



**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: 09-22

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

Date received: MAY 4 2022

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

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

Roll # 42 07

Conservation authority fee  
required: \_\_\_\_\_

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

42-07-090-001-0  
4300

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 checked="" 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</b> with a related Site Plan Application	\$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 \$260.00 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.

**Township of  
Southgate**

MAY 6 2022

**PAID**



**Part A**

**Owner/Agent/Application Information**

\*to be completed by the applicant

1. Name of registered owner: Vernon Knorr & Minerva Knorr  
Mailing address: 084696 Southgate Rd 08 Mt. Forest ON  
Phone# : (H) [redacted] (B) [redacted] NOG 260  
Email Address: [redacted]

2. Name of applicant: Vernon Knorr & Minerva Knorr  
Mailing address: 084696 Southgate Rd 08 Mt. Forest ON  
Phone#: [redacted] Email: [redacted] NOG 260

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) \_\_\_\_\_  
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:

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: Grey Rd 14

Tax Roll#: [redacted] 42-07-090-001-04300

Lot 2, 3, 4 Concession 4

Lot \_\_\_\_\_ of Plan \_\_\_\_\_

8. The date the subject land was acquired by the current owner: 2016

9. Dimensions of subject property:

frontage \_\_\_\_\_ m depth 853.836 m area 40 ha. sq m/ha

10. Description of the area affected by this application if only a portion of the entire

property proposed zone change is around  
shop, see site plan.

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 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 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:

<input checked="" type="checkbox"/> 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 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  
Requested zoning 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)

Proposed use of subject property is for sewing + quilting machine sales + service, Fabric sales.

**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.

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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.

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- \* 19. 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.

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\* Type of building/structure Wood Frame Structure

Setbacks:  
front lot line 39.6m rear lot line 796m

side lot line 241.5m south lot line see site plan

Building/structure:

height 5.5 m inside dimensions / floor area 750 m<sup>2</sup>

20. The date the existing building(s) or structure(s) on the subject land were constructed: no existing buildings.
21. The length of time that the existing uses of the subject land have continued:

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

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

reason for amendment is to construct and operate a retail store for sewing & quilting machines and related

24. 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

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
<input type="checkbox"/> provincial highway		
<input checked="" type="checkbox"/> municipal road, maintained year round	<input checked="" type="checkbox"/>	
<input type="checkbox"/> municipal road, seasonally maintained		
<input type="checkbox"/> other public road		
please specify		
<input type="checkbox"/> right of way available		
please specify		
<input type="checkbox"/> water access available		
Describe the parking and docking facilities and the approximate distance of these facilities		

type of water supply	existing	proposed
<input type="checkbox"/> municipally operated piped water system		
<input checked="" type="checkbox"/> privately owned/operated individual well		<input checked="" type="checkbox"/>
<input type="checkbox"/> privately owned/operated communal well		
<input type="checkbox"/> lake or other water body		
please specify		
<input type="checkbox"/> other means		
please specify		

type of storm water management	existing	proposed
<input type="checkbox"/> storm drainage sewer pipe		
<input checked="" type="checkbox"/> ditch	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> swale	<input checked="" type="checkbox"/>	
<input type="checkbox"/> other means		

please specify \_\_\_\_\_

**type of sewage disposal**

**existing      proposed**

\_\_\_\_\_ municipally operated sanitary sewers

☒ \_\_\_\_\_ privately owned/operated individual septic

\_\_\_\_\_ privately owned/operated communal septic

\_\_\_\_\_ privy

\_\_\_\_\_ other means

please specify \_\_\_\_\_

26. 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 ☐

27. 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**

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

provide sewing machine repairs  
sales: sewing machine + sewing accessories,  
- fabric,

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

current zoning does not support nature  
of the business.

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

sewing machine shop 2022 - 2023 House 2026

31. 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)

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**Part D**

**Statement of compliance**

32. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes ☒ No ☐

33. 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.

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**Additional requirements**

34. 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**

35. 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:

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**Part E**  
**Authorization and affidavit**

**36. 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),

Vernon Knorr and \_\_\_\_\_  
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 may 4 2020  
date

\_\_\_\_\_  
Signature of Owner date

**37. Owner's Authorization for Agent**

I (we), \_\_\_\_\_ 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

**38. Owner's Authorization for Access**

I/we, Vernon Knorr and \_\_\_\_\_  
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 may 4 2020  
date

\_\_\_\_\_  
Signature of Owner date

\_\_\_\_\_  
Signature of Witness date

**Solemn declaration**

**39. 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) Vernon Knorr  
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.

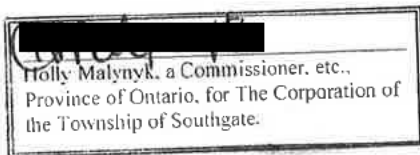
Declared before me at the:

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

This 4 day of May, 2002

[Redacted Signature]

Signature of Commissioner



[Redacted Signature]

Signature of Applicant

Vernon Knorr

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: \_\_\_\_\_

(i) How long have you owned the farm? purchased 2016

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

☒ Yes - For how long?

5 yrs.

☐ 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: 40 hectares

(v) Do you own any other farm properties? ☒ Yes ☐ No

If yes, indicate locations: Lot: 27; pt 26 Concession: 7

Former Township: Egremont

Total Hectares: 77

(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: \_\_\_\_\_

How big is the barn? \_\_\_\_\_

What is the present use of the barn? \_\_\_\_\_

What is the capacity of the barn, in terms of livestock? \_\_\_\_\_

(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 (1,476.38 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?

Goat Dairy, Broilers,

(xi) Indicate the number of tillable hectares on other property: 40

(xii) Indicate the size of the barn(s): Goat Dairy 78' X 166' Broilers 18' X 98'

(xiii) Capacity of barn in terms of livestock: 300 28,000.

(xiv) Manure Storage facilities on other property (see storage types listed in question above)

outside, no cover  $\geq 30\%$  DM

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

