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: C28-20
Date received: Nov 25/20
Date accepted_____
Accepted by:_____
Roll # 42 07 090 006 01200
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)*

☐ **Amendment to the Official Plan**	Minor	$1,500.00 application fee *plus* $1000.00 contingency fee
	Major	$2,000.00 application fee *plus* $2,000.00 contingency fee
**contingency fee required for all Official Plan Amendment applications*		
☑ **Amendment to the Zoning By-law**		~~$1,000.00~~ application fee $1274
	Major	$1,000.00 contingency fee
**contingency fee required only for complex applications*		
☐ **Removal of a Holding Provision**		$400.00 application fee *or*
with a related site plan application		$200.00 application fee
☐ **Temporary Use By-Law Amendment**		$1,000.00 application fee

Other Required Fees:

☐ **Public Notice Sign Fee**		~~$100.00~~ $108
☐ **Conservation Authority Fees**	SVCA	~~$220.00~~ $240
	GRCA	Call directly for details

Note on fees:
The above application fees were adopted and approved under By-law No. 86-2014 by the Council of the Township of Southgate. 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.

Township of Southgate
NOV 25 2020
PAID

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.

RECEIVED NOV 25 2020

Part A
Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Paul / Ina Martin

   Mailing address: 7194 Road 124 RR#1 Newton, Ont N0K 1R0

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

   Email Address: [redacted]

2. Name of applicant: same as owner

   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) Allen S M Martin

   Mailing address: 3060 Moser Young Road St.Clements Ont. N0B 2M0

   Phone#: 519-501-5281 Email: allensm@live.ca

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:

   TD 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: 131156 Southgate Road 13

Tax roll#: 420709000601200

Lot 16 RP Concession 2

Lot _____ of Plan _____

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

9. Dimensions of subject property:

frontage 1000 m depth 401 m area 40 sq m/ha

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

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 owner of abutting farm

(b) Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North ag East ag

South ag West ag

(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	☑	Specialty Crop Lands	☐
Floodplains	☐	ANSI's (areas of natural or scientific interest)	☐
Streams, Ravines and Lakes	☐	Aggregate Resources	☐
Water Resources	☐	Thin Overburden	☐
Wooded Areas & Forest Management	☐	Solid Waste Management	☐
Fisheries, Wildlife & Environment	☐	Sewage Treatment Plant	☐
Heritage Resources	☐		

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	☐	Agriculture	☑
Downtown Commercial	☐	Rural	☐
Arterial Commercial	☐	Inland Lakes	☐
Industrial	☐	Space Extensive Industrial/Commercial	☐
Public Space	☐	Hazard Lands	☐
Special Policy Area	☐	Wetlands	☑
Major Open Space	☐	Mineral Aggregate Extraction	☐
Village Community	☐		

14. Zoning By-law

Present zoning A1

Requested zoning A1 and 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)

small scale metal work shop

For Official Plan Amendment Applications Only:

14.

16. Please answer the following about this proposed Official Plan Amendment:

Does this application change or replace a designation in the Official Plan?

Changes ❑ Replaces ❑

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes ❑ No ❑

If yes, please provide the details of the official plan or the official plan amendment that deals with this matter.

18. Does this application propose to remove land from an area of employment?

Yes ❑ No ❑

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

14. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes ❑ No ❑

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure_____

Setbacks:

front lot line_____ rear lot line_____

side lot line_____

Building/structure:

height_____ dimensions / floor area_____

15. The date the existing building(s) or structure(s) on the subject land were constructed: _____

16. The length of time that the existing uses of the subject land have continued:

_____

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

_____

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

_____

_____

19. Has the subject land ever been the subject of a Zoning By-law Amendment?

Yes ❑ No ❑ Unknown ❑

If yes, and if known, specify the file number and status of the application:

_____

Servicing for subject land

20. Facilities existing or proposed for subject lands:

type of access	**existing**	**proposed**
_____ provincial highway	_____	_____
___✓___ municipal road, maintained year round	___✓___	_____
_____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	___✓___	_____
_____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 sheet flow

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 _____

21. 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 ☐

22. 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 ☐

power lines

Part C
The proposal

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

to use an existing shed/farm work shop for a small scale metal work shop

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

to assist with the farm income

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

2021

26. 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

27. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?
    Yes ☑ No ☐

28. Is the subject land within an area of land designated under any provincial plan or plans?
    Yes ☐ No ☑

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

29. Supplementary and support material to accompany application, where applicable
    a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.

OR

    b) a sketch *drawn to scale* showing the following:

        1) Boundaries and dimensions of the subject land.
        2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
        3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
        4) Current use(s) on land that is adjacent to the subject land.
        5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
        6) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
        7) Location and nature of any easement affecting the subject land.
        8) North Arrow

Other information

30. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

We are applying to build a small scale metal work shop on a small portion of the farm to help support the farm income. The shop would be in close proximaty with the rest of the farm buildings. Truck traffic would be estimated to be approximately 3 trucks daily round trip on average.The proposed shop would run from 7:00 AM until 7:00 PM Monday to Friday and Saturdays from 7:00 AM until 12:00 noon with limited over time as needed to meet the demands of the customer. The shop would not run on any Sunday or statutory holidays.The shop would be limited to 5 employees besides the owner and his family.The shop would be screened from the road with the owners house and a proposed tree hedge.

Part E
Authorization and affidavit

31. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documents I (we),

Paul Martin and Ina Martin
Name of Owner(s)

hereby acknowledge the above-noted and provide my (our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

[redacted] NOV. 24/2020
Signature of Owner date

[redacted] NOV. 24/2020
Signature of Owner date

32. Owner's Authorization for Agent

I(we), Paul Martin and Ina Martin
Name of Owner(s)

hereby authorize Allen S M Martin to act as our agent(s)for the purpose of this application.

[redacted] NOV. 24/2020
Signature of Owner date

[redacted] NOV. 24/2020
Signature of Owner date

33. Owner's Authorization for Access

I/we, Paul Martin ,and Ina Martin
Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

[redacted] NOV. 24/2020
Signature of Owner date

[redacted] NOV. 24/2020
Signature of Owner date

[redacted] NOV 24/2020
Signature of Witness date

Solemn declaration

34. Affidavit

To be completed by owner(s), agent(s), or applicant(s) having completed the application form

Note: This Affidavit must be signed in the presence of a Commissioner for Taking Oaths.

I/ (We) Allen S M Martin
Name(s)

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

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

Declared before me at the:

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

This 24th day of November ,2020

[redacted]
Signature of Commissioner

JOHN L. FERRIS
LSO # 14769B

[redacted]
Signature of Applicant

Allen S M Martin
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? 2014

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

☑ Yes – For how long?

2014

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

_____

(iii) Area of total farm holding: 40h

(iv) Number of tillable hectares: _____

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

If yes, indicate locations: Lot: 17 Concession: 2

Former Township: Souithgate

Total Hectares: 20

(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: proposed dairy 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 (3,280 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 120 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.

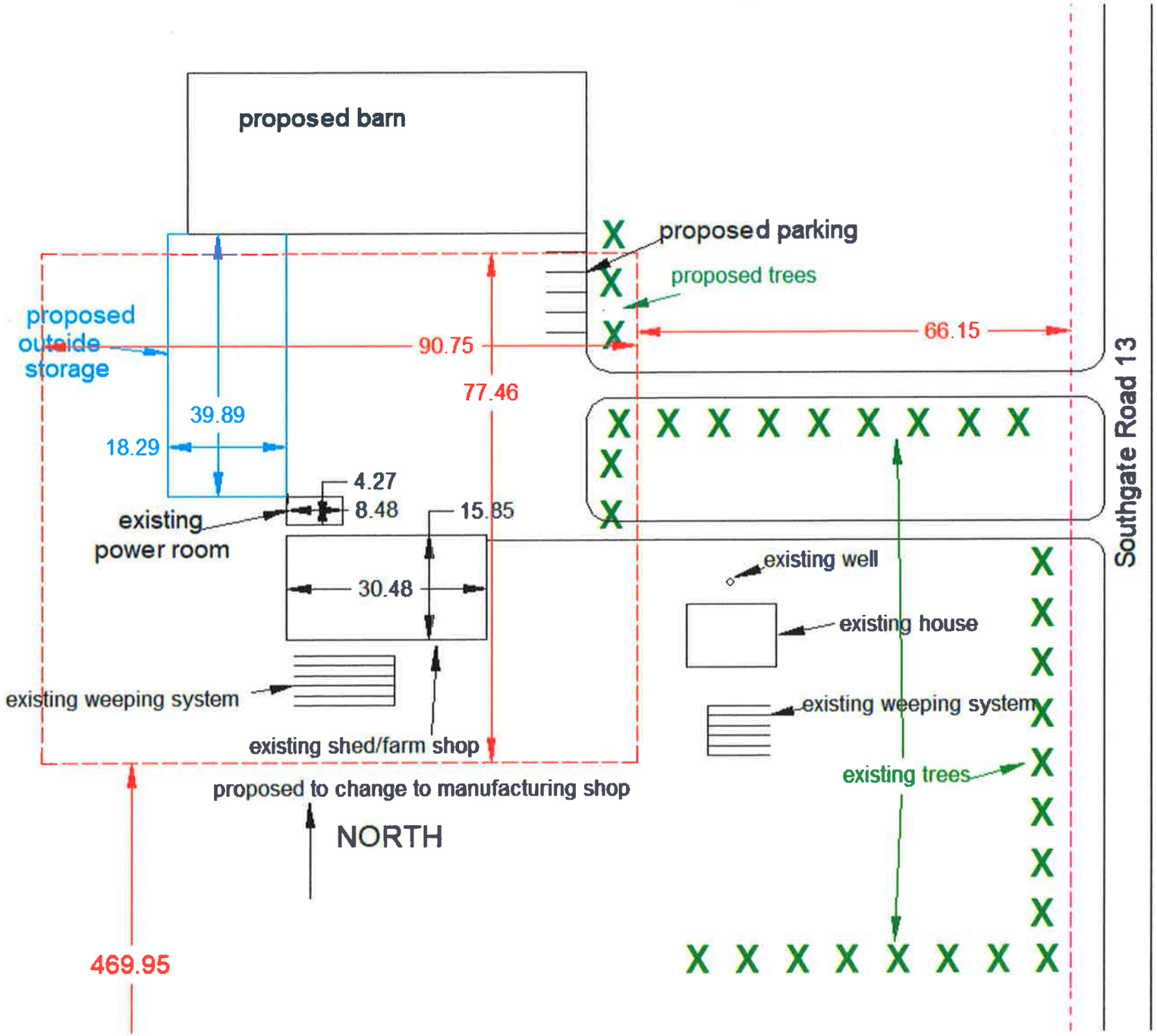
Should your application not be approved by Council, you also have the right to appeal to the Ontario Municipal Board within the same 20 day appeal period. More information is available by contacting the municipal planning department or on the Web at: http://www.omb.gov.on.ca

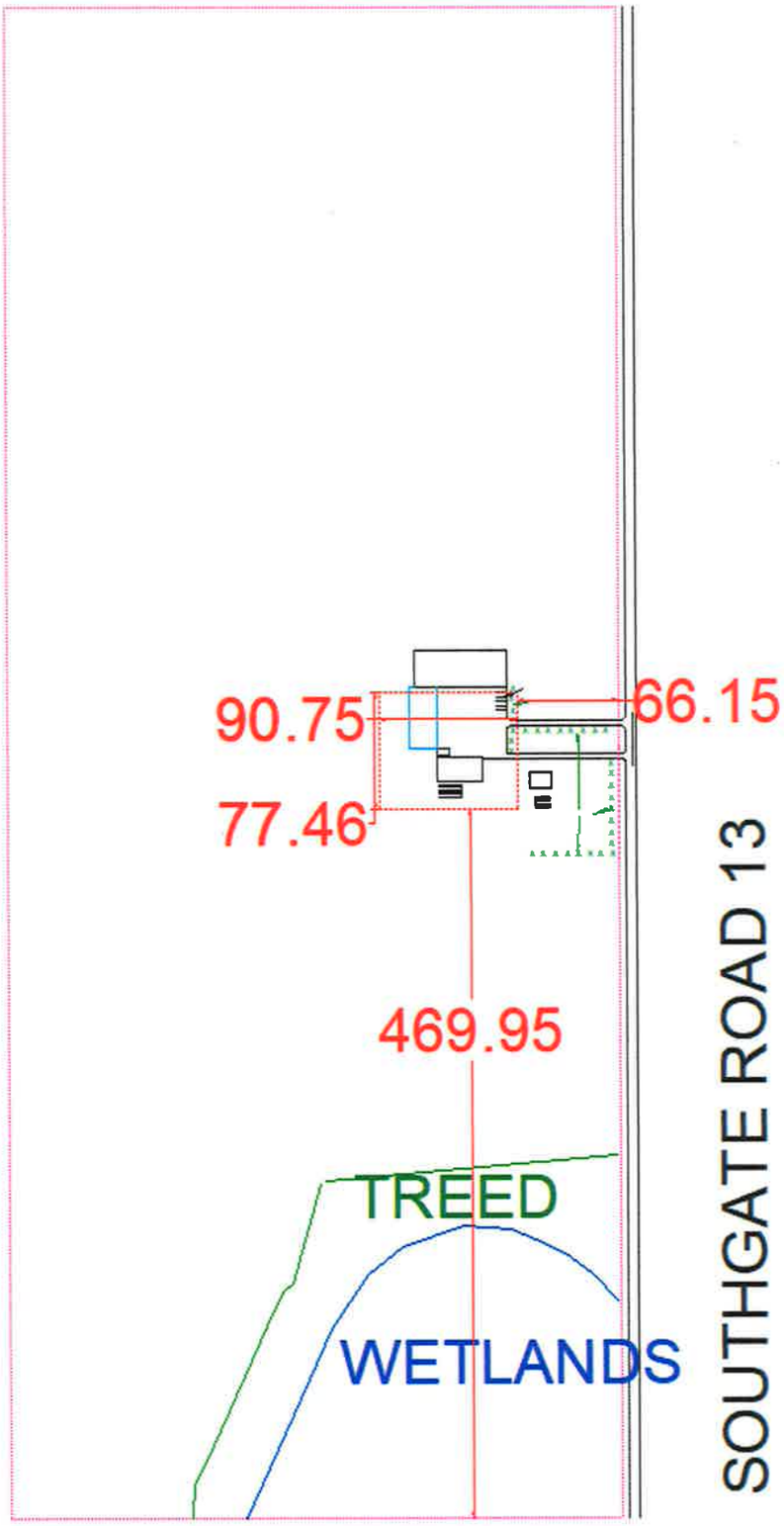
If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

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


proposed barn
proposed parking
proposed trees
proposed outside storage
90.75
66.15
77.46
39.89
18.29
4.27
8.48
15.85
existing power room
30.48
existing well
existing house
existing weeping system
existing weeping system
existing shed/farm shop
existing trees
proposed to change to manufacturing shop
NORTH
469.95
Southgate Road 13


90.75
66.15
77.46
469.95
TREED
WETLANDS
SOUTHGATE ROAD 13

Air Photos 2015