

TOWNSHIP of Southgate
TO: Erika Milne

RECEIVED NOV 05 2023

From:
Rebecca
Baker
and
Wendy
Bos

TOWNSHIP OF SOUTHGATE

**NOTICE OF COMPLETE APPLICATION AND
VIRTUAL PUBLIC HEARING
CONSIDERING A PROPOSED
ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Township of Southgate has accepted
November 27, 2024 at 1:00 PM

for the purpose of holding an electronic public hearing to consider the proposed by-law amendments concerning:

Item # C23-24

Electronic Access Information
Public can view the application, hearing, or presentation at:
<https://www.southgate.ca/development/development-services/development-services/development-services>
or by contacting the Planning Department at 519-822-2110 ext. 230.
Please call 519-822-2110 ext. 230 for more information.

The purpose of the hearing is to allow a Applicant Community Care Centre for individuals with disabilities to be a cultural centre on the subject lands.

The time of hearing shall be for a period of 30 days as defined in the Zoning By-law on the subject lands within a reasonable distance in which persons with disabilities will be fully and substantively consulted with their particular needs.

NOTE: If you wish to make a presentation, please register in advance by contacting the Clerk, Lindsay Green using the contact information below.

For more information about this matter, including information on how to register, contact:
Lindsay Green, Clerk
Township of Southgate
35507 Line 46
Southgate, ON N0C 1M0
Southgate@township.ca
Phone: (519) 923-2110 ext. 230

The hearing will be recorded and published on the Township Website Channel:
<https://www.southgate.ca/development/development-services/development-services>

**NOTICE OF HEARING
TO CONSIDER A PLANNING APPLICATION**

Dear Neighbours,

November 05,2024

We need your Help!

Please take the time to look at the documents enclosed. If allowed to proceed, this will be a very large structure at almost 29,000 square feet, two stories, height to be determined! There are many errors and inconsistencies in the application and a great deal of concerns about this build that will be outlined in the petition, draft copies attached.

Rebecca Baker and Wendy Bos will be going door to door on November 9th to collect signatures on a petition against the passing of this Proposed Zoning By-Law Amendment.

Please contact Rebecca, if we will be unable to obtain your signature on Saturday, November 9th, 2024, to make a signing arrangement.

██████████ or email ██████████@██████████.██████████

Thank you for your consideration in this very important matter, it is greatly appreciated!

Concerns

- How many people will be staying at this facility at any given time, individuals with disabilities and group home residence
- How will sewage be handled
- How does or will this effect the South Saugeen River (creek), environmentally protected lands and the Provincially Significant Wetlands
- Property Value decrease
- Reduced agricultural land
- What type of disabilities, physical, mental, what protection will be offered/given to the neighbourhood
- In case of a flood, how are the disabled to be protected
- Light pollution
- Noise pollution
- Traffic volume
- Parking
- Destroying the nature of the environment and existing neighbourhood community. Does not fit into the context of the area
- No infrastructure- Parks, stores, enrichment nearby
- Truck traffic, safety
- Crime, emergencies, response time of police and fire services
- Water supply, drilled well, affect on neighbouring properties wells
- Building too close to the hazard line

It says no livestock within 450 meters...there are multiple neighbors with livestock within that 450 meters (see images). The image shows only 398 m to a large livestock operation

#11 contradicts 27

#12 they only marked off wetlands and food plain, and how can you have flood plain without having streams, water resources, fisheries. It is also wooded area, heritage land, crop land and ANSI

13 it's not rural it's currently being farmed so it's agriculture

18 yes it will remove employment, i.e. cash crop

25 storm management ... a ditch for 29000 square feet???

Sewage waste will always flow downhill to the creek

What amount of tile, drainage/ runs will support this facility

27 where is the sketch plan with easement or right off way, restrictions, covenants, or other agreements ...why did you answer yes to it?

31 no documents supporting environmental impact, hydrologic, traffic study, market area study, storm water management report?

Schedule A

Why fill Schedule A if no livestock within 450 m?

Cash crop is not marked off, when is clearly being farmed currently and has been for the last 20 plus years.

ii) the land is an employment for a farmer currently, so it's not stopped farming

iii) no total numbers of farms left land

iv) no total number of tillable lands

ix) yes, there are barns within 450 m of the property, once again no sketch

x) beef farms and other livestock farms on these other properties



**The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application
Concerning a Proposed Zoning By-law Amendment**

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for a Zoning By-law Amendment and is notifying the public pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

November 27, 2024, at 1:00 PM

The Purpose of the rezoning is to allow a Recreation Community Care Centre for individuals with disabilities along with a proposed residence as a Group Home on the subject lands.

The Effect of rezoning would be to permit a Group Home as defined in the Zoning By-law on the subject lands within a residential dwelling in which persons with disabilities will be living with supervision consistent with their particular needs.

Description of the Subject Land (C25-24)

Registered Owner: Sagheer Ahmad

Legal Description: Con 5 Pt Lot 12 RP 17R186 Part 9, Geographic Township of Proton, Township of Southgate

Civic Address: None Assigned

Key Map



Please join the electronic public meeting from your computer, tablet, or smartphone
<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09>
You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 953 4138 5964 Passcode: 336403

NOTE: To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be livestreamed on the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

File Number C25-24 Sagheer Ahmad

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Mandatory wording

If you wish to be notified of the decision of Township of Southgate Council on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Southgate, 185667 Grey Rd 9, Dundalk, ON N0C 1B0.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above subsection 34(19) of the Planning Act defines the parties eligible to appeal the decision to the Ontario Land Tribunal.

Additional Information and Comments

Please submit written comments to the Clerk at the address shown below.
Lindsey Green, Clerk, lgreen@southgate.ca, Phone: (519) 923-2110 ext. 230
Township of Southgate 185667 Grey Rd 9, Dundalk, ON N0C 1B0

Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C25-24-Sagheer-Ahmad> at the Township of Southgate Administration Office during normal business hours, or by contacting the Municipal Planner at 519-923-2110 ext. 235. Please quote file: **C25-24**.

Dated at the Township of Southgate, this 25th day of October 2024.



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:	C25-24
Pre-Consult Date:	Aug 1, 2024
Date received:	Aug 20, 2024
Date accepted:	Sept 25, 2024
Accepted by:	
Roll # 42 07	07000108180
Conservation authority fee required:	SVCA
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 plus \$2,000.00 contingency fee
	Major \$2,708.00 application fee plus \$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	\$1,200.00 application fee \$2700.00
	Major \$2,165.00 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 plus \$111.00 agreement fee plus \$2,500.00 contingency fee
Other Required Fees:	
<input type="checkbox"/> Public Notice Sign Fee	\$111.00 \$140.00
<input type="checkbox"/> Conservation Authority Fees	SVCA \$260.00 GRCA Call directly for details

Grey County Review Fee \$400.00

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.

\$3705.00

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: Sagheer Ahmad
Mailing address: _____
Phone #: (H) _____ (B) _____
Email Address: _____

2. Name of applicant: Sagheer Ahmad
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) Dilpreet Singh & Rafael Martins (RDA Designs)
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 County Road 14

Tax Roll#: 420709000108180

Lot 12 Concession 5

Lot Part 9 of Plan 17R - 186

8. The date the subject land was acquired by the current owner: July 14, 2021

9. Dimensions of subject property:

frontage 100.58 m depth 399.01 m area 39788.06 / 3.97 sq m/ha

10. Description of the area affected by this application if only a portion of the entire property Front Quarter of Property (14557.43 sq.m / 1.45 ha)

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 Residential East Residential
South Residential West Residential

(c) Agricultural livestock operations

No livestock operation within 450 metres

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 checked="" type="checkbox"/>	Specialty Crop Lands <input type="checkbox"/>
Floodplains <input checked="" 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:

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 checked="" 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 Residential Type 6 Zone (R6)

Requested zoning Recreational Commercial Zone (C5)

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)

Residential Use with a Community Recreational Care Centre. *(Group Home)*

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 _____

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: _____

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 Grey County Road 14

_____ 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	_____	_____
<input checked="" type="checkbox"/> _____ ditch	<input checked="" type="checkbox"/>	_____
_____ swale	_____	_____
_____ other means	_____	_____

please specify _____

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> privately owned/operated individual septic	_____	<input checked="" type="checkbox"/>
_____ 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.
Proposal to re-zone the subject land from R6 to C5 to allow a Residential home to have a Recreational Community Care Centre for individuals with disabilities.

29. Describe the reasons for the proposed amendment(s).
Current Zoning By-Law does not allow the proposed uses of the subject land.

30. Describe the timing of the proposed development, including phasing.
Not Yet Determined.

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),

Sagheer Ahmad 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 _____ 2024-07-20
date

Signature of Owner _____ date

37. Owner's Authorization for Agent

I (we), Sagheer Ahmad and _____
Name of Owner(s)

hereby authorize Dipreet Singh & Rafael Martins (RDA Designs) to act as our agent(s) for the purpose of this application.

Signature of _____ 2024-07-20
date

Signature of Owner _____ date

38. Owner's Authorization for Access

I/we, Sagheer Ahmad 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 _____ 2024-07-20
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) SASHEER AHMAD
Name(s)

of the Southgate of Region of Peel
city/town/municipality county/region

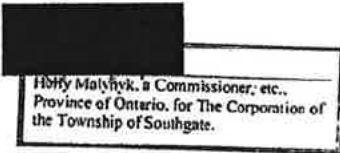
Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the:

Southgate of Southgate in County of Peel
city/town/municipality county/region

This 25 day of September, 2021

[Redacted Signature]
Signature of Commissioner



[Redacted Signature]
Signature of Applicant

SASHEER AHMAD
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) Vacant Land

No livestock operation
within 450 metres

Describe in detail the size, age and feed type used for the type of farming conducted: _____

(i) How long have you owned the farm? Land was bought Vacant

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

Yes - For how long? _____

No - When did you stop farming? Land is Vacant

For what reason did you stop farming? _____

(iii) Area of total farm holding: _____

(iv) Number of tillable 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: _____ 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, >= 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?

(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

Zoning amendment process

Purpose: a zoning by-law amendment is required to change a zone symbol on a property to permit expanded or different land uses on a specific property. A zoning by-law amendment may also be requested to change a zone provision (setback or similar regulation) or general provision.

Process: Discuss your proposal with the municipal planning department prior to submitting your application. Make your application to the planning department along with the required fee. A planning staff report will be prepared and a public meeting will be set. The applicant will be advised of the time and date of this meeting and invited to make representation at this time in order to explain why the zoning amendment request is being made.

You can expect a decision on your application within 150 days. This time is used to review the application, set up a public meeting, post the required public notice, draft a zoning by-law amendment and ensure that all other required documentation is in order.

At least 20 days prior to the public meeting, notice of the public meeting is either sent to every assessed property within 120 metres (400 feet) of the subject property or a notice is placed in the appropriate local newspaper. The applicant or a representative must attend the public meeting to explain why the zoning amendment is required to members of the Council and the public, as well as answer any questions that may arise.

A site plan and agreement may be required to be negotiated prior to any further proceedings of the rezoning process. Following the public meeting and if Council is satisfied with the application, an amending by-law will be considered by Council. Should the by-law be passed, a notice of passing is prepared and sent to everyone on the first mailing list or published in the newspaper. A 20 day appeal period is required to be included in this notice to allow anyone to appeal the by-law to the Ontario Municipal Board.

Should your application not be approved by Council, you also have the right to appeal to the Local Planning Appeals Tribunal within the same 20 day appeal period. More information is available by contacting the municipal planning department or on the Web at: <http://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

Zoning by-law amendment process summary

1. Pre-consultation (required by By-law 66-2012)
2. Submit application
3. Clerk sets a public meeting
Notice sent to neighbours within 120 metres (400 feet) and various agencies, 20 days prior to public meeting.
4. Public meeting
Applicant and/or agent should attend to resolve any potential concerns.
Council will consider the proposal and may pass a by-law that meeting.
5. Appeal period
After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.
6. Decision final
If not appeal is filed with the Township within the appeal period, the process is complete and the zoning by-law amendment is in full force and effect.

please do not return this page

**SITE PLAN FOR SAGHEER AHMAD
PART OF LOT 12
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF PROTON
COUNTY OF GREY**

SITE AREA: 428275.17 SQFT OR 39788.06 SQM
 LOT FRONTAGE (LOT WIDTH): 100.58 M
 LOT DEPTH: 399.01 M
 BUILDING HEIGHT: TBD

LOT COVERAGE:
 DWELLING: 27851.35 SQFT OR 2587.47 SQM
 PROPOSED FRONT PORCHES AND STEPS: 902.32 SQFT OR 83.82 SQM
 PROPOSED REAR PORCH AND STEPS: 0.00 SQFT OR 0.00 SQM
 COMBINED ACCESSORY STRUCTURES: 0.00 SQFT OR 0.00 SQM
 COVERAGE TOTAL: 28,753.67 SQFT OR 2671.30 SQM
 PERCENTAGE OF LOT COVERAGE: 6.71%

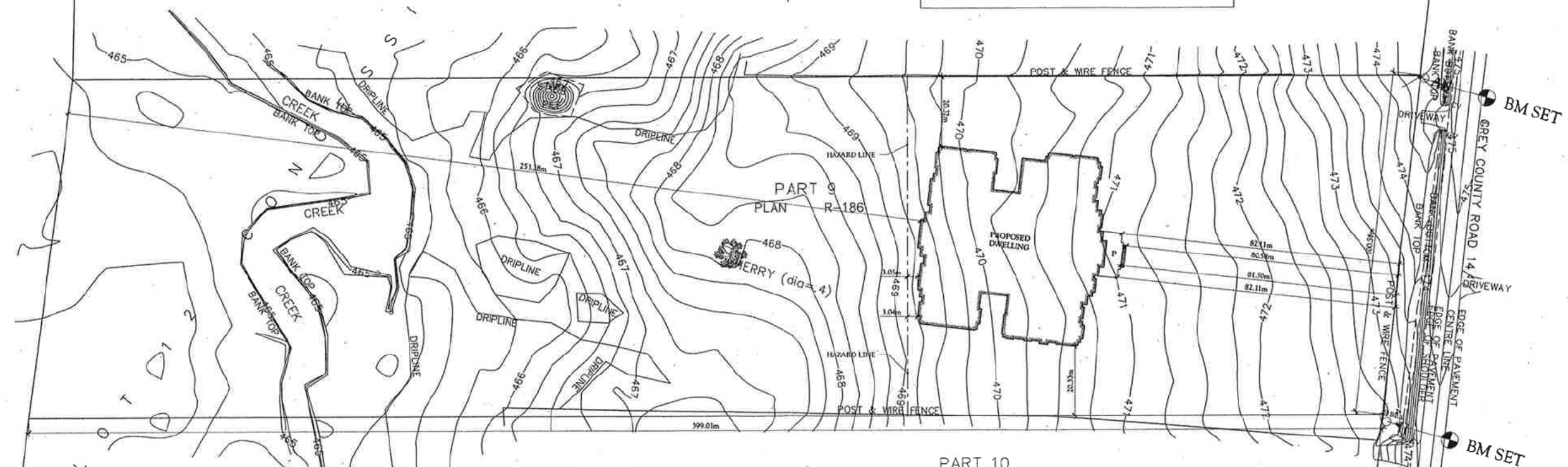
PROPOSED GROUND FLOOR: 24584.37 SQFT OR 2283.96 SQM
 PROPOSED SECOND FLOOR: 26151.65 SQFT OR 2429.56 SQM
 OPEN SPACE TO DEDUCT: 5,456.95 SQFT OR 506.96 SQM
 TOTAL PROPOSED G.F.A.: 45,279.07 SQFT OR 4206.56 SQM
 G.F.A. TO LOT AREA PERCENTAGE: 10.57%

PROPOSED GARAGE AREA: 3,264.47 SQFT OR 303.27 SQM
 PROPOSED BALCONY AREA: 1,697.01 SQFT OR 157.65 SQM



**PART 8
PLAN R-186**

**PART 10
PLAN R-186**



- LEGEND:**
- BM DENOTES BENCH MARK FOUND
 - ⊕ BM SET DENOTES BENCH MARK SET
 - SM DENOTES SANITARY MANHOLE
 - FH DENOTES FIRE HYDRANT
 - ⊕ WV DENOTES WATER VALVE
 - ⊕ BP DENOTES BELL PEDISTAL
 - H DENOTES HYDRO POLE
 - CB DENOTES CATCH BASIN
 - OH DENOTES OVERHEAD HYDRO LINES
 - H DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - ⊕ SEP LID DENOTES SEPTIC LID
 - ⊕ GV DENOTES GAS VALVE
 - ⊕ AN DENOTES ANCHOR
 - W DENOTES WELL
 - TB DENOTES TERMINAL BOX
 - + CV DENOTES CULVERT INVERT

NOTE:
 ALL COORDINATES, BEARINGS, DISTANCES AND ELEVATIONS CONTAINED IN THE CAD FILE AND SHOWN ON THIS PLAN ARE DERIVED FROM GPS (PPP) OBSERVATIONS AND ARE REFERRED TO UNIVERSAL TRANSVERSE MERCATOR (UTM) ZONE 17 (81° WEST LONGITUDE), EPOCH 2010.

(1) BEARINGS ARE GRID (UTM)

(2) DISTANCES ARE IN GROUND METERS. A COMBINED SCALE FACTOR OF 1.0004516440 WAS APPLIED OVER PPM. DISTANCES CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.99954855989. DISTANCES CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

(3) ELEVATIONS ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1972 VERIFIED BY MEASUREMENTS TO STATION 0011954704F LOCATED IN NORTHWEST FACE OF FLESHERTON RETAINING WALL ALONG HWY 4 45.7m NORTHEAST OF HWY 10, AND 12.2m NORTHEAST OF SOUTHWEST END OF WALL UTM-17 N 4900941, E 535919, HAVING AN ELEVATION OF 437.946

(4) A LOCAL BENCH MARK WAS SET ON A NAIL IN A HYDRO POLE LOCATED 9m NORTH OF THE PROPERTY ENTRANCE HAVING AN ELEVATION OF 474.82

(4A) A SECOND LOCAL BENCH MARK WAS SET ON A NAIL IN A HYDRO POLE LOCATED 2.5m SOUTH OF THE SOUTHWEST PROPERTY CORNER HAVING AN ELEVATION OF 473.23

**PROJECT NO. 23805
 DATE: JANUARY 15, 2023**

CAUTION: THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A LEGAL SURVEY

