



**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: C8-25  
 Pre-Consult Date: \_\_\_\_\_  
 Date received: March 10, 2025  
 Date accepted: \_\_\_\_\_  
 Accepted by: \_\_\_\_\_  
 Roll # 42 07 909-005-06027  
 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)*

<b>Pre- Consultation Fee</b>	\$510.00
<b>Amendment to the Official Plan</b>	Minor \$4,080.00 application fee <i>plus</i> \$4,000.00 contingency fee
	Major \$6,630.00 application fee <i>plus</i> \$6,000.00 contingency fee
<b>Amendment to the Zoning By-law</b>	\$2,950.00 application fee
	Complex \$4,080.00 application fee <i>plus</i> \$5,000.00 contingency fee
<b>Removal of Holding Provision</b>	\$1,020.00 application fee
	or \$612.00 application fee (with related Site Plan Agreement)
<b>Temporary Use By-Law Amendment</b>	\$1,707.00 application fee <i>plus</i> \$408.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
<b>Other Required Fees:</b>	
<b>Public Notice Sign Fee</b>	\$148.00
<b>Conservation Authority Fee</b>	\$260.00 Saugeen Valley Conservation  Grand River Conservation – Call directly for details
<b>County of Grey Municipal Review Fee</b>	\$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:** SOUTHGATE RENEWABLES HOLDING CORP.

Mailing address: [REDACTED]

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

Email Address: [REDACTED]

**2. Name of applicant:** Jason R. Moretto

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 (if applicable)**

Mailing address: Kristine Loft, Loft Planning Inc. (25 Maple Street, Collingwood ON, L9Y 2P7)

Phone#: 705 446 1168 Email: kristine@loftplanning.com

Send all correspondence to (choose only one): ☒ Applicant ☐ Agent

Preferred Method of communication: ☐ Phone ☒ email ☐ Postal Mail

Name any mortgages, charges or encumbrances, in respect to the subject lands:

None.

Mailing Address: [REDACTED]

Phone#: [REDACTED]

**Part B**

**The Subject Lands**

**4. Location of subject property (former municipality):**

☐ Township of Egremont

☐ Township of Proton

☒ Village of Dundalk

Road/street and number: 100 Eco Parkway

Tax Roll#: 42 07 090 005 06027 0000

Lot PT 237 & 238

## 6. Dimensions of subject property:

frontage 79 m depth 369 m area 4.04 ha sq m/ha

## 7. Description of the area affected by this application if only a portion of the entire property NA

## 8. 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 \_\_\_\_\_

- b. Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North Industrial Lands East Industrial Lands and EP Lands

South EP Lands, Municipal WWTP West Industrial Lands Municipal WWTP (SW)

- 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".

## 9. Environmental Constraints

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

Wetlands	<input checked="" type="checkbox"/>	Specialty Crop Lands	<input type="checkbox"/>
Floodplains	<input checked="" 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"/>		

## 10. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	<input type="checkbox"/>	Agriculture	<input type="checkbox"/>
Downtown Commercial	<input type="checkbox"/>	Rural	<input type="checkbox"/>
Arterial Commercial	<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>
Industrial	<input checked="" 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"/>

**12. 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). \*If proposal is for an On Farm Diversified Use, please specify use (metal works, woodworking) and include Building Code Occupation Classification:**  
A request to Lift the Holding symbol.

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Type of building/structure: \_\_\_\_\_

Setbacks:

Front lot line: \_\_\_\_\_ Rear lot line: \_\_\_\_\_

Side lot line: \_\_\_\_\_

Building structure:

Height: \_\_\_\_\_ Dimensions/Floor Area: \_\_\_\_\_

The date the existing building(s) or structure(s) on the subject land were constructed: \_\_\_\_\_

The length of time that the existing uses of the subject land have continued:

\_\_\_\_\_

If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.):

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**For Official Plan Amendment Applications Only (13 - 18):**

**13. Please answer the following about this proposed Official Plan**

**Amendment:** Does this application change or replace a designation in the Official Plan?

Changes ☐ Replaces ☐

**14. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of**

**15. 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.

**16. 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.

**17. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:**

**18. 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:

C18 - 23 (2024 - 016) Approved

**Servicing for Subject Land**

**19. Facilities existing or proposed for subject lands:**

**Type of Access:**

- ☐ Provincial Highway  
☒ Municipal Road, maintained year-round  
☐ Municipal Road, seasonally maintained  
☐ Other Public Road  
Please Specify: \_\_\_\_\_

**Existing**

**Proposed**

✓

**Type of Water Supply:**

- ☒ Municipally operated piped water system

**Existing**

**Proposed**

✓

**Type of Storm Water Management:****Existing****Proposed**

- ☐ Storm drainage sewer pipe  
☐ Ditch  
☐ Swale  
☒ Other Means  
Please Specify: SWM

_____	_____
_____	_____
_____	_____
_____	_____

**Type of Sewage Disposal:****Existing****Proposed**

- ☒ Municipally operated sanitary system  
☐ Privately owned/operated individual septic  
☐ Privately owned/ operated communal septic  
☐ Privy  
☐ Other Means  
Please Specify: \_\_\_\_\_

✓ _____	_____
_____	_____
_____	_____
_____	_____

**20. 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 ☐**21. 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 ☐ Hydro One Easement**Part C  
The Proposal****22. Describe the nature and extent of the relief applied for and the proposed use of the subject lands.**

\_\_\_\_\_

To lift the holding symbol from M1-553-h as a result of the issuance of Site Plan Approval and a Development Agreement being entered into between the Applicant and Municipality.

\_\_\_\_\_

\_\_\_\_\_

**23. Describe the reasons for the proposed amendment(s).**

\_\_\_\_\_

To permit development according to SPA now that the conditions of the holding symbol have been fulfilled.

\_\_\_\_\_

\_\_\_\_\_

List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report)

Please See SPA Amendment Documentation.

#### Part D

#### Statement of compliance

**26. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?**

Yes ☒ No ☐

**27. 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.

The PPS provides guidance for comprehensive planning decisions at the provincial, county and local levels but does not address specific development provisions at the local level. The intent of the PPS as it applies to the Township of Southgate is to encourage growth and development that is suitable to the area. The proposal is consistent with the Provincial Planning Statement 2024.

#### Additional requirements

**28. 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.



## Other information

- 29. 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:**

Nil.

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**Part E**  
**Authorization and affidavit**

**30. 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),

SOUTHGATE RENEWABLES HOLDING CORP. 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 \_\_\_\_\_ Feb 25, 2025  
Date

\_\_\_\_\_  
Signature of Owner Date

**31. Owner's Authorization for Agent**

I(we), SOUTHGATE RENEWABLES HOLDING CORP. and \_\_\_\_\_  
Name of Owner(s)

hereby authorize Kristine Loft, Loft Planning Inc. to act as  
our agent(s) for the purpose of this application.

\_\_\_\_\_  
Signature of Owner Feb 25, 2025  
Date

\_\_\_\_\_  
Signature of Owner Date

**32. Owner's Authorization for Access**

I/we, SOUTHGATE RENEWABLES HOLDING CORP. and \_\_\_\_\_  
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

Feb 25, 2025

## Solemn declaration

### 33. 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) Jason R. Moretto  
Name(s)

of the City of Toronto in the Province of Ontario  
(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 Toronto in the Province of Ontario  
(city/town/municipality) (county/region)

This 4<sup>th</sup> day of MARCH, 2025

[Redacted Signature]

Signature of Commissioner

[Redacted Signature]

Signature of Applicant

Jason R. Moretto

Name (please print)



## 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: \_\_\_\_\_

(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?

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(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)

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Additional information will be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application

## **Zoning amendment process**

**Purpose:** a zoning by-law amendment is required to change a zone symbol on a property to permit expanded or different land uses on a specific property. A zoning by-law amendment may also be requested to change a zone provision (setback or similar regulation) or general provision.

**Process:** Discuss your proposal with the municipal planning department prior to submitting your application. Make your application to the planning department along with the required fee. A planning staff report will be prepared and a public meeting will be set. The applicant will be advised of the time and date of this meeting and invited to make representation at this time in order to explain why the zoning amendment request is being made.

You can expect a decision on your application within 150 days. This time is used to review the application, set up a public meeting, post the required public notice, draft a zoning by-law amendment and ensure that all other required documentation is in order.

At least 20 days prior to the public meeting, notice of the public meeting is either sent to every assessed property within 120 metres (400 feet) of the subject property or a notice is placed in the appropriate local newspaper. The applicant or a representative must attend the public meeting to explain why the zoning amendment is required to members of the Council and the public, as well as answer any questions that may arise.

A site plan and agreement may be required to be negotiated prior to any further proceedings of the rezoning process. Following the public meeting and if Council is satisfied with the application, an amending by-law will be considered by Council. Should the by-law be passed, a notice of passing is prepared and sent to everyone on the first mailing list or published in the newspaper. A 20 day appeal period is required to be included in this notice to allow anyone to appeal the by-law to the Ontario Municipal Board.

Should your application not be approved by Council, you also have the right to appeal to the Local Planning Appeals Tribunal within the same 20 day appeal period. More information is available by contacting the municipal planning department or on the Web at: <http://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

### **Zoning by-law amendment process summary**

1. Pre-consultation (required by By-law 66-2012)
2. Submit application
3. Clerk sets a public meeting  
Notice sent to neighbours within 120 metres (400 feet) and various agencies, 20 days prior to public meeting.
4. Public meeting  
Applicant and/or agent should attend to resolve any potential concerns.  
Council will consider the proposal and may pass a by-law that meeting.
5. Appeal period