



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: C4-24
 Pre-Consult Date: _____
 Date received: Jan 23/23
 Date accepted: _____
 Accepted by: _____
 Roll # 42 07 090 002 03200
 Conservation authority fee required: SVCA
 Other information: _____
B1-24

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"/> Pre - Consultation Fee		\$ 500
<input type="checkbox"/> 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
<i>*contingency fee required for all Official Plan Amendment applications</i>		
<input checked="" type="checkbox"/> Amendment to the Zoning By-law		\$ 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"/> Removal of a Holding Provision		\$1,000.00 application fee or \$ 600.00 application fee (with related site plan agreement)
<input type="checkbox"/> 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

Other Required Fees:

<input checked="" type="checkbox"/> Public Notice Sign Fee		\$145.00	
<input checked="" type="checkbox"/> Conservation Authority Fees	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.

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.

Part A

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: _____
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 (if applicable) _____
Mailing address: Eli Sherk
Phone#: 519-573-8018 Email: eli@emscon.ca

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: 112017 Grey Road 14

Tax Roll#: 420709000203200

Lot 13 Concession 9

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: 2020 March 31

9. Dimensions of subject property:

frontage 1005.83 m depth 382 m area 38.42 ha sq m/ha

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

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 The owner also owns Lot 14 Con 9

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

North Agriculture RR

East Agriculture

South Agriculture RR

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".

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 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 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 checked="" 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 Rural, Hazard, A1

Requested zoning Rural, Hazard, A1 , A1 with exception for a lot size smaller than 40h

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)

The proposed use remains agriculture

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

N/A

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 Existing House and accessory structures

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: 1980's

21. The length of time that the existing uses of the subject land have continued: 100 + years

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:

This Zoning Amendment is needed to allow for a smaller lot size the owner would like to divide the subject property into 2 parcels for his son's

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:

type of access	existing	proposed
_____ provincial highway	_____	_____
_____ municipal road, maintained year round	<u>✓</u>	<u>✓</u>
_____ 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 _____

type of water supply	existing	proposed
_____ municipally operated piped water system	_____	_____
<u>✓</u> _____ privately owned/operated individual well	<u>✓</u>	<u>✓</u>
_____ privately owned/operated communal well	_____	_____
_____ lake or other water body	_____	_____
please specify _____		
_____ other means	_____	
please specify _____		

type of storm water management	existing	proposed
_____ storm drainage sewer pipe	_____	_____
_____ ditch	<u>✓</u>	_____
_____ swale	<u>✓</u>	_____
_____ 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.

This Zoning Amendment is needed to allow for a smaller lot size the owner would like to divide the subject property into 2 parcels for his son's. The existing property is 38.42 hectares and the majority of it has a -Rural- designation with a small portion being having an -A1- designation , The Southgate zoning by-law allows this type of severances in the rural designation ,but as the subject property has a portion being A1 , a zoning bylaw is required to allow for the Retained parcel 20 hectares , severed parcel 18.5 hectares

This application is related to a Consent application for a severance on the same property

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

to allow for 2 separate Farm Homesteads for family members

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

Surveying later in 2024 if possible

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)

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

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),

Paul H 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

37. Owner's Authorization for Agent

I (we), Paul H Sherk and _____
Name of Owner(s)

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

Signature of Owner Jan. 22 2024
date

Signature of Owner date

38. Owner's Authorization for Access

I/we, Paul H Sherk, 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.

Signature of Owner Jan. 22 2024
date

Signature of Owner date

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) Eli Sherk
Name(s)

of the Township of Wellesley in the Region of Waterloo
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 23 day of January, 2024


Signature of Commissioner


Signature of Applicant
Eli Sherk
print name


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

Signature of Applicant
print name