



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: C10-24  
 Pre-Consult Date: \_\_\_\_\_  
 Date received: March 12, 2024  
 Date accepted: \_\_\_\_\_  
 Accepted by: \_\_\_\_\_  
 Roll # 42 07 060-005-11700  
 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)

<input type="checkbox"/> <b>Pre - Consultation Fee</b>		\$ 500
<input type="checkbox"/> <b>Amendment to the Official Plan</b>	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
<i>*contingency fee required for all Official Plan Amendment applications</i>		
<input checked="" type="checkbox"/> <b>Amendment to the Zoning By-law</b>		\$ 2,900.00 application fee
	Major	\$ 4,000.00 application fee <i>plus</i>
	Major	\$ 5,000.00 contingency fee
<i>*contingency fee required only for complex applications</i>		
<input type="checkbox"/> <b>Removal of a Holding Provision</b>		\$1,000.00 application fee or \$ 600.00 application fee (with related site plan agreement)
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>		\$ 1,674.00 application fee <i>plus</i> \$ 400.00 agreement fee <i>plus</i> \$ 2,500.00 contingency fee

**Other Required Fees:**

<input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b>		\$145.00
<input type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA	\$260.00
	GRCA	Call directly for details

**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.

\$4,205

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 at the time of application submission.

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: Edwin & Ellen Bearinger  
Mailing address: [REDACTED]  
Phone# : ( [REDACTED] ) (B) [REDACTED]  
Email Address: [REDACTED]

2. Name of applicant: Mark Frey  
Mailing address: \_\_\_\_\_  
Phone#: [REDACTED] Email: \_\_\_\_\_  
Applicant's Relationship to Subject Lands:  
 Registered Property Owner  
 Holder of Option to Purchase Subject Lands  
 Signing Officer of Corporation  
 Other [Specify] Fairbanks Creek School Representative

3. Name of agent (if applicable) Cuesta Planning Consultants Inc.  
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  
6. Name any mortgages, charges or encumbrances, in respect to the subject lands:

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: 411361 Southgate Sideroad 41 083526 SG RD 08  
Tax Roll#: 420706000511700  
Lot \_\_\_\_\_ Concession 411361 SOUTHGATE SRD 41 CON;7 N  
Lot PT LOT 1 GORE A of \_\_\_\_\_ Plan RP:16R6693 PART 1

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

9. Dimensions of subject property:

frontage ±435 m depth ±1050 m area ±62 sq m/ha

10. Description of the area affected by this application if only a portion of the entire property 0.84 ha section of property along Southgate Road 08 that contains a school.

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 \_\_\_\_\_

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

North \_\_\_\_\_ East \_\_\_\_\_  
South \_\_\_\_\_ West \_\_\_\_\_

(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".

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 checked="" type="checkbox"/> | Aggregate Resources                              | <input type="checkbox"/> |
| Water Resources                   | <input type="checkbox"/>            | Thin Overburden                                  | <input type="checkbox"/> |
| Wooded Areas & Forest Management  | <input checked="" 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 Agricultural A1, Agricultural Exception A1-335, Environmental Protection (EP)

Requested zoning Community Facility CF

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)

School and associated playing fields.

**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.

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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.

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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.

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

Setbacks:  
front lot line \_\_\_\_\_ rear lot line \_\_\_\_\_

side lot line \_\_\_\_\_

Building/structure: \_\_\_\_\_

height \_\_\_\_\_ dimensions / floor area \_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_

#### Servicing for subject land

25. Facilities existing or proposed for subject lands:

<b>type of access</b>	<b>existing</b>	<b>proposed</b>
_____provincial highway	_____	_____
_____municipal road, maintained year round	✓	✓
_____municipal road, seasonally maintained	_____	_____
_____other public road	_____	_____

please specify \_\_\_\_\_

\_\_\_\_\_right of way available \_\_\_\_\_

please specify \_\_\_\_\_

\_\_\_\_\_water access available \_\_\_\_\_

Describe the parking and docking facilities and the approximate distance of these facilities \_\_\_\_\_

<b>type of water supply</b>	<b>existing</b>	<b>proposed</b>
_____municipally operated piped water system	_____	_____
_____privately owned/operated individual well	✓	✓
_____privately owned/operated communal well	_____	_____
_____lake or other water body	_____	_____

please specify \_\_\_\_\_

\_\_\_\_\_other means \_\_\_\_\_

please specify \_\_\_\_\_

<b>type of storm water management</b>	<b>existing</b>	<b>proposed</b>
_____storm drainage sewer pipe	_____	_____
_____ditch	✓	✓
_____swale	_____	_____
_____other means	_____	_____

please specify \_\_\_\_\_

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
_____ privately owned/operated individual septic	✓	✓
_____ 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.

A rezoning from A1-335 to CF is required to permit the existing school to be located on a separate lot.

The application of the CF zoning provisions are more appropriate for the school use.

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

To facilitate the school severance, a rezoning to CF is required.

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

School is existing. No development is required.

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 - Prepared by Cuesia Planning Consultants Inc.

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**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.

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**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:

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**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),

Edwin and Ellen Bearinger  
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 record and will also be available to the general public.

 Mar 8 2024  
Signature of Owner date  
  Mar 8, 2024  
Signature of Owner date

37. Owner's Authorization for Agent

I (we), Edwin and Ellen Bearinger  
Name of Owner(s)

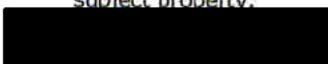

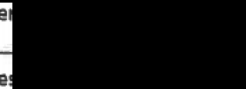
hereby authorize Mark Frey to act as  
our agent(s) for the purpose of this application.

 Mar 8 2024  
 Signature of Owner date  
  Mar. 8 2024  
Signature of Owner date

38. Owner's Authorization for Access

I/we, Edwin and Ellen Bearinger  
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.

 Mar 8 2024  
 Signature of Owner date  
  Mar. 8 2024  
Signature of Owner date  
  March 8, 2024  
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) Mark Frey  
Name(s)

of the Township of Southgate 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.

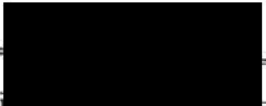

Declared before me at the:

Township of Southgate in County of Grey  
city/town/municipality county/region

This 12 day of March, 2021

  
Signature of Commissioner

X   
Signature of Applicant  
X Mark Frey  
print name

  
I, , a Commissioner, etc.,  
Province of Ontario, for The Corporation of  
the Township of Southgate, County of Grey.

Signature of Applicant

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?

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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