



**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: C2-22
Pre-Consult Date: Jan
Date received: January 24/22
Date accepted: _____
Accepted by: _____
Roll # 42 07 090663 01900
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 \$1,561.00 application fee plus \$2,000.00 contingency fee
	Major \$2,601.00 application fee plus \$5,000.00 contingency fee
*contingency fee required for all Official Plan Amendment applications	
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	\$1,249.00 application fee <u>\$1,300</u>
	Major \$2,081.00 application fee
	Major \$2,500.00 contingency fee
*contingency fee required only for complex applications	
<input type="checkbox"/> Removal of a Holding Provision with a related site plan application	\$520.00 application fee or \$521.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,561.00 application fee

Other Required Fees:

<input checked="" type="checkbox"/> Public Notice Sign Fee	\$105.00	<u>\$111.00</u>
<input checked="" type="checkbox"/> Conservation Authority Fees	SVCA \$240.00 GRCA Call directly for details	<u>\$260</u>

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.

\$1,671.00

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Reuben Martin & Saloma Martin

Mailing address: 226168 Southgate Rd. 22 RR # 2 Dundalk, Ont. N0C 1B0

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

Email Address: [REDACTED]

2. Name of applicant: _____

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) Israel Bowman

Mailing address: 2893 Moser Young Road RR # 1 St Clements, Ont N0B 2M0

Phone#: [REDACTED] Email: [REDACTED]

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:

Mailing Address: _____

Phone#: _____

Part B

The subject lands

7. Location of subject property (former municipality):

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

Road/street and number: 226168 Southgate Rd. 22

Tax roll#: 420709000301900

Lot 26 & 27 Concession 14

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: July 1 2014

9. Dimensions of subject property:

frontage 812 m depth 505 m area 40 hectares sq m/ha

10. Description of the area affected by this application if only a portion of the entire property 3355 sq/m zoning envelope (existing)

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 Agriculture & Residential Lot East Agriculture
South Agriculture West Agriculture

(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 type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input checked="" 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 checked="" type="checkbox"/>
Downtown Commercial	<input type="checkbox"/>	Rural	<input 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 A1 and EP and A1-391

Requested zoning N/A

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)

Existing building _____

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: _____

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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	_____	_____
<input checked="" type="checkbox"/> _____ municipal road, maintained year round	<input checked="" type="checkbox"/> _____	_____
_____ municipal road, seasonally maintained	_____	_____
_____ other public road	_____	_____
please specify _____	_____	_____
_____ 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	_____	_____
<input checked="" type="checkbox"/> _____ privately owned/operated individual well	<input checked="" type="checkbox"/> _____	_____
_____ 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	_____	_____
<input checked="" type="checkbox"/> _____ other means	<input checked="" type="checkbox"/> _____	_____

☐ municipally operated sanitary sewers
☒ privately owned/operated individual septic
☐ privately owned/operated communal septic
☐ privy
☐ other means

✓

- Yes ☒ No ☐

Yes ☐ No ☒

- Yes ☐ No ☒

- This application is to change the existing metal work and welding use permitted in the shop to "dry manufacturing" to include wood working (fire wood packaging) metal work, plastic work or painting in the existing shop.

- To change the use of the on farm shop to "dry manufacturing".

- | | |
|-------------------|--|
| Existing building | |
|-------------------|--|

-
-
-

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:

Truck traffic is not more than 1 or 2 trucks per day (at this point not even 1 truck per day that is related to the on farm shop)

Up to a max of 5 employees (at this time there are no employees working here)

The hours of operation kind of vary as it is used between the farm work, but usually from 7 am to 7 pm Monday to Friday and 7 am until noon on Saturdays with some evenings after farm chores are done. The shop doesn't run on Sundays and most statutory holidays.

Part E
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),

Reuben Martin and Saloma 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.

[Redacted Signature]
Signature of Owner

Jan 21 2022
date

[Redacted Signature]
Signature of Owner

Jan 21 2022
date

32. Owner's Authorization for Agent

I(we), Reuben Martin and Saloma Martin

Name of Owner(s)

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

[Redacted Signature]
Signature of Owner

Jan 21 2022
date

[Redacted Signature]
Signature of Owner

Jan 21 2022
date

33. Owner's Authorization for Access

I/we, Reuben Martin and Saloma 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.

[Redacted Signature]
Signature of Owner

Jan 21 2022
date

[Redacted Signature]
Signature of Owner

Jan 21 2022
date

[Redacted Signature]
Signature of Witness

Jan 21 2022
date

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) Israel Bowman
Name(s)

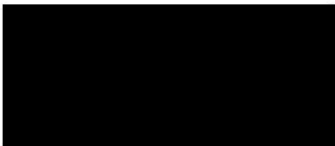
of the Township of Wellesley in the Region of Waterloo
city/town/municipality county/region


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 21st day of January, 20 22


Signature of Commissioner



Signature of Applicant
Israel Bowman
print name

Signature of Applicant

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: 200 sow farrow to wean operation

(i) How long have you owned the farm? July 1 2014

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

☒ Yes – For how long?

July 1 2014

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: 40 hectares

(iv) Number of tillable hectares: Approx. 29 hectares

(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: Part lot 27 Concession: 14

Former Township: Proton

Total Hectares: 18

(vii) Is there a barn on the subject property? ☒ Yes ☐ No

Please indicate the condition of the barn: Good

How big is the barn? 1268 sq/m barn and 368 sq/m manure storage(sow barn) & small horse barn

What is the present use of the barn? Sow barn & horse barn

What is the capacity of the barn, in terms of livestock? 200 sow farrow to wean operation
6 horses in the horse barn

(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 N/A (existing zoning)

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

