



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: C18-22
Pre-Consult Date: _____
Date received: _____
Date accepted: _____
Accepted by: _____
Roll # 42 07 110-001-40100
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 \$1,625.00 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"/> Amendment to the Zoning By-law	\$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"/> Removal of a Holding Provision with a related Site Plan Application	\$542.00 application fee or \$542.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,625.00 application fee <i>plus</i> \$111.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
Other Required Fees:	
<input type="checkbox"/> Public Notice Sign Fee	\$111.00
<input type="checkbox"/> Conservation Authority Fees	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.

Part A

Owner/Agent/Application Information

*to be completed by the applicant

1. Name of registered owner: Victor B. Noroozi
Mailing address: 664 grand Ave. chattem ont.
Phone# : (H) [REDACTED] (B) [REDACTED]
Email Address: [REDACTED]

2. Name of applicant: Tyler Colwell
Mailing address: 38 Wilson Cres. Dundalk
Phone#: [REDACTED] Email: [REDACTED]
Applicant's Relationship to Subject Lands:

- ☐ Registered Property Owner
☐ Holder of Option to Purchase Subject Lands
☐ Signing Officer of Corporation

☒ Other [Specify] Leasing tenant

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: 141 main St. west

Tax Roll#: _____

Lot _____ Concession _____

Lot _____ of _____ Plan _____

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

9. Dimensions of subject property:

frontage 40 m depth 45 m area 1800 sq m/ha

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

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

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"/>	

none.

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area <input type="checkbox"/>	Agriculture <input type="checkbox"/>
Downtown Commercial <input checked="" 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 C3-54

Requested zoning unsure (Fitness facility)

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)

Fitness Facility

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.

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 Garage (2 bay) with office

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: _____

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:

current zoning does not allow a gym

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
_____ 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 customer parking which can accommodate up to 20

type of water supply	existing	proposed
<input checked="" type="checkbox"/> municipally operated piped water system	<input checked="" type="checkbox"/>	_____
_____ privately owned/operated individual well	_____	_____
_____ 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	_____	_____
_____ other means	_____	_____

please specify _____

type of sewage disposal	existing	proposed
<input checked="" type="checkbox"/> municipally operated sanitary sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> privately owned/operated individual septic	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> privately owned/operated communal septic	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> privy	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> other means	<input type="checkbox"/>	<input type="checkbox"/>

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.

opening a fitness facility. will be 24hr access via
tracked key cards with cameras

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

current zoning does not allow a fitness facility

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

Oct. 15th, all equipment will be installed

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)

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.

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:

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),

Peter B. Noroozi and 2004075 Ontario 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

Aug/31/2022

Signature of Owner

date

37. Owner's Authorization for Agent

I (we), Peter B. Noroozi and 2004075 Ontario Inc
Name of Owner(s)

hereby authorize Mr. Tyler Colwell to act as
our agent(s) for the purpose of this application.

Signature of Owner

date

Aug/31/2022

Signature of Owner

date

38. Owner's Authorization for Access

I (we), Peter B. Noroozi and 2004075 Ontario Inc
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

date

Aug/31/2022

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) Tyler Colwell
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 2 day of September, 2022


Signature of Commissioner


Signature of Applicant


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

print name

Signature of Applicant

print name

The Submission must be completed, in accordance to the Site Plan Guide Lines and Check List. Submissions can be forwarded via E-mail provided fees have been paid in full.

I hereby declare that the statements herein are to the best of my knowledge a true and complete representation of the purpose and intent of this application.

Signature: _____ Date: _____

Fee Enclosed: _____

Owners Authorization for Agent

I/we Victor B. Norcia authorize Mr. Taylor Caldwell to act as our agent(s) for the purpose of this application.

664 Grand Ave. Chatham ONT.

DATED at the 31st of Aug., this

31st day of Aug., 2022.

Owners Authorization for Access

I/we, Victor B. Norcia of the 2004075 Ontario Inc. of Chatham in the Ontario

hereby permit Municipal 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 Witness