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: C20-22
Pre-Consult Date:
Date received: October 13 2022
Date accepted
Accepted by:
Roll # 42 07 090 007 01000
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	$1,674.00 application fee *plus* $2,000.00 contingency fee
	Major	$2,754.00 application fee *plus* $5,000.00 contingency fee
**contingency fee required for all Official Plan Amendment applications*		
❑ **Amendment to the Zoning By-law**		$1,350.00 application fee
	Major	$2,214.00 application fee
	Major	$2,500.00 contingency fee
**contingency fee required only for complex applications*		
❑ **Removal of a Holding Provision** with a related Site Plan Application		$594.00 application fee *or* $594.00 application fee
❑ **Temporary Use By-Law Amendment**		$1,674.00 application fee *plus* $135.00 agreement fee *plus* $2,500.00 contingency fee

Other Required Fees:

❑ **Public Notice Sign Fee**		$135.00
❑ **Conservation Authority Fees**	SVCA	$260.00
	GRCA	Call directly for details

$1485

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.

Township of Southgate
OCT 13 2022
PAID

Part A
Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: EBM Farms Inc.

   Mailing address: 3002 Broadway St RR#4 Elmira On N3B2Z3

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

   Email Address: [redacted]

2. Name of applicant: Solomon Martin

   Mailing address: 1730 Chamers Forrest Rd RR#2Wellesley On N0B2T0

   Phone# [redacted] Email: [redacted]

   Applicant's Relationship to Subject Lands:

   ☐ Registered Property Owner

   ☐ Holder of Option to Purchase Subject Lands

   ☐ Signing Officer of Corporation

   ☑ Other [Specify] applicant

3. Name of agent (if applicable) _____

   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: 311049 Grey Rd 8

Tax Roll#: 420709000701000

Lot pt lt 38 Concession con 1

Lot _____ of Plan _____

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

9. Dimensions of subject property:

frontage 848m m depth 395m m area 36.5ha sq m/ha

10. Description of the area affected by this application if only a portion of the entire property this is to change a small portion from A1 to A1 with exception to allow for a small scale dry mfg shop on the 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 agriculture East agriculture

South agriculture West agriculture & trailer park

(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-EP

Requested zoning A1-EP , 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)

this ammendment is to change a small portion of this property to A1 with exception to allow for a small scale dry manufacturing shop on the property

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 metal clad shop with peak roof

Setbacks:
front lot line 225m rear lot line 139m

side lot line 463m

Building/structure:

height 8m _____ dimensions / floor area 750m2 gross total of buildings

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

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

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:
to supplement the farming income and to support the family

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		
_____municipal road, maintained year round		
_____municipal road, seasonally maintained		
county road 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 ____

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.

this ammendment is to change a small portion of this property to A1 with exception to allow for a small scale dry mfg shop on the property which will run from 7am to 7pm on week days excluding statutory holidays and Sundays, with 5 employees besides the family, this shop will be in close proximity to other agricultural out buildings and truck traffic is expected to be aprox. 3 trucks daily

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

to support the family farm

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

hoping to build in summer 2023

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:

a portion of this farm parcel is showing sand & gravel aggregates but is not in the owners interest to have a quarry

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),

EBM Farms Inc. Enoch 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.

[redacted] Enoch Martin _____ _____
Signature of Owner date
[redacted] Enoch Martin _____ _____
Signature of Owner date

37. Owner's Authorization for Agent

I(we), EBM Farms Inc. Enoch Martin and _____
Name of Owner(s)

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

[redacted] Enoch Martin _____ _____
Signature of Owner date
[redacted] Enoch Martin _____ _____
Signature of Owner date

38. Owner's Authorization for Access

I/we, EBM Farms Inc. Enoch 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.

[redacted] Enoch martin _____ _____
Signature of Owner date
[redacted] Enoch Martin _____ _____
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) Solomon Martin
Name(s)

of the township of Wellesley in the Region 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 13 day of October ,20 22

[redacted]
Signature of Commissioner

[redacted]
Signature of Applicant

Solomon Martin
print name

[redacted]
Tony Malynyk, a Commissioner, etc., Province of Ontario, for The Corporation of the Township of Southgate.

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? August 2014

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

☑ Yes – For how long?
August 2014

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: 36.5 ha

(iv) Number of tillable hectares: 74 acres

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

If yes, indicate locations: Lot: pt lt 38 pt 1 Concession: con 2

Former Township: proton

Total Hectares: 23.43

(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: old and to be demolished , small newer barn to be used for horses

How big is the barn? 132m2

What is the present use of the barn? horses

What is the capacity of the barn, in terms of livestock? unknown

(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 to be proposed in the future
  - ☐ 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

Zoning-Amendment-OPA-Temp-use-Removal-of-Holding-Planning-Application---September-2022 Enoch broadway

Final Audit Report 2022-10-13

Created:	2022-10-12
By:	Solomon Martin (kingwoodplating@live.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAArwWp1ClabFE-f5TDZyHM7yHqgOQn9TZX

"Zoning-Amendment-OPA-Temp-use-Removal-of-Holding-Planning-Application---September-2022 Enoch broadway" History

Document created by Solomon Martin (kingwoodplating@live.ca)
2022-10-12 - 5:27:11 PM GMT- IP address: 204.237.0.50

Document emailed to enoch@broadwaymetals.com for signature
2022-10-12 - 5:28:49 PM GMT

Email viewed by enoch@broadwaymetals.com
2022-10-12 - 7:43:49 PM GMT- IP address: 184.151.37.53

Signer enoch@broadwaymetals.com entered name at signing as E Martin
2022-10-13 - 0:20:37 AM GMT- IP address: 172.86.240.116

Document e-signed by E Martin (enoch@broadwaymetals.com)
Signature Date: 2022-10-13 - 0:20:38 AM GMT - Time Source: server- IP address: 172.86.240.116

Agreement completed.
2022-10-13 - 0:20:38 AM GMT

Adobe Acrobat Sign