 1
Dundalk Ontario
N0C 1B0

RESIDENTIAL

More Base Map Air Photos (2006) Air Pho



AGRICULTURAL

868M

AGRI.



WETLAND WOODLANDS

RETAINED PARCEL
32.521 HECTARS

5.85 HECT.
14.45 AC

OPEN

399.5 M

255.9 M

Highway 6

321.04 M

122.0M

SEVERED
PARCEL
0.929 HECTAR

76.2M

699.42

MUD LAKE

RECREATIONAL

Southgate Road 10

106.68M

Road 49

WETLAND

AGRICULTURAL

200 m

500 ft

6-2

More Base Map Air Photos (2006) Air Pho

SEVERED
PARCEL
0.929 HECTAR
122.0M
21.9M
106.68 M

Highway 6

Road 49

Soungate Road 10

200 m

500 ft

51783107595581509 4876



- Legend**
- Grey County Boundary
 - Parcels - Current
 - Parcels - Base
 - Lots & Concessions
 - Large Scale Roads**
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
 - ANSI**
 - ANSI, Earth Life Science
 - ANSI, Earth Science
 - ANSI, Life Science
 - Streams**
 - Lakes and Rivers**
 - Other Wetlands
 - Significant Valleylands
 - Significant Woodlands

Notes

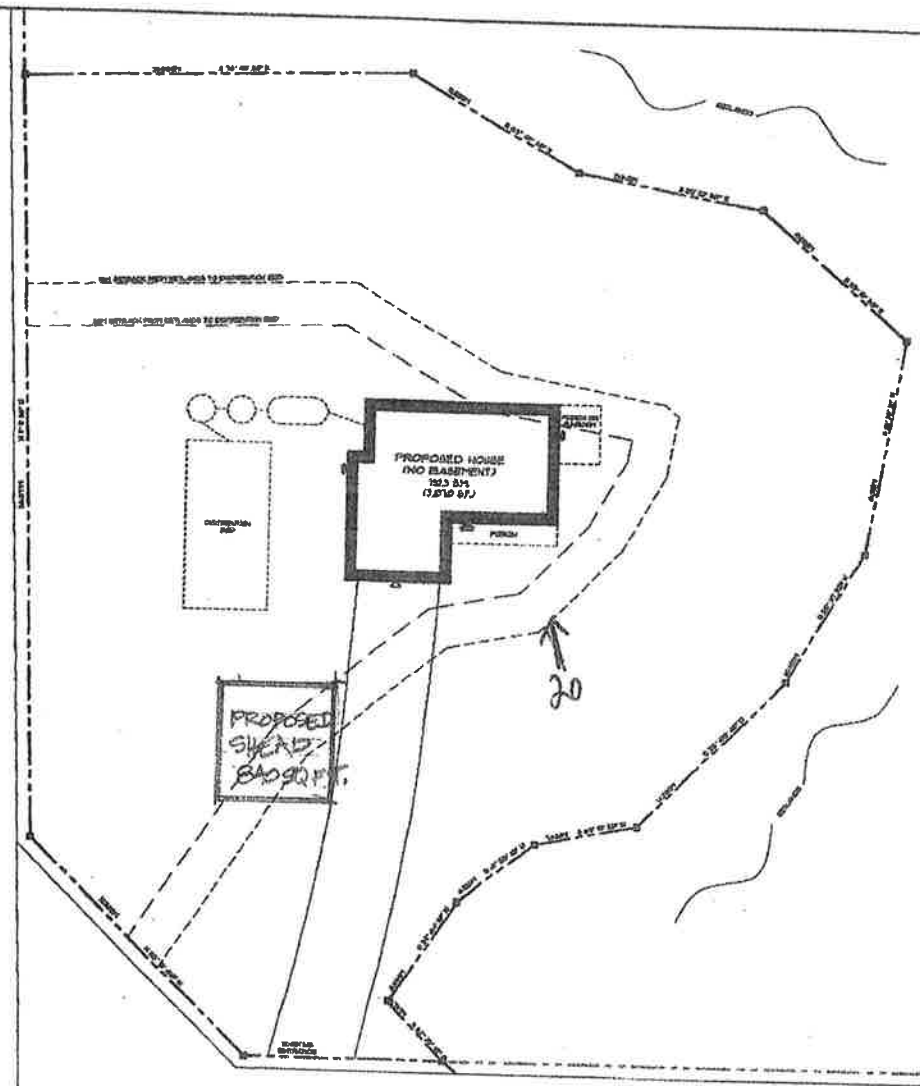




1/3 OF LOT 21
ION 1
QUINSHIP OF
NT)
OUTHGATE
GREY

THE GARAFRAXA ROAD
THE KINGS HIGHWAY NO. 6

ROAD 49



ORIGINAL ROAD ALLOWANCE
BETWEEN LOT 21422
SOUTHGATE ROAD 10

PROPERTY LINE	
OWNER	OWNER
DATE	DATE
PLAN NUMBER	PLAN NUMBER
PROPOSED CHANGES	PROPOSED CHANGES

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

1. THIS PLAN IS MADE BY A SURVEY MADE BY ME IN ACCORDANCE WITH THE SURVEY ACT.
2. ALL DISTANCES REFERRED TO IN THIS PLAN ARE GOVERNED BY THE ACTS REFERRED TO IN SUBSECTION 1.
3. ALL DISTANCES AND DIMENSIONS ARE GIVEN IN METERS AND MILLIMETERS TO THE NEAREST MILLIMETER UNLESS OTHERWISE STATED BY ME.

1" = 60'

R. WILSON SURVEYING INC



7-1

2/3	S	89° 23' 50"
3/4	S	59° 15' 50"
4/5	S	0° 25' 15"
5/6	S	20° 37' 50"
6/7	S	35° 03' 45"
7/8	S	69° 19' 20"
8/9	S	41° 55' 10"
9/10	S	24° 04' 10"
10/11	S	53° 25' 10"
11/12	S	59° 41' 58"

L NOTE

SHOWN HEREON ARE IN FEET AND CAN BE
) TO METRES BY MULTIPLYING BY 0.3048

