



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. C13-22/OPA 2-22  
Pre-Consult Date: \_\_\_\_\_  
Date received: July 25, 2022  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42 07 C400122 19600  
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 checked="" type="checkbox"/> <b>Amendment to the Official Plan</b> | Minor \$1,625.00 application fee <i>plus</i><br>\$2,000.00 contingency fee |
|   | Major \$2,708.00 application fee <i>plus</i><br>\$5,000.00 contingency fee |

*\*contingency fee required for all Official Plan Amendment applications*

- |   |                                  |
|---|----------------------------------|
| <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 |

*\*contingency fee required only for complex applications*

- |  |                             |
|--|-----------------------------|
| <input type="checkbox"/> <b>Removal of a Holding Provision</b> | \$542.00 application fee    |
| with a related Site Plan Application                           | or \$542.00 application fee |

- |  |   |
|--|---|
| <input type="checkbox"/> <b>Temporary Use By-Law Amendment</b> | \$1,625.00 application fee <i>plus</i><br>\$111.00 agreement fee <i>plus</i><br><del>\$2,500.00 contingency fee</del> |
|--|---|

**Other Required Fees:**

- |   |          |
|---|----------|
| <input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b> | \$111.00 |
|---|----------|

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>Conservation Authority Fees</b> | SVCA \$260.00<br>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.

**PAID**

**Part A**

**Owner/Agent/Application information**

\*to be completed by the applicant

1. Name of registered owner: Amos and Betsy Bauman

Mailing address: \_\_\_\_\_

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

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

2. Name of applicant: Hopeville Precast Inc. c/o David Bauman

Mailing address: 186105 Grey Road 9, RR1 Dundalk

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) MHBC Planning (Trevor Hawkins/ Aleah Clarke)

Mailing address: 540 Bingham Centre Drive, Suite 200, Kitchener Ontario, N2B 3X9

Phone#: 226-750-9260 Email: thawkins@mhbcpplan.com / aclarke@mhbcpplan.com

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:

Scotia Bank

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: 186105 Grey Road 9

Tax Roll#: \_\_\_\_\_

Lot 25 Concession 13

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

8. The date the subject land was acquired by the current owner: 2012

9. Dimensions of subject property:

frontage ~400m m depth ~1,000m m area 40ha sq m/ha

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

property Please see the attached Planning Justification Report prepared by MHBC Planning

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 \_\_\_\_\_ East \_\_\_\_\_  
South \_\_\_\_\_ West \_\_\_\_\_

(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 **\*\* Note: There is an existing livestock operation on the adjacent lands; however, the OPA and ZBA pertain to an existing small scale industrial use.**

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 type="checkbox"/>
Downtown Commercial	<input type="checkbox"/>	Rural	<input checked="" 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, A1-433 and EP

Requested zoning A1, EP and A1-433 with additional site specific provisions

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)  
Please see the attached Planning Justification Report prepared by MHBC Planning

**For Official Plan Amendment Applications Only:**

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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of building/structure Please see the attached Planning Justification Report prepared by MHBC Planning

Setbacks:  
front lot line \_\_\_\_\_ rear lot line \_\_\_\_\_  
side lot line \_\_\_\_\_

Building/structure:

height \_\_\_\_\_ dimensions / floor area \_\_\_\_\_

20. The date the existing building(s) or structure(s) on the subject land were constructed: \_\_\_\_\_

21. The length of time that the existing uses of the subject land have continued:  
Please see the attached Planning Justification Report prepared by MHBC Planning

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

23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:  
Please see the attached Planning Justification Report prepared by MHBC Planning

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:

Exception: 33-433 Exception Zone: A1-433

#### Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____ provincial highway	_____	_____
_____ municipal road, maintained year round	<u>✓</u>	_____
_____ 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	_____	_____
_____ privately owned/operated individual well	<u>✓</u>	_____
_____ 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	<u>✓</u>	_____
_____ swale	_____	_____
_____ other means	_____	_____

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

type of sewage disposal	existing	proposed
_____municipally operated sanitary sewers	_____	_____
_____privately owned/operated individual septic	<u>✓</u>	_____
_____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.

Please see the attached Planning Justification Report prepared by MHBC Planning  
\_\_\_\_\_  
\_\_\_\_\_

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

Please see the attached Planning Justification Report prepared by MHBC Planning  
\_\_\_\_\_  
\_\_\_\_\_

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

Please see the attached Planning Justification Report prepared by MHBC Planning  
\_\_\_\_\_

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)

Please see the attached Planning Justification Report prepared by MHBC Planning  
\_\_\_\_\_

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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),

Amos Bauman and Betsy Bauman

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

July 21, 2022  
date

Signature of Owner

July 21, 2022  
date

37. Owner's Authorization for Agent

I (we), Amos Bauman and Betsy Bauman

Name of Owner(s)

hereby authorize MHBC Planning (Trevor Hawkins/ Aleah Clarke) to act as  
li etion.

Signature of Owner

July 21, 2022  
date

Signature of Owner

July 21, 2022  
date

38. Owner's Authorization for Access

I/we, Amos Bauman and Betsy Bauman

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

Signature

July 21, 2022  
date

Signature

July 21, 2022  
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) Trevor Hawkins

Name(s)

of the City of Waterloo 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:

City of Kitchener in Region of Waterloo  
city/town/municipality county/region

This 21 day of July, 2022



Signature of Applicant

Trevor Hawkins  
print name

Carol Marie Wiebe, a Commissioner, etc.,  
Province of Ontario for MacNaughton Hermen  
Britton Clarkson Planning Limited.  
Expires March 16, 2024.

Signature of Applicant

print name