



## 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: B2-21

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

Date received: March 16/21

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

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

Roll # 42 07 090 004 06100

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	\$1,328.00 due with submitted application
	\$ 261.00 due on completion (if approved)
✓ Public Notice Sign Fee	\$ 108.00
Parkland Dedication Fee	\$ 532.00 (all new residential lots)
Deed Stamping	\$ 320.00 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: Gerry & Anne McNalty  
 Mailing address: 146573 Southgate Rd 14, Dandak Ont. N0C1B0  
 Phone# : (H) [REDACTED] (B) [REDACTED]  
 Email Address: [REDACTED]
2. Name of applicant (if different than above): N/A  
 Mailing address: N/A  
 Phone#: N/A Email: N/A
- 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: Gerry & Anne McNalty  
 Mailing address: As Above  
 Phone#: \_\_\_\_\_ Email: \_\_\_\_\_
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 &amp; the parcel to be retained.

Former Municipality Proton  
 Road Name Southgate Rd 14 Civic Address (911) No. 146573  
 Lot No. 36-37 Plan/Concession 11  
 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 Farmhouse, Accessory Dwelling

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 91.5 metres

Depth 204.0 metres

Area ~~30~~ 1.86 hectares

Dimensions of land intended  
to be RETAINED

Frontage 775.2 metres

Depth 1000.0 metres

Area ~~775.2~~ 77.5 hectares

*\*These dimensions must be accurate*

#### 9. Reason for severance

(a) Reason for severance Surplus Farm Dwelling

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 Surplus Farm Dwelling

(b) Name of person(s), if known, to whom land or interest in land is to be transferred,  
leased or charged: Gerry & Anne McNulty

Address: 146573 Southgate Rd. 14, Dundalk Ont. N0C1B0

#### 10. Proposed use of land to be severed

Existing buildings Residential Property

Proposed buildings No additional buildings proposed.

<input type="checkbox"/> Non-farm residential	<input checked="" 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) _____	

#### 11. Proposed use of land to be retained

Existing buildings None

Proposed buildings None

<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: N/A \_\_\_\_\_  
 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) <u>N/A</u>	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>
Private well - Individual	<input checked="" 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 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 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).

No barn or livestock facility w/i 450 m.

### 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 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:

*None*

<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? 2

Indicate year, file #'s, if known 1-Room School Property > 75 years ago.  
1.02 hectare residential lot - 1990 - File No.: B0869/88 & B0868/88

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

*Submitted March 2021*

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), Gerry McNalty and Anne McNalty  
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

Signature of Owner

March 14, 2021  
date  
March 14, 2021  
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 Gerry & Anne McNalty

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

Signature

March 14, 2021  
date  
March 14, 2021  
date

## 21. Affidavit or sworn declaration

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

I/ (We) George & Ann McVale  
Name of Owner(s) or Authorized Agent  
 of the Municipality of Southgate in the County of Grey  
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 Southgate in the County of Grey  
city/township/municipality county/region

This 29 day of March, 2021

[Signature]  
Signature of Owner or Authorized Agent

March 25, 2021  
Date

[Signature]  
Signature of Owner

March 25, 2021  
Date

[Signature]  
Signature of Commissioner

March 29, 2021  
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

Legend

- ☐ Parcels - Current
- Large Scale Roads
  - Provincial Highway
  - County Road
  - Township Road
  - Seasonal Road
- ☐ Grey County Boundary



Notes

This map is a user generated static output from an Internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed March 12, 2021

THIS MAP IS NOT TO BE USED FOR NAVIGATION