



## 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: B11-21

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

Date received: July 29/21

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

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

Roll # 42 07 060 002 04000

Conservation Authority Fee

Required: \_\_\_\_\_

Other information: \_\_\_\_\_

\*Application received on July 29, 2021 and  
payment received on September 2, 2021

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	<del>\$1,328.00</del> due with submitted application	<u>\$1355</u>
	<del>\$ 261.00</del> due on completion (if approved)	<u>\$267</u>
Public Notice Sign Fee	<del>\$ 108.00</del>	<u>\$111</u>
Parkland Dedication Fee	<del>\$ 532.00</del> (all new residential lots)	<u>\$543</u>
Deed Stamping	<del>\$ 320.00</del> due before finalization of approved consent	<u>\$327</u>
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 Sept 2/21**

## Part One

### Owner/Agent/Application Information

\*To be completed by the applicant

Harper Homes Inc.

1. Name of registered owner: \_\_\_\_\_

Mailing address: 122 Milton Seiler Crescent, PO Box 62, Palmerston, Ontario N0G 2P0

Phone# : (H) \_\_\_\_\_ (B) \_\_\_\_\_

Email Address: \_\_\_\_\_

2. Name of applicant (if different than above): Nathan Harper

Mailing address: 122 Milton Seiler Crescent, PO Box 62, Palmerston, Ontario N0G 2P0

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 ☐ 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.

Southgate

Former Municipality \_\_\_\_\_

Road Name Southgate Road 22 Civic Address (911) No. 224231

Lot No. Con 18 S PT Lot 16 Plan/Concession \_\_\_\_\_

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 2 outbuildings

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

☐ Easement ☐ Restrictive Covenants ☐ Right of Way

Describe: \_\_\_\_\_

**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 40.23	Dimensions of land intended to be RETAINED
Frontage _____ metres	Frontage 40.23 metres
Depth 40.23 metres	Depth 40.23 metres
Area .161845 hectares	Area .161845 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 \_\_\_\_\_ There are curently no buildings

Proposed buildings \_\_\_\_\_ 1 storey single family dwelling

<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) _____	

11. Proposed use of land to be retained

Existing buildings \_\_\_\_\_

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)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<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 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 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 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

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

        i) If yes, please provide some additional information:

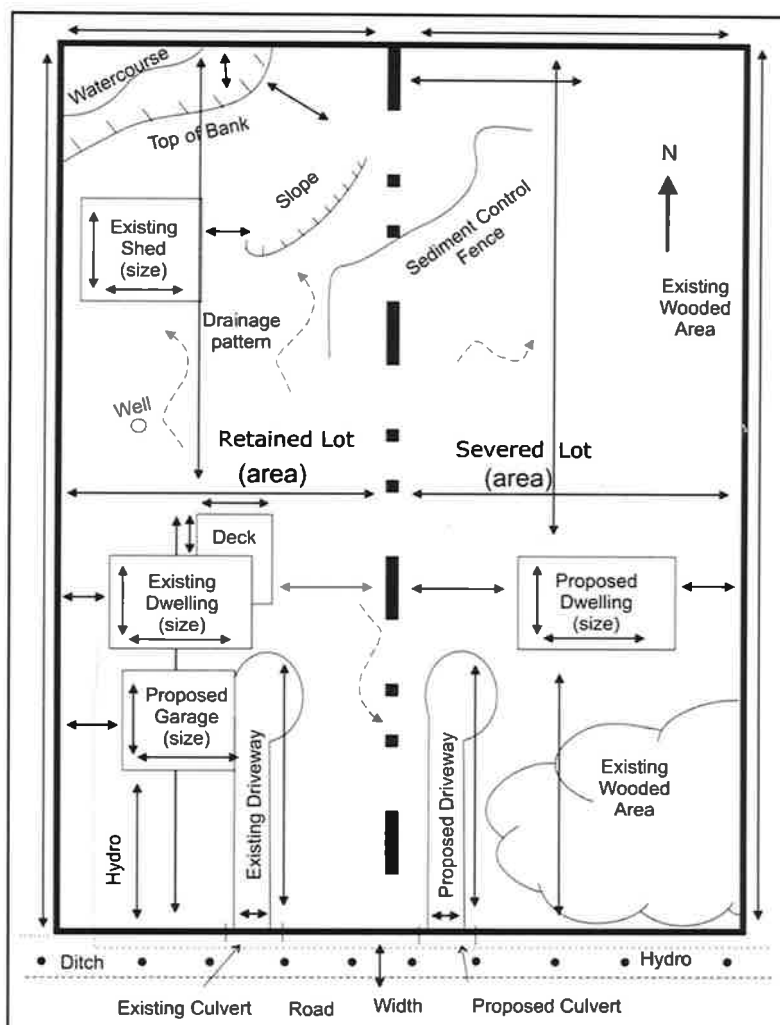
File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_  
File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

### Additional Requirements

17. Sketch \*\*\*You must show all of the required information\*\*\*

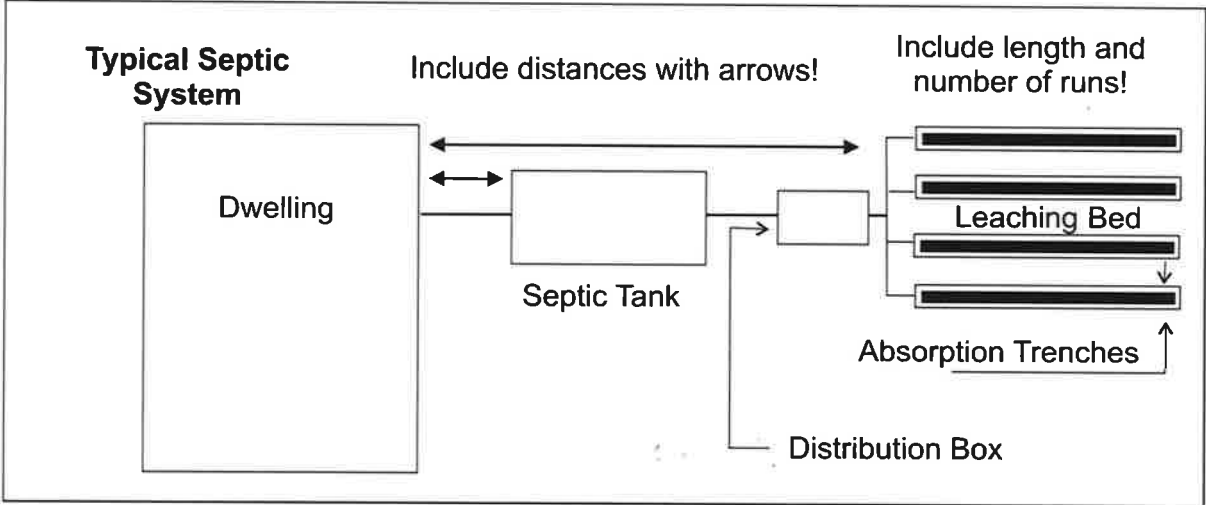
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be need and easy to read.

- Clearly label which is the severed parcel and which is the retained parcel
- "NORTH ARROW"
- "Subject Land" - all land owned by the applicant - boundaries & dimensions
- Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
- Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
- Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
- Location and nature of any easement affecting the subject land
- Location and distances of barns within 450 metres (1476 feet) of severance

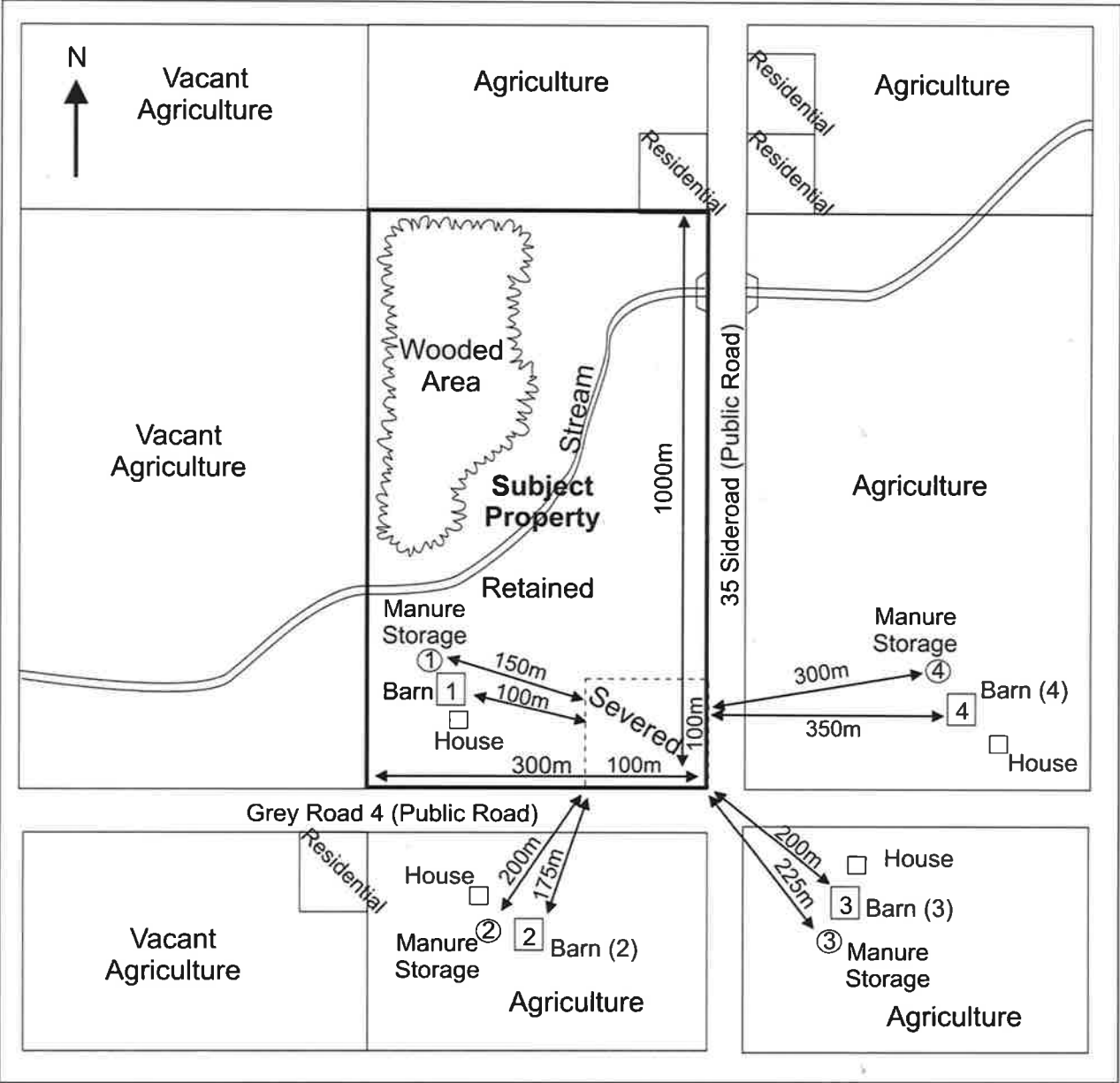


Sample 1 Residential Lot Severance Sketch

\*\*\*Please do not return this page\*\*\*



Sample 2 Septic System Information



Sample 3 Agricultural Severance

Further Note on Sketches:  
The above samples are provided for your information. The exact details you will need to provide will depend on your proposal. Agricultural properties **MUST** provide information relating to barns on the subject property *and* the neighbouring properties as shown in Sample 3. Properties inside urban areas do not require agricultural information. Septic information in the urban area of Dundalk is not required if the property is on full municipal services.

## 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), Nathan Harper and Harper Homes Inc  
*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 July 29, 2021

\_\_\_\_\_  
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 Nathan Harper and Harper Homes Inc.

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 \_\_\_\_\_ date July 7/2021 July 29, 2021

\_\_\_\_\_  
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) Nathan Harper  
*Name of Owner(s) or Authorized Agent*  
 of the Township of Minto in the Wellington of Wellington  
*city/township/municipality County 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 29 day of July, 2021

*Signature of Owner or Authorized Agent*

*Date*

*Signature of Owner*

*Date*

*Signature of Commissioner*

*Date*

Return this completed form and payment to:

Attention: Committee of Adjustment

Township of Southgate

185667 Grey Road 9, RR 1

Dundalk Ontario

NOC 1B0

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

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 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? \_\_\_\_\_  
☐ No – When did you stop farming? \_\_\_\_\_  
a) If no, for what reason did you stop farming? \_\_\_\_\_  
\_\_\_\_\_

4. How long have you owned the farm? \_\_\_\_\_

5. Area of total farm holdings: \_\_\_\_\_

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

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

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

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

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

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

