

# Application for Amendment Official Plan and Zoning By-law.

## FOR OFFICE USE ONLY

File Number

C10-21

Pre-Consult Date

Date Received

April 26, 2021

Date Accepted

Accepted By

Roll Number

42 07 090 008 04700

Conservation Authority Fee Required

Other Information

**\*\* 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 submitted 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 that are submitted electronically **will not** be processed until a hard copy that has been commissioned is received along with the associated fees

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

**Please Check the Appropriate Box**

- |                                                         |                                                                    |                                                         |                                                         |
|---------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Amendment to the Official Plan | <input checked="" type="checkbox"/> Amendment to the Zoning By-law | <input type="checkbox"/> Removal of a Holding Provision | <input type="checkbox"/> Temporary Use By-law Amendment |
|---------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|

<b>Amendment to the Official Plan</b>	Minor: \$1593.00 application fee <i>plus</i> \$ 2000.00 contingency fee Major: \$2654.00 application fee <i>plus</i> \$5000.00 contingency fee <b>*contingency fee required for all Official Plan Amendments</b>
<b>Amendment to the Zoning By-law</b>	\$1274.00 application fee Major \$2123.00 application fee <i>plus</i> \$2500.00 contingency fee <b>*contingency fee required for complex applications</b>
<b>Removal of Holding Provision with a related Site Plan Application</b>	\$531.00 <i>Or</i> \$531.00
<b>Temporary Use By-law Amendment</b>	\$1593.00 application fee <i>plus</i> \$108.00 agreement fee <i>plus</i> \$2500.00 contingency fee
<b>Public Notice Sign Fee</b>	\$108.00
<b>Conservation Authority Fees</b>	SVCA \$240.00 GRCA Call directly for details

**Note on Fees:**

The application fees were adopted and approved under the Township of Southgate 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. Applications that are submitted electronically **will not** be processed until a hard copy that has been commissioned is received along with the associated fees.

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/Applicant Information**  
to be completed by the applicant

**PAID**

**Name of Registered Owner \***

Mar-Bros Construction Inc.

**Mailing Address \***

280092 Proton Artemesia Townline

**Phone Number (Home or Cell) \***

[REDACTED]

**Phone Number (Business)**

519-591-7463

**Email Address \***

[REDACTED]

**Name of Applicant (if different from above)**

Simon Martin

**Mailing Address**

same

**Phone Number**

same

**Email Address**

same

**Applicant Relationship to Subject Lands \***

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

**If Other, Please Specify**

[REDACTED]

**Name of Agent (if applicable)**

[REDACTED]

**Mailing Address**

[REDACTED]

**Phone Number**

[REDACTED]

**Email**

[REDACTED]

**Send all correspondence to (choose only one) \***

- Applicant
- Agent

**Preferred Method of Communication (choose only one) \***

- Phone
- Email
- Postal Mail

Name any mortgages, charges or encumbrances, in respect to the subject land \*

None

Mailing Address

Phone Number

**Part B: The Subject Lands**

Former Municipality \*

Township  
of  
Egremont

Township  
of Proton

Village of  
Dundalk

Road/Street Name and Number \*

280092 Proton Artemesia Townline

Tax Roll Number \*

420709000804700

Lot \*

191-192

Concession \*

3

Lot \*

191-192

Of Plan \*

Con. 3

Date the subject land was acquired by the current owner \*

3/9/2010



Dimension of subject property

Frontage (Metres) \*

400

Depth (Metres) \*

1020

Area (sq m/ha) \*

41

Description of the area affected by this application if it is only a portion of the entire property

Mostly on A1 and bit on EP

Abutting and Nereby Land(s) Use(s)

Does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? \*

If Yes, describe to what extent

Yes

No

Describe the present use on all properties abutting and opposite the subject land

North \*

Single Family Residence

South \*

Farm With Residence

East \*

Single Family Residence

West \*

Wet Lands

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 and attach it only a completed Schedule "A".

### Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands \*

Wetlands

Floodplains

Streams, Ravines and Lakes

Water Resources

Wooded Area & Forest Management

Fisheries, Wildlife & Environment

Heritage Resources

Specialty Crop Lands

ANSI's (areas of natural or scientific interest)

Aggregate Resources

Thin Overburden

Solid Waste Management

Sewage Treatment Plant

**Indicate the current Official Plan Designation \***

Neighbourhood Area

Downtown Commercial

Arterial Commercial

Industrial

Public Space

Specialty Policy Area

Major Open Space

Village Community

Agriculture

Rural

Inland Lakes

Space Extensive Industrial/Commercial

Hazard Lands

Wetlands

Mineral Aggregate Extraction

**Present Zoning \***

EP A2 W

**Requested Zoning \***

EP A2 W with Exemption

**Specific proposed use(s) of subject property that this amendment would authorize \***

Dry Manufacturing

**For Official Plan Amendment Applications ONLY:**

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

Yes

No

**Is this application to implement an alteration to the boundary of an area or 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**

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 the official plan amendment that deals with this matter

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 the official plan amendment that deals with this matter

Type of building/structure

Metal Cladded Structure with Peak Roof

Setback From Front Lot Line

94m

Setback From Rear Lot Line

889m

Setbacks From Side Lot Line

142m

Building/Structure Height

10m

Dimensions/Floor Area

750 sq m

Date of existing building(s) or structure(s) on the subject land were constructed

2010

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

11 Years

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

**Specific reason(s) for requesting amendment(s)**

to allow small scale dry manufacturing workshop with outdoor storage that is currently not permitted

**Has the subject land ever been the subject of a Zoning By-law Amendment**

Yes       No       Unknown

**If yes, and if know, specify the file number and status of the application**

**Servicing for Subject Land**

**Type of Access**

**Provincial Highway \***

Existing       Proposed       Not Applicable

**Municipal Road (Maintained year round) \***

Existing       Proposed       Not Applicable

**Municipal Road (Seasonally Maintained) \***

Existing       Proposed       Not Applicable

**Other Public Road \***

Existing       Proposed       Not Applicable

**Please Specify**

**Right of Way Available \***

Existing       Proposed       Not Applicable

**Please Specify**

**Water Access Available \***

Existing       Proposed       Not Applicable

**Describe parking and docking facilities and the approximate distance of these facilities**

**Type of Water Supply**

**Municipally operated piped water system \***

Existing     Proposed     Not Applicable

**Privately Owned/Operated Individual Well \***

Existing     Proposed     Not Applicable

**Privately Owned/Operated Communal Well \***

Existing     Proposed     Not Applicable

**Lake or Other Body of Water \***

Existing     Proposed     Not Applicable

**Please Specify \***

None

**Other Means \***

Existing     Proposed     Not Applicable

**Please Specify**

**Type of Storm Water Management**

**Storm Drainage Sewer Pipe \***

Existing     Proposed     Not Applicable

**Ditch \***

Existing     Proposed     Not Applicable

**Swale \***

Existing     Proposed     Not Applicable

**Other Means**

Sheet Flow

**Is there an approved Site Plan and/or 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

Are there any easements, right-of-ways, restrictions, covenants or other agreement applicable to the subject lands \*

If yes, describe what they are

Yes

No

### Part C: The Propsoal

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

\*

To Allow Dry Manufacturing

Describe the reasons for the proposed amendment(s). \*

to allow small scale dry manufacturing workshop with outdoor storage that is currently not permitted in the zoning bylaw

Describe the timing of the proposed development, including phasing. \*

Unknown

List any supporting documents (e.g Environmental Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report) \*

None

### Part D: Statement of Complaince

Is this application consistent with the policy statement issued under subsection 3(1) of the Planning Act? \*

Yes

No

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**

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 the 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

**Sketch or Survey Upload \***

**File Name**



Shop-15.pdf

46.1 KB



Shop-1 (4).pdf

46.1 KB

**Other Information**

Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, please explain below

**Part E: Authorization and Affidavit**

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 \***

Simon Martin

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 issues 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 \***

4/17/2021



**Signature of Owner**

**Date**



**Owner's Authorization for Agent**

**I/We**

**hereby authorize**

to act as agent(s) for the purpose of this application.

**Signature of Owner**

**Date**



**Signature of Owner**

**Date**



**Owner's Authorization for Access**

**I/We \***

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

**Signature of Owner \***

**Date \***



**Signature of Owner**

**Date**



Signature of Witness \*



Date \*

4/17/2021 

**Solemn Declaration**

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

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I/We \*

Simon Martin

Of The \*

Proton Station

In The \*

Grey County

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

VILLAGE OF DUNDALK

in the

COUNTY OF GREY

This

22ND

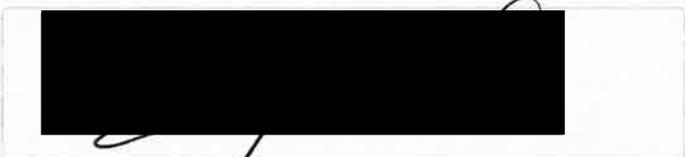
day of

APRIL

20

2021

Signature of Commissioner



Signature of Applicant



Annette Marlene Wickens,  
a Commissioner etc., Province of Ontario,  
for Ferris & Celhoffer Professional  
Corporation, Barristers and Solicitors.  
Expires June 14, 2022.

Print Name

SIMON MARTIN

**Signature of Applicant**

**Print Name**

**Schedule "A": Supplementary Information - Agricultural Lands**

**What type of farming has been or is currently being conducted?**

Beef

Dairy

Swine

Poultry

Sheep

Cash Crop

Other

**If Other, Please Specify**

**Describe in detail the size and age of the animals, and feed type used for the type of farming conducted**

**How long have you owned the farm**

**Are you actively farming the land (or do you have the land farmed under your supervision)**

Yes

No

**If Yes, for how long**

11 years

**If no, when and why did you stop farming it**

**Area of total farm holdings**

**Number of tillable hectares**

32

**Do you own any other farm properties**

Yes

No

**If yes, indicate: Lot**

189

**Concession**

3

**Former Township**

Proton

**Total Hectares**

10.11

**Do you rent any other land for farming purposes**

Yes

No

**If yes, indicate location: Lot**

**Concession**

**Former Township**

**Total Hectares**

**Is there a barn on the subject property**

Yes

No

**Please indicate the condition of the barn**

Good

**How big is the barn**

4564 sq. m

**What is the present use of the barn**

Beef Cattle

**What is the capacity of the barn, in terms of livestock**

120 Beef

**Please indicate the manure storage facilities on the subject lands**

No storage required (manure/material is stored for less than 14 days)

Storage already exists

**Liquid Storage**

- 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 Storage**

- 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

**Are there any barns on other properties within 450m (1500ft) 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.

**What type of farming has been conducted on this other property?**

**Indicate the number of tillable hectares on other property**

**Indicate the size of the barn**

**Capacity of barn in terms of livestock**

**Manure Storage facilities on other property (see storage types listed in question above)**

Additional information may 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 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.

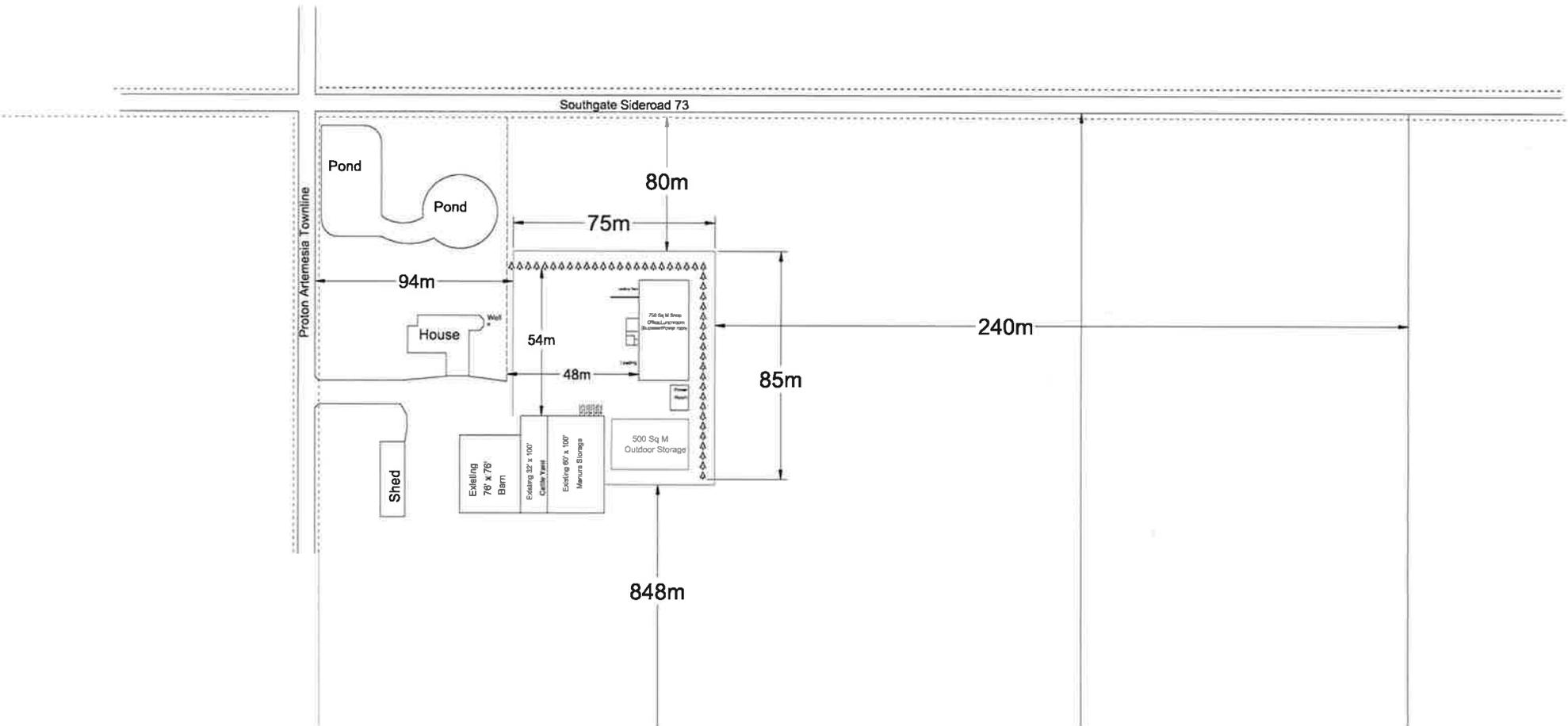
4. Public meeting Applicant and/or agent should attend to resolve any potential concerns. Council will consider the proposal and may pass a by-law that meeting.

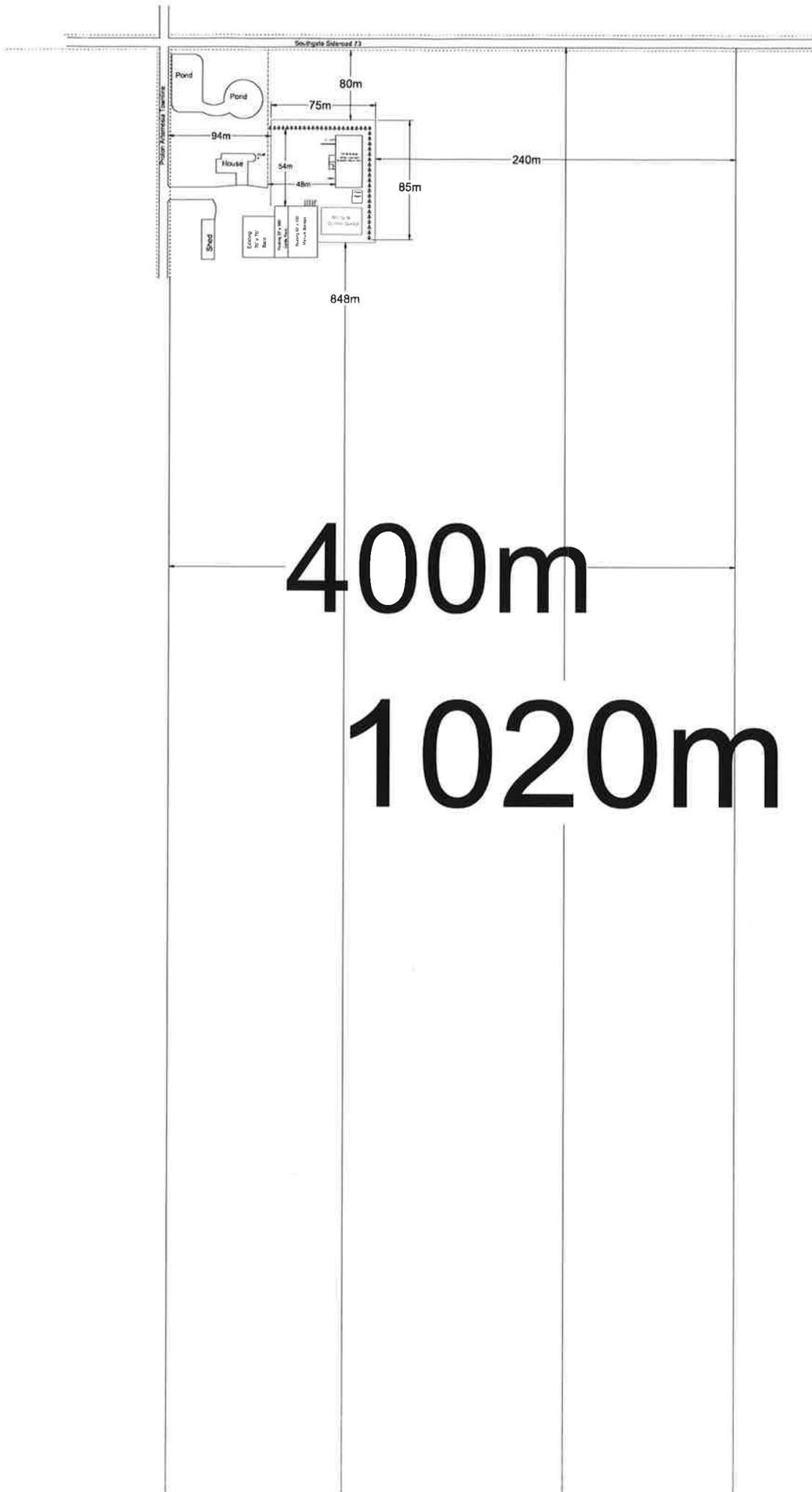
5. Appeal period After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.

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.

# Thank You For Your Submission

Please note that applications that are submitted electronically **WILL NOT** be processed until a hard copy that has been commissioned is received along with the associated fees.





400m

1020m