

# Application for Amendment Official Plan and Zoning By-law.

## FOR OFFICE USE ONLY

File Number

C32-21.

Pre-Consult Date

Date Received

Date Accepted

Dec 2, 2021

Accepted By

Roll Number

42-07-060-002-04000

Conservation Authority Fee Required

Other Information

**\*\* 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 submitted 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 that are submitted electronically **will not** be processed until a hard copy that has been commissioned is received along with the associated fees

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

## Please Check the Appropriate Box

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Amendment to the Official Plan | <input checked="" type="checkbox"/> Amendment to the Zoning By-law | <input type="checkbox"/> Removal of a Holding Provision | <input type="checkbox"/> Temporary Use By-law Amendment |
|---|--|---|---|



<input type="checkbox"/> <b>Amendment to the Official Plan</b>	Minor	\$1,625.00 application fee <i>plus</i> \$2,000.00 contingency fee
	Major	\$2,708.00 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"/> <b>Amendment to the Zoning By-law</b>		\$1,300.00 application fee
	Major	\$2,166.00 application fee
	Major	\$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>		
<input type="checkbox"/> <b>Removal of a Holding Provision with a related Site Plan Application</b>		\$542.00 application fee or \$542.00 application fee
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>		\$1,625.00 application fee <i>plus</i> \$111.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
<b>Other Required Fees:</b>		
<input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b>		\$111.00
<input checked="" type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA	<del>\$240.00</del> \$120.00
	GRCA	Call directly for details

**Note on Fees:**

The application fees were adopted and approved under the Township of Southgate 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. Applications that are submitted electronically **will not** be processed until a hard copy that has been commissioned is received along with the associated fees.

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.

**Part A: Owner/Agent/Applicant Information**

\*to be completed by the applicant

**Name of Registered Owner \***

Harper Homes Inc.

**Mailing Address \***

405 Main St E, Unit A, PO Box 62, Palmerston,  
Ontario N0G 2P0

Phone Number (Home or Cell) \*

[REDACTED]

Phone Number (Business)

[REDACTED]

Email Address \*

[REDACTED]

Name of Applicant (if different from above)

Mailing Address

Phone Number

Email Address

Applicant Relationship to Subject Lands \*

If Other, Please Specify

☒ Registered Property Owner

☐ Holder of Option to Purchase Subject Lands

☐ Signing Officer of Corporation

☐ Other

Name of Agent (if applicable)

Mailing Address

Matt Smith

405 Main St E, Unit A, PO Box 62, Palmerston,  
Ontario N0G 2P0

Phone Number

[REDACTED]

Email

[REDACTED]

Send all correspondence to (choose only one) \*

Preferred Method of Communication (choose only one) \*

☐ Applicant

☒ Agent

☐ Phone

☒ Email

☐ Postal Mail

Name any mortgages, charges or encumbrances, in respect to the subject land \*

Mortgage

Mailing Address

Phone Number

## Part B: The Subject Lands

### Former Municipality \*

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

### Road/Street Name and Number \*

224231 Southgate Road 22

### Tax Roll Number \*

4207060002040000000

### Lot \*

16

### Concession \*

18

### Lot \*

16

### Of Plan \*

\*

### Date the subject land was acquired by the current owner \*

2/26/2021



### Dimension of subject property

#### Frontage (Metres) \*

80

#### Depth (Metres) \*

80

#### Area (sq m/ha) \*

161845

### Description of the area affected by this application if it is only a portion of the entire property

### Abutting and Nereby Land(s) Use(s)

Does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? \*

If Yes, describe to what extent

☐ Yes

☒ No

### Describe the present use on all properties abutting and opposite the subject land

#### North \*

Farm

#### South \*

Residential

**East \***

Residential

**West \***

Residential

**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 and attach it only a completed Schedule "A".**

**Environmental Constraints**

**Indicate whether any of the following environmental constraints apply to the subject lands \***

- |   |  |
|---|--|
| <input type="checkbox"/> Wetlands   | <input checked="" type="checkbox"/> Floodplains            |
| <input type="checkbox"/> Streams, Ravines and Lakes                       | <input type="checkbox"/> Water Resources                   |
| <input type="checkbox"/> Wooded Area & Forest Management                  | <input type="checkbox"/> Fisheries, Wildlife & Environment |
| <input type="checkbox"/> Heritage Resources                               | <input type="checkbox"/> Specialty Crop Lands              |
| <input type="checkbox"/> ANSI's (areas of natural or scientific interest) | <input type="checkbox"/> Aggregate Resources               |
| <input type="checkbox"/> Thin Overburden                                  | <input type="checkbox"/> Solid Waste Management            |
| <input type="checkbox"/> Sewage Treatment Plant                           |  |

**Indicate the current Official Plan Designation \***

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Neighbourhood Area | <input type="checkbox"/> Downtown Commercial                   |
| <input type="checkbox"/> Arterial Commercial           | <input type="checkbox"/> Industrial                            |
| <input type="checkbox"/> Public Space                  | <input type="checkbox"/> Specialty Policy Area                 |
| <input type="checkbox"/> Major Open Space              | <input type="checkbox"/> Village Community                     |
| <input type="checkbox"/> Agriculture                   | <input type="checkbox"/> Rural                                 |
| <input type="checkbox"/> Inland Lakes                  | <input type="checkbox"/> Space Extensive Industrial/Commercial |
| <input type="checkbox"/> Hazard Lands                  | <input type="checkbox"/> Wetlands                              |
| <input type="checkbox"/> Mineral Aggregate Extraction  |  |

**Present Zoning \***

R5

**Requested Zoning \***

R5 with exception

**Specific proposed use(s) of subject property that this amendment would authorize \***

To allow less than 2000 sq m per parcel under a R5 zoning

**For Official Plan Amendment Applications ONLY:**

**Does this application change or replace a designation in the Official Plan**

☐ Yes

☐ No

**Is this application to implement an alteration to the boundary of an area or 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**

**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 the official plan amendment that deals with this matter**

**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 the official plan amendment that deals with this matter**

**Type of building/structure**

**Setback From Front Lot Line**

**Setback From Rear Lot Line**

**Setbacks From Side Lot Line**

**Building/Structure Height**

**Dimensions/Floor Area**

Date of existing building(s) or structure(s) on the subject land were constructed

The length of time that the existing uses of the subject land have continued

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

Specific reason(s) for requesting amendment(s)

Has the subject land ever been the subject of a Zoning By-law Amendment

☐ Yes

☒ No

☐ Unknown

If yes, and if know, specify the file number and status of the application

Servicing for Subject Land

Type of Access

Provincial Highway \*

☒ Existing

☐ Proposed

☐ Not  
Applicable

Municipal Road (Maintained year round) \*

☒ Existing

☐ Proposed

☐ Not  
Applicable

Municipal Road (Seasonally Maintained) \*

☐ Existing

☐ Proposed

☒ Not Applicable

Other Public Road \*

☐ Existing

☐ Proposed

☒ Not  
Applicable

Please Specify

Right of Way Available \*

☐ Existing

☐ Proposed

☒ Not  
Applicable

Please Specify

**Water Access Available \***

☐ Existing      ☐ Proposed      ☒ Not  
Applicable

**Describe parking and docking facilities and the  
approximate distance of these facilities**

**Type of Water Supply****Municipally operated piped water system \***

☐ Existing      ☐ Proposed      ☒ Not  
Applicable

**Privately Owned/Operated Individual Well \***

☒ Existing      ☐ Proposed      ☐ Not  
Applicable

**Privately Owned/Operated Communal Well \***

☐ Existing      ☐ Proposed      ☐ Not Applicable

**Lake or Other Body of Water \***

☐ Existing      ☐ Proposed      ☒ Not  
Applicable

**Please Specify \***

n/a

**Other Means \***

☐ Existing      ☐ Proposed      ☒ Not  
Applicable

**Please Specify****Type of Storm Water Management****Storm Drainage Sewer Pipe \***

☐ Existing      ☐ Proposed      ☒ Not  
Applicable

**Ditch \***

☐ Existing      ☐ Proposed      ☒ Not  
Applicable

**Swale \***

☐ Existing      ☐ Proposed      ☒ Not  
Applicable

**Other Means**

**Is there an approved Site Plan and/or 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



**Are there any easements, right-of-ways, restrictions, covenants or other agreement applicable to the subject lands \***

**If yes, describe what they are**

☐ Yes

☒ No

### **Part C: The Propsoal**

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

The proposed use of the land is staying residential

**Describe the reasons for the proposed amendment(s). \***

To allow the severance of the existing lot to create 2 equal sized lots

**Describe the timing of the proposed development, including phasing. \***

ASAP

**List any supporting documents (e.g Environmental Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report) \***

### **Part D: Statement of Complainece**

**Is this application consistent with the policy statement issued under subsection 3(1) of the Planning Act? \***

☒ Yes

☐ No

**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

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 the 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

## Sketch or Survey Upload \*

### File Name



Sketch-Of-Plan---224231-Southgate-Road-22.jpg

18.0 KB

## Other Information

Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, please explain below

## Part E: Authorization and Affidavit

### 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.

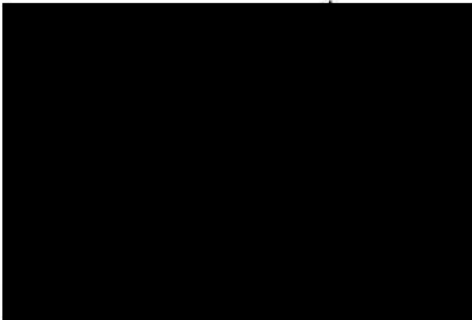
In submitting this development application and supporting documents

I/we \*

Nathan Harper

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 issues 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 \*

11/24/2021



Signature of Owner

Date



### Owner's Authorization for Agent

I/We

Nathan Harper

hereby authorize

Matt Smith

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

**Signature of Owner**



**Date**

11/24/2021



**Signature of Owner**

**Date**



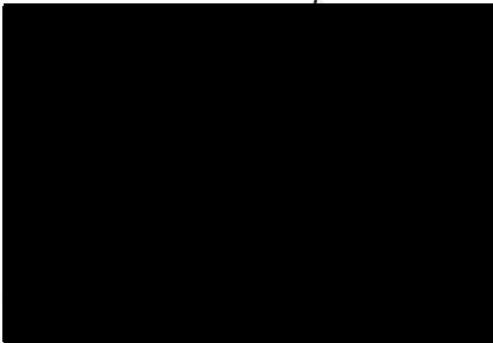
**Owner's Authorization for Access**

**I/We \***

Nathan Harper

hereby permit Township staff and it's representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

**Signature of Owner \***



**Date \***

11/24/2021



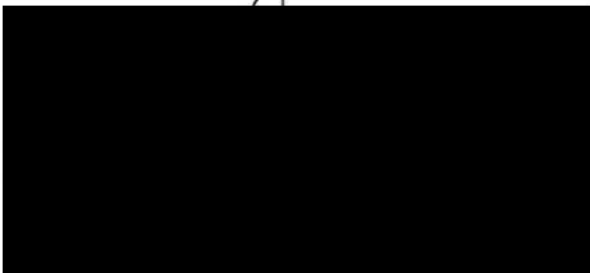
**Signature of Owner**

**Date**



**Signature of Witness \***

**Date \***



11/24/2021



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

☐ Beef

☐ Dairy

☐ Swine

☐ Poultry

☐ Sheep

☐ Cash Crop

☐ Other

**If Other, Please Specify**

**Describe in detail the size and age of the animals, and feed type used for the type of farming conducted**

**How long have you owned the farm**

**Are you actively farming the land (or do you have the land farmed under your supervision)**

☐ Yes

☐ No

**If Yes, for how long**

**If no, when and why did you stop farming it**

**Area of total farm holdings**

**Number of tillable hectares**

**Do you own any other farm properties**

☐ Yes

☐ No

**If yes, indicate: Lot**

**Concession**

**Former Township**

**Total Hectares**

**Do you rent any other land for farming purposes**

☐ Yes

☐ No

**If yes, indicate location:**  
**Lot**

**Concession**

**Former Township**

**Total Hectares**

**Is there a barn on the subject property**

☐ Yes

☐ No

**Please indicate the condition of the barn**

**How big is the barn**

**What is the present use of the barn**

**What is the capacity of the barn, in terms of livestock**

**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

**Liquid Storage**

☐ 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 Storage**

☐ 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

**Are there any barns on other properties within 450m (1500ft) 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.

**What type of farming has been conducted on this other property?**

**Indicate the number of tillable hectares on other property**

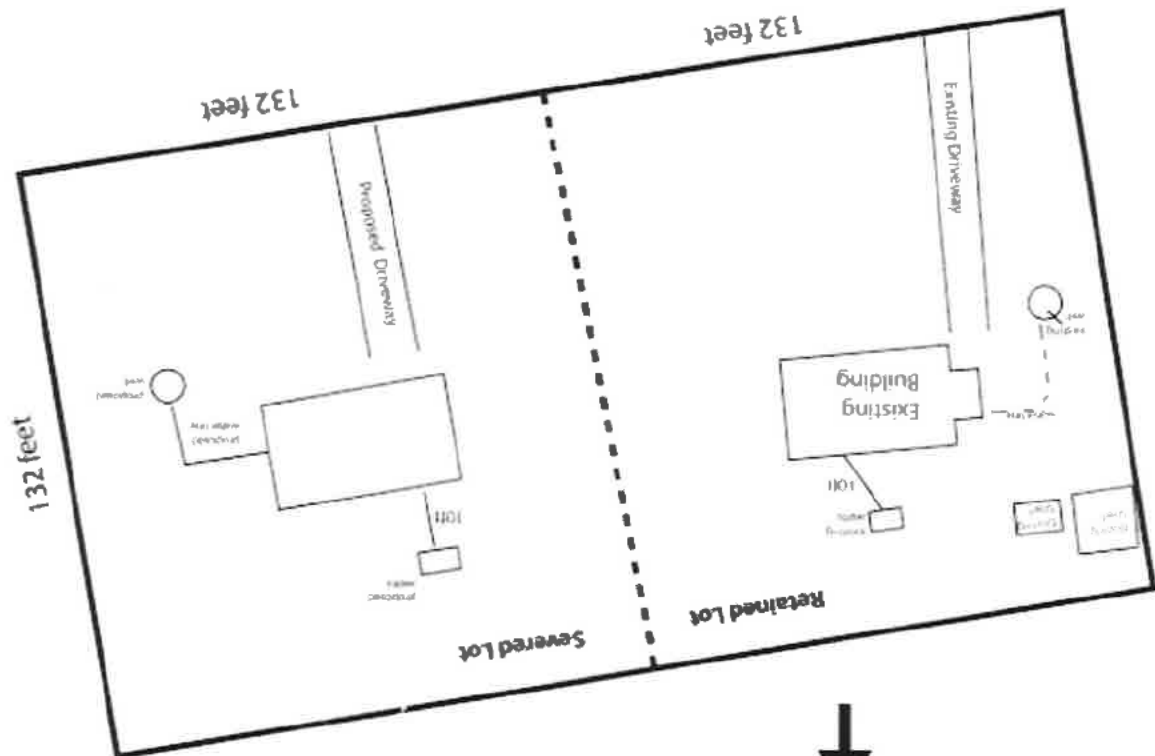
**Indicate the size of the barn**

**Capacity of barn in terms of livestock**

**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.





## Solemn Declaration

To be completed by owner(s), agent(s) or applicant(s) having completed the application form.

Please note that applications that are submitted electronically **will not** be processed until a hard copy that has been commissioned is received along with the associated fees.

I/We \*

Matt Smith

Of The \*

Harriston

In The \*

Ontario

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

in the

Township of Southgate

County of Grey

This

day of

20

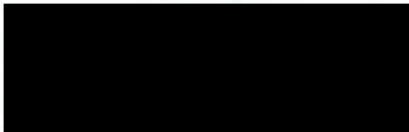
2nd

December

21

Signature of Commissioner

Signature of Applicant



Holly Malynyk, a Commissioner, etc.,  
Province of Ontario, for The Corporation of  
the Township of Southgate.

Print Name

Matt Smith

Signature of Applicant

Print Name

Schedule "A": Supplementary Information - Agricultural Lands