



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:	029-20
Pre-Consult Date:	
Date received:	Dec 15, 2020
Date accepted:	
Accepted by:	
Roll # 42 07	060 006 08800
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 \$1,593.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,654.00 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	\$1,274.00 application fee Major \$2,123.00 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	\$531.00 application fee or \$531.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,593.00 application fee <i>plus</i> \$108.00 agreement fee <i>plus</i> \$2,500.00 contingency fee

Other Required Fees:

<input type="checkbox"/> Public Notice Sign Fee	\$108.00
<input type="checkbox"/> Conservation Authority Fees	SVCA \$240.00 GRCA Call directly for details

\$1622.00

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.

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: Mahlon B. Martin
Mailing address: 084574 Southgate Rd 08 MT Forest NOG 210
Phone# : (H) [REDACTED] (B) _____
Email Address: NA

2. Name of applicant: James W Bauman
Mailing address: 9460 Conc 2 RR # 2 Kenilworth NOG 250
Phone#: [REDACTED] NA

Applicant's Relationship to Subject Lands:

- Registered Property Owner
- Holder of Option to Purchase Subject Lands
- Signing Officer of Corporation
- Other [Specify] Friend

3. Name of agent (if applicable) NA

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

Location of subject lands

7. Location of subject property (former municipality):

- Township of Egremont
- Township of Proton
- Village of Dundalk

Road/street and number: 084 574 Southgate Rd 08

Tax roll#: 4207060006088000000

Lot 24 Concession 7

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: June 2019

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)

see attached Google map
size approx 600 m²

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.

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 Meat processing facility

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	_____	_____
<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 _____	_____	_____
<input checked="" type="checkbox"/> water access available	_____	<input checked="" type="checkbox"/>

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

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

Part C

the proposal

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

Further Meat processing facility

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

Owner wants to set up a meat processing facility

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

2020 As soon as possible

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)

There is far more demand than service for meat processing facilities.

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

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:

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),

Mahlon B. Martin 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.

date Dec. 3 / 2020
Signature of Owner date

32. Owner's Authorization for Agent

I (we), Mahlon B. Martin and _____
Name of Owner(s)

hereby authorize James W. Bauman to act as our agent(s) for the purpose of this application.

date Dec. 3 / 2020
Signature of Owner date

Signature of Owner date

33. Owner's Authorization for Access

I/we, Mahlon B. Martin, 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.

date Dec. 3 / 2020
Signature of Owner date

Signature of Owner date

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) James W Bauman
Name(s)

of the Township of Wellington N in the county of Wellington
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 Wellington N in County of Wellington
city/town/municipality county/region

This 30th day of December, 2020



Signature of Commissioner



Signature of Applicant

James W Bauman
print name

DEBORAH GERTRUDE DAVID, a Commissioner, etc.,
Province of Ontario for Deverell & Lemalch,
Barristers & Solicitors.
Expires July 29, 2021.

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: corn, beans, alfalfa, + oats

(i) How long have you owned the farm? 2 years

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

- Yes - For how long? 2 years, No - When did you stop farming?

For what reason did you stop farming?

(iii) Area of total farm holding: 40 Ha

(iv) Number of tillable hectares: 25 Ha

(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, $\geq 30\%$ DM
 - outside, no cover, 18-30% DM, with covered liquid runoff storage
 - outside, no cover, 18-30% DM, with uncovered liquid runoff storage

(ix) Are there any barns on other properties within 450 meters (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?

Hog finishing

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

(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)

inside, underneath slatted floor

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



Google

Map