



The Corporation of The Township of Southgate

Consent application form

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: B3-20

Pre-Consult Date: Feb 18, 2020

Date received: Feb 20, 2020

Date accepted: _____

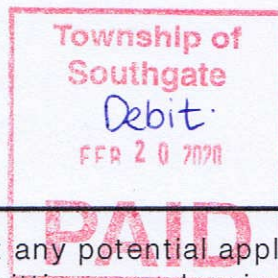
Accepted by: _____

Roll # 42 07 11000101100

Conservation Authority Fee

Required: _____

Other information: _____



It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

The Approval Authority is the Township of Southgate Committee of Adjustment

Required Fees:

Application Fees	\$1,301.00 due with submitted application	—
	\$ 255.00 due on completion (if approved)	—
Public Notice Sign Fee	\$ 105.00	—
Parkland Dedication Fee	\$ 521.00 (all new residential lots)	
Deed Stamping	\$ 313.00 due before finalization of approved consent	—
Conservation Authority Fee	SVCA \$ 240.00 (per each net lot created) GRCA – Call directly for details	Ma

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law.

Part One

Owner/ Agent/ Application Information

* To be completed by the applicant

1. Name of registered owner: William PenneyMailing address: [REDACTED]Phone# : (H) [REDACTED] (B) [REDACTED]Email Address: [REDACTED]2. Name of applicant (if different than above): Same as 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: _____

Mailing address: _____

Phone# : _____ Email: _____

4. Send all correspondence to: (Choose only ONE) ☒ Applicant ☐ Agent5. 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 Village of Dundalk.Road Name Main Street West. Civic Address (911) No. 150Lot No. Part 1 of 8 + Part 1 of 9. Plan/Concession 480 B1K 2

Part _____ Reference Plan No. _____

7. Description of Subject Land:

a) Existing use of the subject land:

☐ Agricultural ☐ Rural ☐ Commercial/Industrial ☒ Residential
☐ Other (explain)

Part Three

The Proposal

8. Proposal

Dimensions of land intended
to be SEVEREDFrontage 10.165 metresDepth 50.29 metresArea 0.0511 hectaresDimensions of land intended
to be RETAINEDFrontage 10.165 metresDepth 50.29 metresArea 0.0511 hectares

* These dimensions must be accurate

9. Reason for severance

(a) Reason for severance _____

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: _____

Address: _____

10. Proposed use of land to be severed

Existing buildings Residential R3 Semi-detached House.

Proposed buildings _____

<input checked="" 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): _____

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) (9)	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input type="checkbox"/>	<input 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 type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Individual Private Septic	<input type="checkbox"/>	<input 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")

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 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 type="checkbox"/>	Hazard Lands
<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Major Open Space	<input checked="" 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

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), William Penney 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

Feb 20/20
date

Signature of Owner

date

19. Owner authorization for agent

I/we _____
authorize _____

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

Signature of Owner

Signature of Witness

Dated at the _____ of _____,

this _____ day of _____, 20 ____.

20. Owners authorization for access

I/we William Penney _____

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

Feb 20/20
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) William Penney
 Name of Owner(s) or Authorized Agent

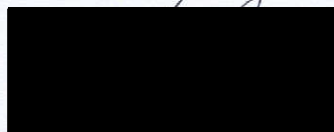
of the Township of McLachlan in the County of Dufferin
 city/township/municipality county/region

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 20th day of February, 2020



Signature of Owner or Authorized Agent

Feb 20/20.

Date

Signature of Owner

Date



Signature of Commissioner

Feb 20, 2020.

Date

Return this completed form and payment to:

Attention: Committee of Adjustment

Township of Southgate

185667 Grey Road 9, RR 1

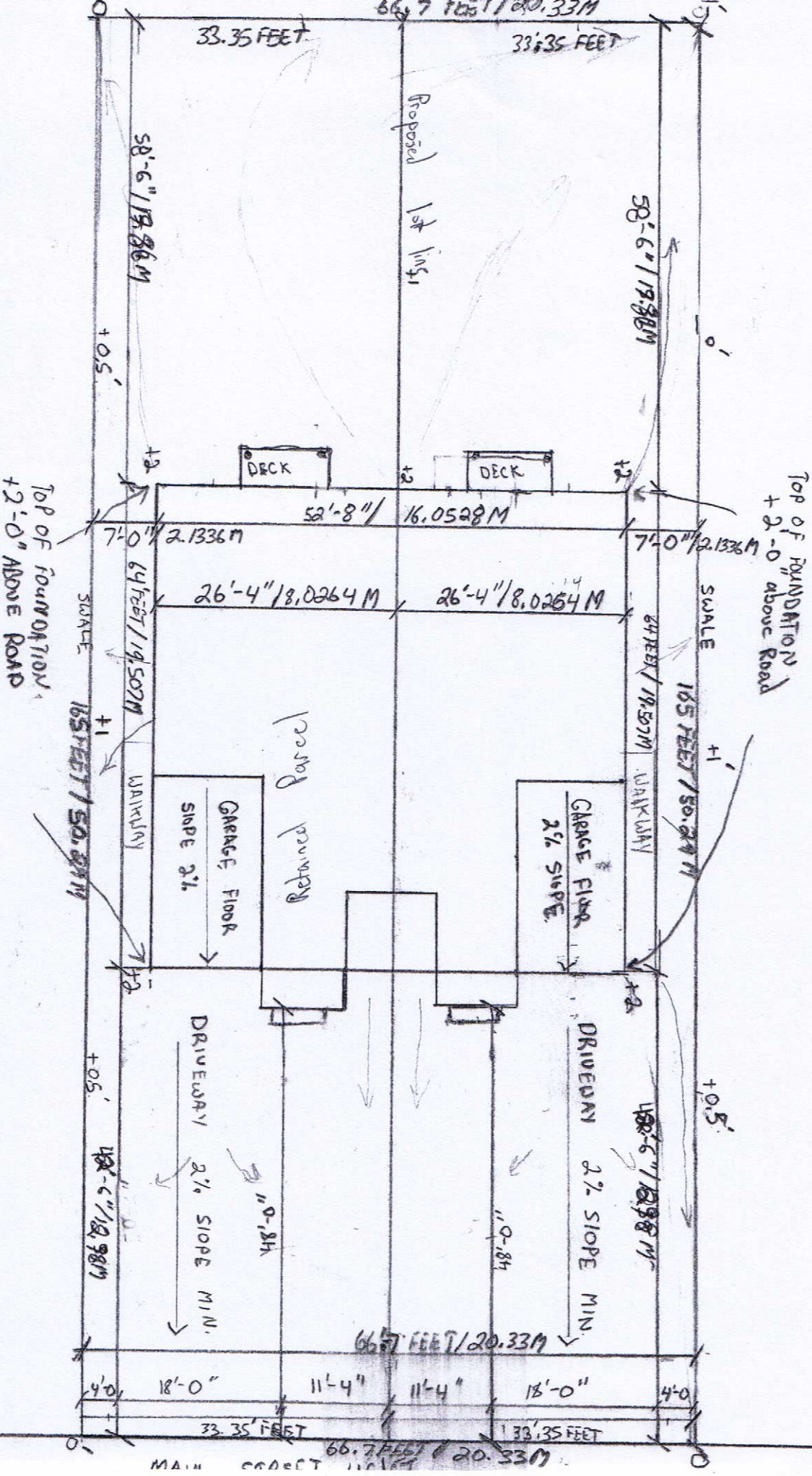
Dundalk Ontario

N0C 1B0

Lindsey Green, a Commissioner, etc.,
 Deputy Clerk for The Corporation of the
 Township of Southgate, County of Grey.

GRADING ELEVATIONS / SITE PLAN

2



LOCATION: 150 MAIN STREET WEST DUNDALK ONT.
 LOT: PLAN 480 BLK Q PT LOT 8 PT LOT 9

Site Plan 150 Main Street West, Dundalk - Ontario

MAIN STREET WEST
#150 150 Feet / 20.33 M (FRONTAGE)
66.7 Feet / 20.33 M

