



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: _____
 Pre-Consult Date: _____
 Date received: _____
 Date accepted: _____
 Accepted by: _____
 Roll # 42 07 _____
 Conservation authority fee required: _____
 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
<u>Other Required Fees:</u>	
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

*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: Mark and Irene Frey

Mailing address: 411575 Southgate Sideroad 41 RR 1 Mount Forest, ON N0G 2L0

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

Email Address: N/A

2. Name of applicant: Ron Davidson Land Use Planning Consultant Inc.

Mailing address: 265 Beattie Street, Owen Sound, ON N4K 6X2

Phone#: (519) 371-6829 Email: ronalddavidson@rogers.com

Applicant's Relationship to Subject Lands:

- Registered Property Owner
- Holder of Option to Purchase Subject Lands
- Signing Officer of Corporation
- Other [Specify] Planning Consultant

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:

No mortgage

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: 411575 Southgate Sideroad 41

Tax Roll#: 420706000514100

Lot Part Gore Lot A Concession 9

Lot of Plan

8. The date the subject land was acquired by the current owner: 2009

9. Dimensions of subject property:

frontage 220 +/- m depth 1000 +/- m area 21.55 ~~sqm~~/ha

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

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 Owns the adjacent non-farm residential lot.

(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 Residential and 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".

Not applicable

12. Environmental Constraints

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

- | | | | |
|-----------------------------------|--------------------------|--|--------------------------|
| Wetlands | <input type="checkbox"/> | Specialty Crop Lands | <input type="checkbox"/> |
| Floodplains | <input type="checkbox"/> | ANSI's (areas of natural or scientific interest) | <input type="checkbox"/> |
| Streams, Ravines and Lakes | <input type="checkbox"/> | Aggregate Resources | <input type="checkbox"/> |
| Water Resources | <input type="checkbox"/> | Thin Overburden | <input type="checkbox"/> |
| Wooded Areas & Forest Management | <input 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 checked="" 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 A1-301 and EP

Requested zoning A1-301 with additional provisions and EP

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)

A new building will be erected within which 892 square metres of floor area will be used for the making of organic soil additive (fertilizer). Building may also be used for the drying of grain in the future.

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 House, barns and other buildings exist on the property.

Setbacks:

front lot line See attached drawing

rear lot line__

side lot line_____

Building/structure:

height Various dimensions / floor area Various

20. The date the existing building(s) or structure(s) on the subject land were constructed: 1958 to 2013

21. The length of time that the existing uses of the subject land have continued:
Farming has likely occurred since 1800s. Residential use since 1958.

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:
See Planning Justification Report

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:

Lands were rezoned when residential lot was being severed, allowing for reduced side yard and prohibiting livestock in one of the buildings. The ZBA was approved. File number is unknown.

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
<u> </u> provincial highway	<u> </u>	<u> </u>
<u> x </u> municipal road, maintained year round	<u> x </u>	<u> s </u>
<u> </u> municipal road, seasonally maintained	<u> </u>	<u> </u>
<u> </u> other public road	<u> </u>	<u> </u>

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
<u> </u> municipally operated piped water system	<u> </u>	<u> </u>
<u> x </u> privately owned/operated individual well	<u> x </u>	<u> x </u>
<u> </u> privately owned/operated communal well	<u> </u>	<u> </u>
<u> </u> lake or other water body	<u> </u>	<u> </u>

please specify

 other means

please specify

type of storm water management	existing	proposed
<u> </u> storm drainage sewer pipe	<u> </u>	<u> </u>
<u> </u> ditch	<u> </u>	<u> </u>
<u> x </u> swale	<u> x </u>	<u> x </u>
<u> </u> other means	<u> </u>	<u> </u>

please specify _____

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
<u> x </u> privately owned/operated individual septic	<u> x </u>	<u> x </u>
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____

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.

_____ To permit agricultural-related use, as explained in Question 15. To adjust the EP zone boundary as per the
_____ new hazard land mapping provided by the SVCA

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

_____ Zoning By-law doesn't currently allow for proposed use and the current EP mapping is incorrect.

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

_____ Immediately

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)

_____ Planning Justification Report

_____ SVCA correspondence

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:

See Planning Justification Report

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),

Mark Frey and Irene Frey
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] Nov 4/24
Signature of _____ date
 [Redacted] Nov 4/24
Signature of _____ date

37. Owner's Authorization for Agent

I (we), Mark Frey and Irene Frey
Name of Owner(s)

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

[Redacted] Nov 4/24
Signature of Owner _____ date
 [Redacted] Nov 4/24
Signature of Owner _____ date

38. Owner's Authorization for Access

I/we, Mark Frey, and Irene Frey
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] Nov 4/24
Signature of Owner _____ date
 [Redacted] NW
Signature of _____ date
 [Redacted] Nov 4/24
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) Ron Davidson _____
Name(s)

of the City Grey of Owen Sound in the County 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:

City of Owen Sound in County of Grey
city/town/municipality county/region

This 13 day of November, 2024

Signature of Commissioner

Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

Signature of Applicant

Ron Davidson

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? _____

(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: _____

(iv) Number of tillable 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: _____

How big is the barn? _____

What is the present use of the barn? _____

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, $\geq 30\%$ 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?

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


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

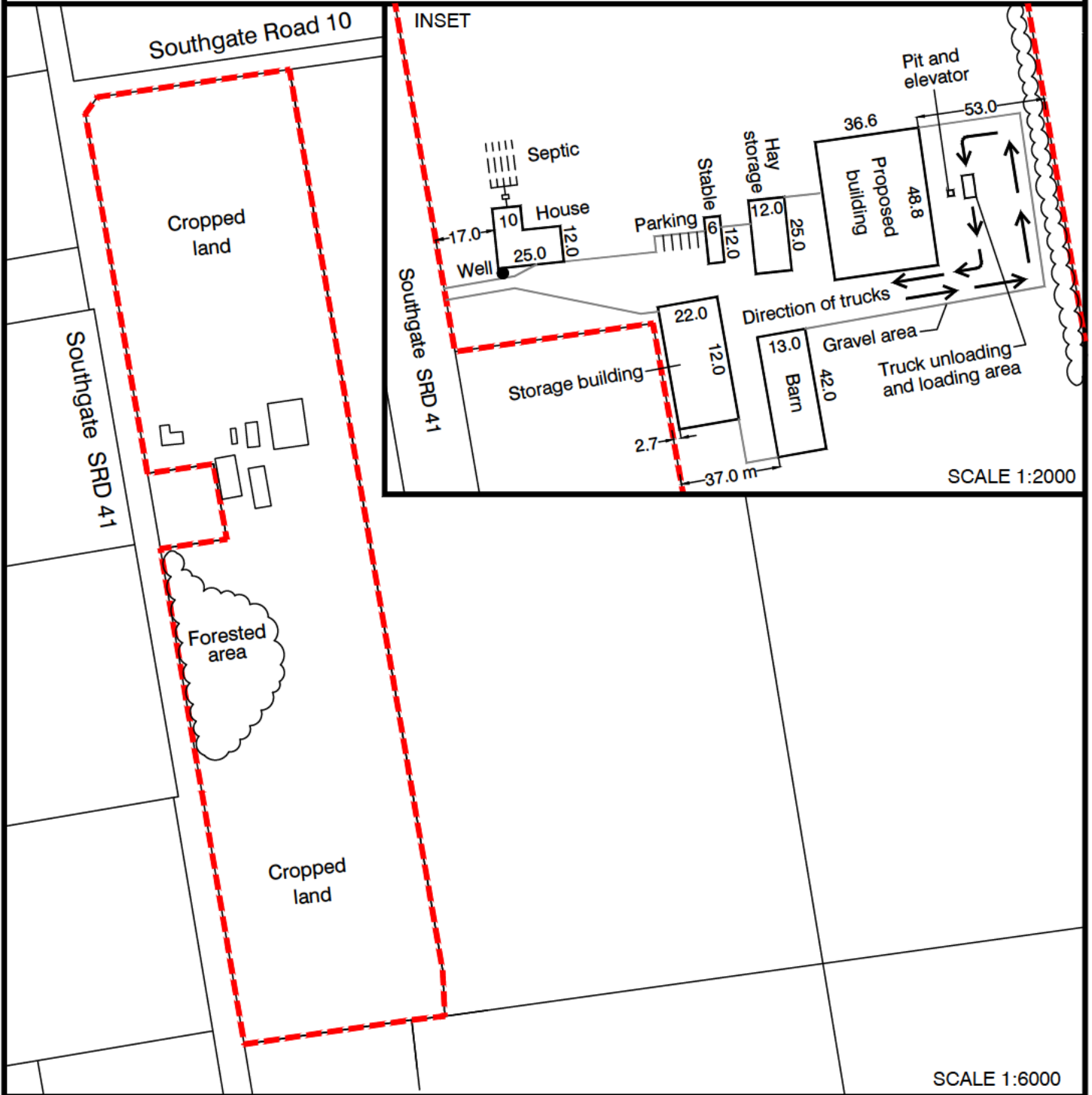
(xiii) Capacity of barn in terms of livestock: _____

(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

Site Plan


 Subject Property

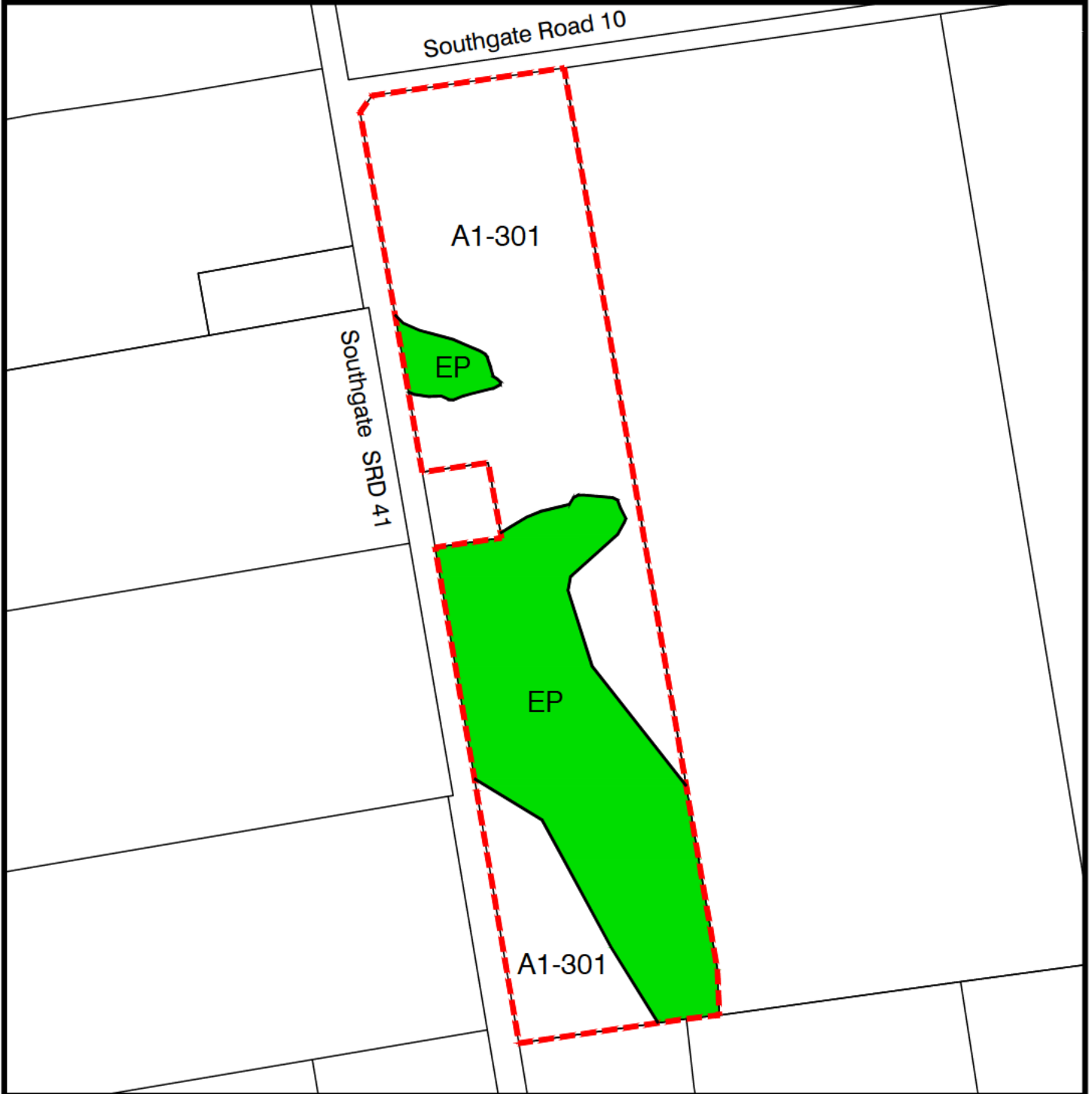


Mark and Irene Frey
411575 Southgate SRD 41
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

Proposed Zoning

 Subject Property



Mark and Irene Frey
411575 Southgate SRD 41
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000