



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

<u>For office use only</u>	
File no:	C3-21
Pre-Consult Date:	
Date received:	FEB 09 2021
Date accepted:	
Accepted by:	
Roll # 42 07	090 005 01100
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"/> <b>Amendment to the Official Plan</b>	Minor \$1,593.00 application fee plus \$2,000.00 contingency fee Major \$2,654.00 application fee plus \$5,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>	
<input checked="" type="checkbox"/> <b>Amendment to the Zoning By-law</b>	\$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"/> <b>Removal of a Holding Provision with a related Site Plan Application</b>	\$531.00 application fee or \$531.00 application fee
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>	\$1,593.00 application fee plus \$108.00 agreement fee plus \$2,500.00 contingency fee
<b>Other Required Fees:</b>	
<input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b>	\$108.00
<input checked="" type="checkbox"/> <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'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: PALLISTER FARMS LIVESTOCK LTD  
Mailing address: 152577 Southgate Sdld 15 DUNDALK ONT N0C1B0  
Phone# : (H) [REDACTED] (B) 519-373-6763  
Email Address: [REDACTED]

2. Name of applicant: DALE PALLISTER  
Mailing address: SAME AS ABOVE  
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) \_\_\_\_\_  
Mailing address: N/A  
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:

TD BANK  
Mailing Address: MOUNT FOREST 174 Main St South N0B2L0  
Phone#: 519-323-1250

**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: Southgate Rd 22

Tax roll#: 4207090 - 005011000000

Lot 29 West 1/2 of 30 Concession 15

Lot \_\_\_\_\_ of \_\_\_\_\_ Plan \_\_\_\_\_

8. The date the subject land was acquired by the current owner: Jan 29/20

9. Dimensions of subject property:

60 hectare.

frontage 600 m depth 1,000 m area 600,000 sq m/ha

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

property Whole PROPERTY

11. Abutting and nearby lands uses

(a) Interest in abutting lands - does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? Yes  No

If yes, describe to what extent \_\_\_\_\_

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

North Ag  
South Ag

East Ag  
West Ag  
- N/A

(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 E.P.  
Requested zoning A1E R6 F.P.

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)

Surplus FARM DWELLING

**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

*N/A*

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 No Buildings

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: 1890's

16. The length of time that the existing uses of the subject land have continued: 100+ years

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 _____	_____	_____
_____ water access available	_____	_____

Describe the parking and docking facilities and the approximate distance of these facilities N/A.

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
- \_\_\_\_\_  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

**Part C  
The proposal**

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

*Surplus Farm Dwelling*

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

*Surplus Farm Dwelling  
No longer need house for  
agriculture operation*

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

*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)

*N/A*

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**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.

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**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:

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**Part E**  
**Authorization and affidavit**

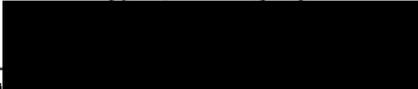
31. Owner's Consent (Freedom of Information):

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),

DALE PALLISTER and PALLISTER FARMS LIVESTOCK LTD  
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.

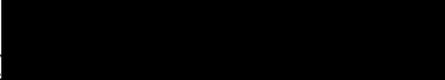
 \_\_\_\_\_ Feb 9/21  
Signature of Owner date

\_\_\_\_\_  
Signature of Owner date

32. Owner's Authorization for Agent

I (we), DALE PALLISTER and PALLISTER FARMS LIVESTOCK LTD  
Name of Owner(s)

hereby authorize DALE PALLISTER to act as  
our agent(s) for the purpose of this application.

 \_\_\_\_\_ Feb 9/21  
Signature of Owner date

\_\_\_\_\_  
Signature of Owner date

33. Owner's Authorization for Access

I/we, DALE PALLISTER and PALLISTER FARMS LIVESTOCK LTD  
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.

 \_\_\_\_\_ Feb 9/21  
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) DALE PALLOSTER  
Name(s)  
of the Township of Southgate in the County of GREY  
city/town/municipality county/region

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

Declared before me at the:

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

14- This 9 day of Feb, 2021

[Redacted Signature]

Signature of Commissioner

[Redacted Signature]

Signature of Applicant

DALE PALLOSTER  
print name

Lindsey Green...  
Clerk for The Corporation of the Township  
of Southgate, County of Grey.

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)

Beef Pasture

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

Beef Pasture

(i) How long have you owned the farm?

Jan 29/21

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

Yes - For how long?

Pastured for years by us.

No - When did you stop farming?

For what reason did you stop farming?

(iii) Area of total farm holding:

60 hectares

(iv) Number of tillable hectares:

40 hectares

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

If yes, indicate locations: Lot: 23 Concession: 14

Former Township: Proton

Total Hectares: 40

(vi) Do you rent any other land for farming purposes?  Yes  No

If yes, indicate locations: Lot: 22 Concession: 10

Former Township: Proton

Total Hectares: 40

(vii) Is there a barn on the subject property?  Yes  No

Please indicate the condition of the barn: Average.

How big is the barn? 60' x 70' - 378 sq. mt.

What is the present use of the barn? Storage

What is the capacity of the barn, in terms of livestock? N/A - Reasoning

(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?

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(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)

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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\*\*\*