



## 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: B7-20

Pre-Consult Date: \_\_\_\_\_

Date received: June 8, 2020

Date accepted: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Roll # 42 07 \_\_\_\_\_

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

#### Note on fees:

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

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.

**PAID**

## Part One

### Owner/Agent/Application Information

\*To be completed by the applicant

1. Name of registered owner: INA MARTIN  
 Mailing address: 7194 ROAD 124 NEWTON ON NOK IRO  
 Phone# : (H) 519 595 2313 (B) 519 588 0447  
 Email Address: Paulsmartin@hotmail.com
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: Paul S. Martin  
 Mailing address: 7194 ROAD 124 NEWTON ON NOK IRO  
 Phone#: 519 588 0447 Email: paulsmartin@hotmail.com
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 Geographic Township of Proton, Township of South Gate

Road Name SOUTH GATE TOWNSHIP Rd 4 Civic Address (911) No. 145558

Lot No. Pt 14 16 Plan/Concession 2

Part \_\_\_\_\_ Reference Plan No. \_\_\_\_\_

7. Description of Subject Land:

a) Existing use of the subject land:

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

b) Existing buildings NO BUILDINGS ON THE LANDS TO BE SEVERED.

RETAINED LANDS HAVE HOUSE, SMALL GARAGE AND 40x50 INSULATED GARAGE

c) Is the "subject land" presently subject to any of the following:

- ☒ Easement ☐ Restrictive Covenants ☐ Right of Way

Describe: HYDRO ONE NETWORKS

**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	Dimensions of land intended to be RETAINED
Frontage <u>201</u> metres	Frontage <u>204</u> metres
Depth <u>1010</u> metres	Depth <u>1008/1010</u> metres
Area <u>20.2</u> hectares	Area <u>20.5</u> 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: PAUL S MARTIN

Address: 7194 Rd 124 NEWTON NOKIRO

10. Proposed use of land to be severed

Existing buildings NONE

Proposed buildings HOUSE BARN WORKSHOP

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input 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 HOUSE GARAGE INSULATED GARAGE

Proposed buildings \_\_\_\_\_

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" 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)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	4 <input checked="" type="checkbox"/>	4 <input checked="" 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 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? AT LEAST TWO

Indicate year, file #'s, if known 2017 B8-16 - severing Lt 16 from Lt 17

an earlier severance severed the buildings in Lt 16 which were re consolidated with the pt Lt 16 during the last severance and will be located on the retained lands.

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, But will be submitted with this application.

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), INA MARTIN 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.

[REDACTED]  
*Signature of Owner*

JUNE 4 2020  
*date*

\_\_\_\_\_  
*Signature of Owner*

\_\_\_\_\_  
*date*

#### 19. Owner authorization for agent

I/we INA MARTIN

authorize PAUL S MARTIN

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

[REDACTED]  
*Signature of Owner*

[REDACTED]  
*Signature of Witness*

Dated at the TOWNSHIP of WOOLWICH,

this 4 day of JUNE, 20 20.

#### 20. Owners authorization for access

I/we INA MARTIN

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.

[REDACTED]  
*Signature of Owner*

JUNE 4 2020  
*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) PAUL S MARTIN INA MARTIN  
Name of Owner(s) or Authorized Agent

of the TOWNSHIP of PERTH EAST in the COUNTY of PERTH  
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 WOOLWICH in the Reg. Mun. of Waterloo  
city/township/municipality county/region

This 4 day of JUNE, 2020

[Signature]  
Signature of Owner or Authorized Agent

JUNE 4 2020  
Date

[Signature]  
Signature of Owner

JUNE 4 2020  
Date

[Signature]  
Signature of Commissioner

JUNE 4 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

Schedule "A"  
Supplementary Information – Agricultural Lands

Agricultural property history

1. What type of farming has been or is currently being conducted?

<input type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input checked="" type="checkbox"/> Cash Crop	<input type="checkbox"/> Sheep
<input type="checkbox"/> None		
<input type="checkbox"/> Other (describe) _____ _____		

a) Describe in detail the size and age of animals, and feed type used for the type of farming conducted: \_\_\_\_\_  
\_\_\_\_\_

2. Is there a barn on the *subject property*? ☐ Yes ☒ No

If yes, answer the questions below:

- a) Indicate the condition of the barn: \_\_\_\_\_
- b) Size of Barn: \_\_\_\_\_
- c) Present Use of Barn: \_\_\_\_\_
- d) Livestock Capacity of Barn: \_\_\_\_\_
- e) MANURE STORAGE:

Please indicate the manure storage facilities on the subject lands

- ☐ No storage required (manure/material is stored for less than 14 days)
- ☐ Storage already exists

i) Type of Storage:

- ☐ 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, >= 30% DM
  - ☐ outside, no cover, 18-30% DM, with covered liquid runoff storage
  - ☐ outside, no cover, 18-30% DM, with uncovered liquid runoff storage

3. Are you actively farming the land (or – do you have the land farmed under your supervision)?

☒ Yes – For how long? 4 YEARS

☐ No – When did you stop farming? \_\_\_\_\_

a) If no, for what reason did you stop farming? \_\_\_\_\_



4. How long have you owned the farm? 4 YEARS

5. Area of total farm holdings: 79.318 (held as a family)

6. Number of tillable hectares: \_\_\_\_\_

7. Do you own any other farm properties? ☒ Yes ☐ No

If yes, indicate locations: Lot: 12 / PHL17 Concession: 8 / 2

Former Township: PERTH EAST / SOUTHGATE

Total Hectares: 36.4 39.65

8. Do you rent any other land for farming purposes? ☐ Yes ☒ No

If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Former Township: \_\_\_\_\_

Total Hectares: \_\_\_\_\_

9. Adjacent and nearby farms

a) Are there any barns on other properties within 450 m (1500 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 within 450m containing a barn regardless of current use. Attach a list if necessary.

b) What type of farming has been conducted on the property/properties?

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c) Indicate the number of tillable hectares on other property: \_\_\_\_\_

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d) Indicate the size of the barn(s): \_\_\_\_\_

e) Capacity of barn in terms of livestock: \_\_\_\_\_

f) Manure Storage facilities on other property (see storage types listed in question above):

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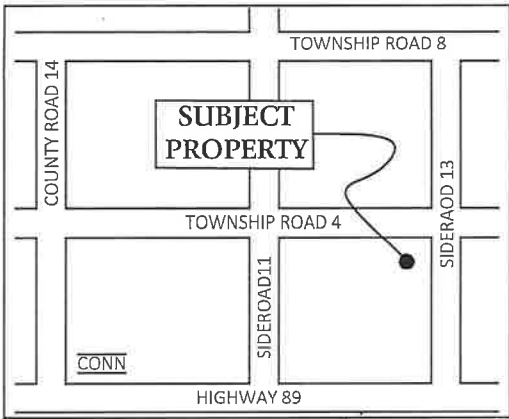
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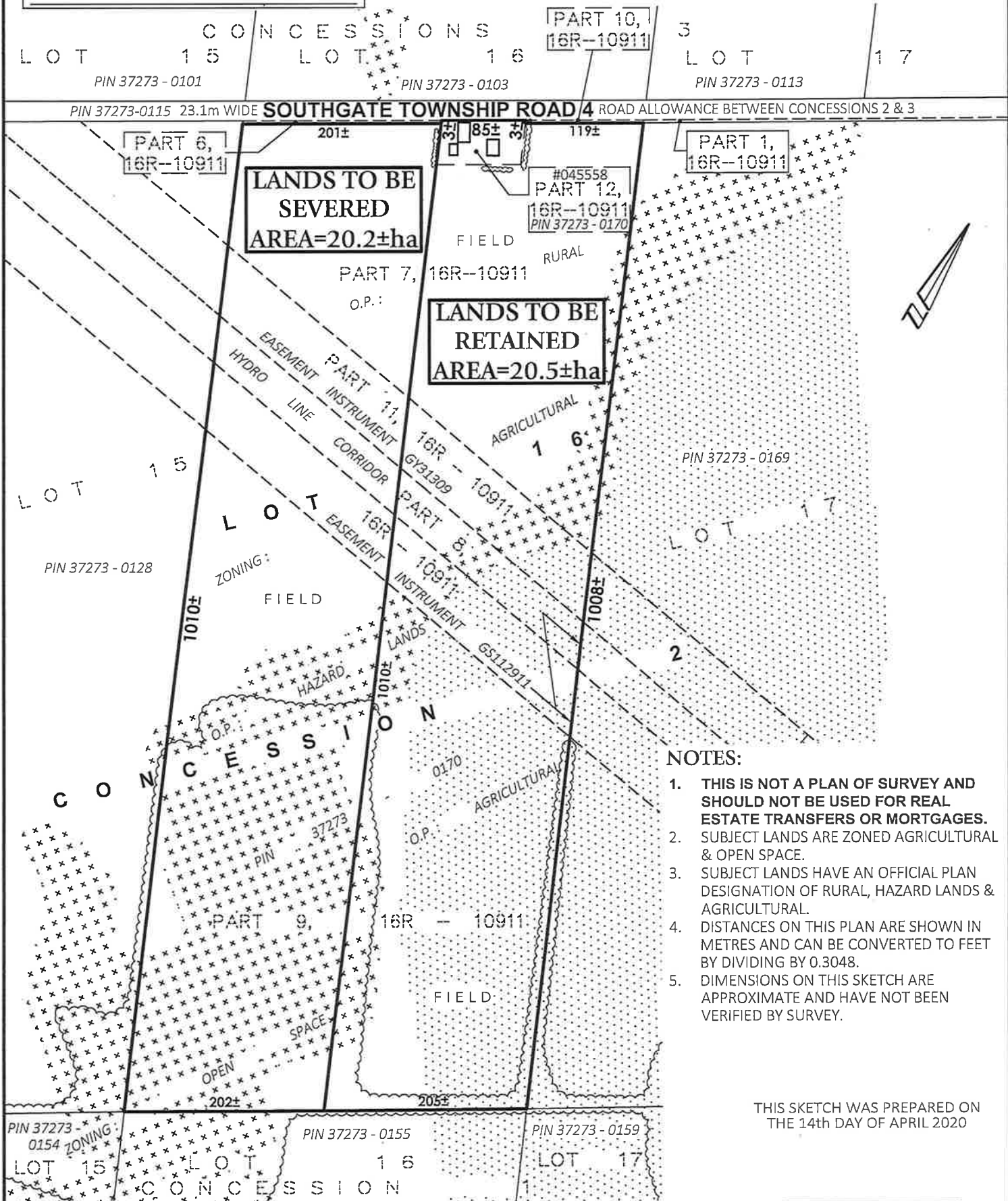
Additional information may be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application

KEYMAP



SEVERANCE SKETCH  
PART OF LOT 16, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF PROTON  
TOWNSHIP OF SOUTHGATE  
COUNTY OF GREY

SCALE 1 : 5000  
0 50 100 200 300 meters  
VAN HARTEN SURVEYING INC.



- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURAL & OPEN SPACE.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF RURAL, HAZARD LANDS & AGRICULTURAL.
  4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON  
THE 14th DAY OF APRIL 2020

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira  
Ph: 519-669-5070

Guelph  
Ph: 519-821-2763

Orangeville  
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 24565-17

Apr 14, 2020-12:29:18 PM

G:\PROTON\Con 2\ACAD\SEV LOT 16 (MARTIN) UTM.dwg