



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: B7-24
 Pre-Consult Date: _____
 Date received: August 20, 2024
 Date accepted _____
 Accepted by: _____
 Roll # 42 07 090-004-08810
 Conservation Authority Fee
 Required: Yes - SVCA
 Other information: _____

ZBA File C23-24

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: Dennis and Jacqueline Groves
 Mailing address: 212475 Southgate Sideroad 21
 Phone#: (H) (B)
 Email Address:
2. Name of applicant (if different than above):
 Mailing address: Ron Davidson Land Use Planning Consultant Inc. 265 Beattie Street, Owen Sound, N4K 6X2
 Phone#: Email:
- 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:
 Mailing address:
 Phone#: Email:
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 Proton

Road Name Southgate Sideroad 21 Civic Address (911) No. 212475

Lot No. Part Lot 33 Plan/Concession 13

Part 3 Reference Plan No. 16R8317

7. Description of Subject Land:

a) Existing use of the subject land:

Agricultural Rural Commercial/Industrial Residential

Other(explain)

b) Existing buildings Detached dwelling, garage and storage building

c) Is the "subject land" presently subject to any of the following: No

Easement Restrictive Covenants Right of Way

Describe:

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 N/A Width is 195.14 metres

Depth 207.38 metres

Area 4.047 hectares

Dimensions of land intended
to be RETAINED

Frontage 195 metres

Depth 202.33 metres

Area 3.783 hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance Lot line adjustment will convey farmland to adjacent land owner

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: Ventry Acres Inc.

Address: Property has no address as it is vacant

10. Proposed use of land to be severed

Existing buildings None

Proposed buildings None

| | |
|--|--|
| <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 type="checkbox"/> Other (Specify) _____ | |

11. Proposed use of land to be retained

Existing buildings Dwelling, garage and storage building

Proposed buildings None

| | |
|--|--|
| <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 type="checkbox"/> Other (Specify) _____ | |

12. Original lot being added to (*lot addition only*): Part 2, RP 16R8317

Existing buildings/structures: None

Use: Agriculture

Access: Currently accessed from retained parcel. Will be accessed from the benefiting lot once lot line adjustment is finalized.

Servicing: No services required for vacant farmlands.

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 type="checkbox"/> | <input checked="" type="checkbox"/> Southgate Sideroad 21 |
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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? Subject property was one of 3 lots severed.

Indicate year, file #'s, if known 2004

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: The application was filed in conjunction with this Consent application and no file number had been assigned at time of submission.

File # _____ Submitted X Approved _____

File # _____ Submitted X 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), Dennis and Jackie Groves and _____
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.

Signature of Owner

8-Aug-2024
date

Signature of Witness

8-Aug-2024
date

19. Owner authorization for agent

I/we Jackie and Dennis Groves

authorize Ron Davidson

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

Signature of Owner

Signature of Witness

Dated at the Township of Southgate,

this 8th day of August, 2024.

20. Owners authorization for access

I/we Dennis and Jackie Groves

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.

Signature of Owner

8-Aug-2024
date

Signature of Witness

8-Aug-2024
date

21. Affidavit or sworn declaration

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

I/ (We) Ron Davidson
Name of Owner(s) or Authorized Agent

of the City of Owen Sound 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:

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

This 9 day of August, 2024


Signature of Owner or Authorized Agent

Aug 9/24
Date

~~Signature of Owner~~

~~Date~~


Signature of Commissioner

Aug 9/24
Date

Jodi Lynne Potter, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires November 30, 2025.

Return this completed form and payment to:
Attention: Committee of Adjustment
Township of Southgate
185667 Grey Road 9, RR 1
Dundalk Ontario
N0C 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: No animals have been kept on the property. The rear portion of the size was cashcropped until a few years ago.

2. Is there a barn on the *subject property*? Yes No

If yes, answer the questions below:

- a) Indicate the condition of the barn: _____
- b) Size of Barn: _____
- c) Present Use of Barn: _____
- d) Livestock Capacity of Barn: _____
- 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? _____
- No – When did you stop farming? Owner has never farmed the lands.

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

4. How long have you owned the farm? 2016

5. Area of total farm holdings: 7.83 ha

6. Number of tillable hectares: 3.6 ha+/-

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

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

Former Township: _____

Total Hectares: _____

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.

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): _____

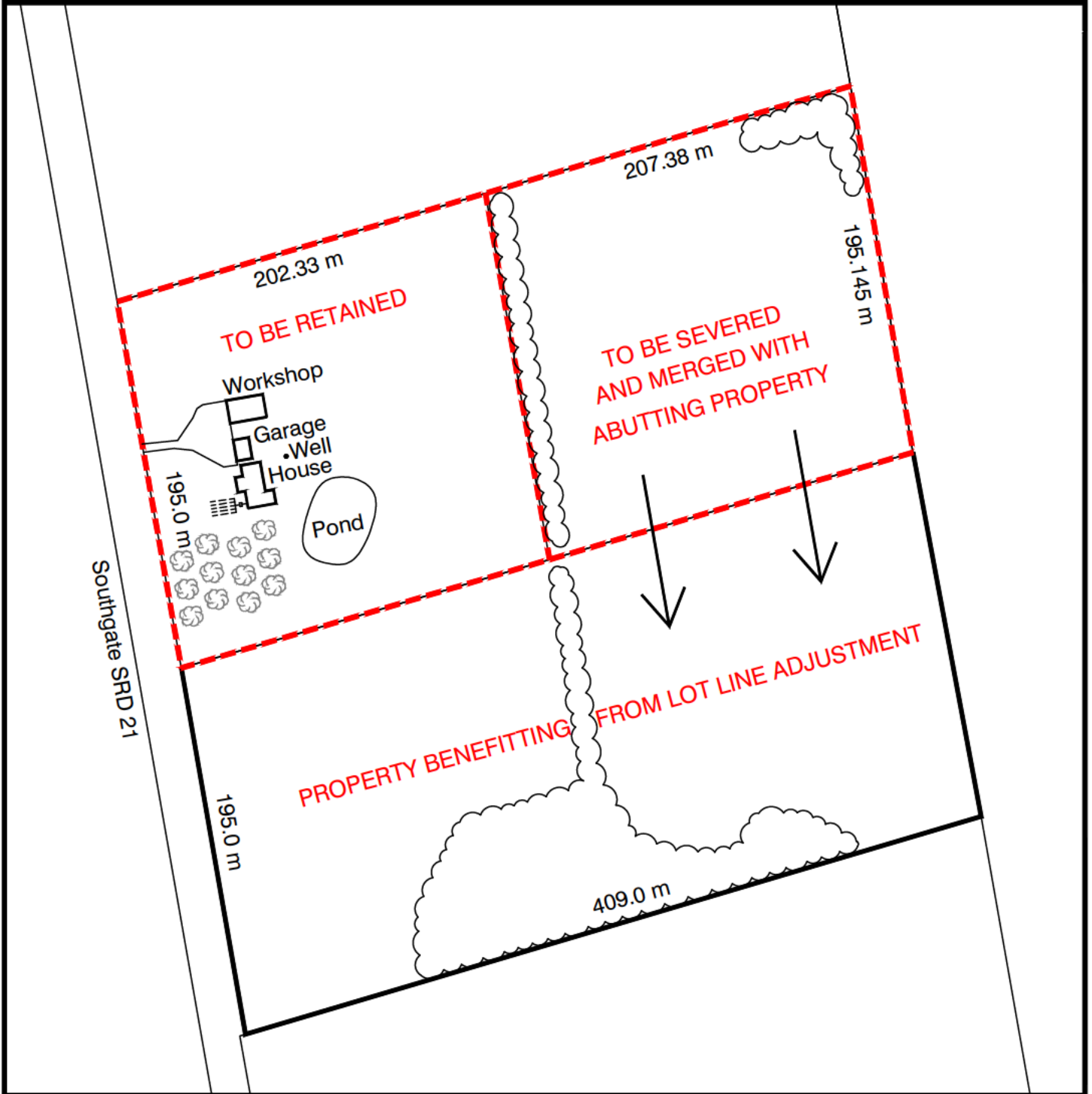
e) Capacity of barn in terms of livestock: _____

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

Proposed Lot Line Adjustment

 Subject Property



Lot Line Adjustment
212475 Southgate SRD 21
Township of Southgate

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:3000