



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:	<u>B1-24</u>
Pre-Consult Date:	_____
Date received:	<u>Jan 23 / 24</u>
Date accepted:	_____
Accepted by:	_____
Roll # 42 07	<u>090 002 03200</u>
Conservation Authority Fee Required:	<u>SVCA</u>
Other information:	_____
	<u>ZBA C4-24</u>

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



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: Paul H Sherk

Mailing address: [REDACTED]

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

Email Address: [REDACTED]

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: Eli Sherk

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 Proton

Road Name Grey Road 14 Civic Address (911) No. 112017

Lot No. 13 Plan/Concession 9

Part _____ Reference Plan No. _____

7. Description of Subject Land: The subject land consists of mainly workable land with a small portion of mixed bush

a) Existing use of the subject land:

- Agricultural Rural Commercial/Industrial Residential

Other(explain) _____

b) Existing buildings Residence , accessory outbuildings

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 484.62 metres

Depth 382 metres

Area 18.5 hectares

Dimensions of land intended to be RETAINED

Frontage 523.56 metres

Depth 382 metres

Area 20 hectares

**These dimensions must be accurate*

9. Reason for severance

(a) Reason for severance To create another Farm Homestead

- 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: Minerva Sherk

Address: 4475 Weimar Line Wellesley Ont. N0B 2T0

10. Proposed use of land to be severed

Existing buildings None

Proposed buildings Residence , Shed / Barn and On-farm Diversified Use

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input checked="" 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 Residence , Various Accessory Buildings

Proposed buildings Barn , Shed ,On-Farm Diversified Use

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input checked="" 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): _____

Existing buildings/structures: _____

Use: _____

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Southgate Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" 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 checked="" 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 checked="" 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:

<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 _____

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), Paul Sherk 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 Jan. 22 2024
date

Signature of Owner date

19. Owner authorization for agent

I/we Paul Sherk
authorize Eli Sherk

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

Signature of Owner _____
Signature of Witness

Dated at the Township of Wellesley,
this 22nd day of Januaury, 20 24.

20. Owners authorization for access

I/we Paul Sherk

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 Jan. 22 2024
date

Signature of Owner date

21. Affidavit or sworn declaration

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

I/ (We) Eli Sherk
Name of Owner(s) or Authorized Agent

of the township of Wellesley in the Region of Waterloo
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 23 day of January, 20 24

[Redacted Signature]

Signature of Owner or Authorized Agent

Jan 23 2024
Date

Signature of Owner

Date

[Redacted Signature]

Signature of Commissioner

Jan 23, 2024
Date

Elisha Milne, a Commissioner, etc.,
Province of Ontario, 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