



**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
- All applications for zoning by-law amendment or Official Plan Amendment must

For office use only

File no: C4-21
Pre-Consult Date: _____
Date received: March 9, 2021
Date accepted: _____
Accepted by: _____
Roll # 42 07 090 008 04250
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 submit an application for: (check appropriate box)

<input type="checkbox"/> Amendment to the Official Plan	Minor \$1,500.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,500.00 application fee <i>plus</i> \$5,000.00 contingency fee <i>*contingency fee required for all Official Plan Amendment applications</i>
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	\$1,200.00 application fee \$1274 Major \$2,000.00 application fee Major \$2,500.00 contingency fee <i>*contingency fee required only for complex applications</i>
<input type="checkbox"/> Removal of a Holding Provision with a related site plan application	\$500.00 application fee <i>or</i> \$500.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,500.00 application fee

Other Required Fees:

<input type="checkbox"/> Public Notice Sign Fee	\$100.00 \$108
<input type="checkbox"/> Conservation Authority Fees	SVCA \$230.00 \$240 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 application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

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.

PAID

Owner/Agent/Application information

1. Name of registered owner: Elam A / Nancy Martin

Mailing address: 260145 Southgate Road 26,Proton Station

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

Email Address: [REDACTED]

2. Name of applicant: same as owner

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) N/A

Mailing address: _____

Phone#: _____ Email: _____

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:

TD Bank

Mailing Address: 41 Arthur St, Elmira

Phone#: 519-321-0386

The subject lands

7. Location of subject property (former municipality):

☐ Township of Egremont ☒ Township of Proton ☐ Village of Dundalk

Road/street and number: 260145 Southgate Road 26 Proton Station

Tax roll#: 420709000804250

Lot	198-200	Concession	2SWTSR
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Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: January 2021

9. Dimensions of subject property:

frontage 516 m depth 585 m area 28.57 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 _____

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

North ag East ag
South ag West ag

(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 type="checkbox"/>	Aggregate Resources	<input checked="" type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input 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 rural and A1 with exception

Requested zoning rural and A1 with exception

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)

To use an existing agriculture shed for shop storage

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.

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.

14. 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_____

Setbacks:

front lot line_____

rear lot line_____

side lot line_____

Building/structure:

height _____ dimensions / floor area _____

15. The date the existing building(s) or structure(s) on the subject land were constructed: _____

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

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

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

19. 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

20. Facilities existing or proposed for subject lands:

type of access

existing proposed

_____ provincial highway

☒ municipal road, maintained year round

_____ municipal road, seasonally maintained

_____ other public road

please specify Southgate Road 26, 18 m wide

_____ 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

☒ privately owned/operated individual well

_____ 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

_____ swale

☒ other means

please specify sheet flow

type of sewage disposal		existing	proposed
<input type="checkbox"/>	municipally operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	privately owned/operated individual septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	privately owned/operated communal septic	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	privy	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	other means	<input type="checkbox"/>	<input type="checkbox"/>
please specify _____			

21. 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 ☒

22. 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

23. Describe the **nature** and extent of the relief applied for and the proposed use of the subject lands.

we are applying to use an existing agricultural shed for shop material storage, we would not use more storage than what is currently approved on the existing site plan control but would like to store some products inside instead of outside

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

some products may not be stored outside because of rusting problems

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

ASAP

26. 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

27. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?
Yes ☒ No ☐

28. 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

29. 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

30. 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:

There would be no changes anticipated to the current operation of the existing business,just more indoor storage needed. No more truck traffic is anticipated and hours of operation would stay the same

Authorization and affidavit

31. 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),

Elam A Martin and Nancy Martin
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 _____ date Feb 17/2021

Signature of Owner _____ date Feb. 17/2021

32. Owner's Authorization for Agent

I(we), N/A and _____
Name of Owner(s)

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

Signature of Owner	date
Signature of Owner	date

33. Owner's Authorization for Access

I/we, Elam A Martin, and Nancy Martin
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	Feb 17/2021
Signature of Owner	Feb. 17/2021
Signature of Witness	Feb 17/2021

Solemn declaration

34. 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) Elam A Martin /Nancy Martin
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.

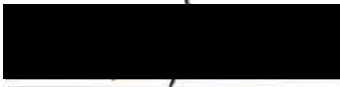
Declared before me at the:

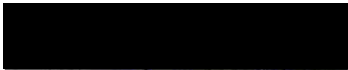
Township of Southgate in County of Grey
city/town/municipality county/region

This 17th day of FEBRUARY, 2021


Signature of Commissioner

Annette Marlene Wickens,
a Commissioner etc., Province of Ontario,
for Ferris & Celhoffer Professional
Corporation, Barristers and Solicitors.
Expires June 14, 2022.


Signature of Applicant
Elam A Martin
print name


Signature of Applicant
Nancy Martin
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? 2021

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

☒ Yes – For how long?

2021

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: 28.57

(iv) Number of tillable hectares: 22

(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: 2 years old

How big is the barn? 669 m2

What is the present use of the barn? beef and horses

What is the capacity of the barn, in terms of livestock? 120 steers, 6 horses

(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 (3,280 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?

(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)

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