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: C4-22
Pre-Consult Date: _____
Date received: _____
Date accepted: Jan 24/22
Accepted by: _____
Roll # 42 07 090-008-06010
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	$1,625.00 application fee *plus* $2,000.00 contingency fee
	Major	$2,708.00 application fee *plus* $5,000.00 contingency fee
**contingency fee required for all Official Plan Amendment applications*		
❑ **Amendment to the Zoning By-law**		$1,300.00 application fee
	Major	$2,166.00 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		$542.00 application fee *or* $542.00 application fee
❑ **Temporary Use By-Law Amendment**		$1,625.00 application fee *plus* $111.00 agreement fee *plus* $2,500.00 contingency fee

Other Required Fees:

❑ **Public Notice Sign Fee**		$111.00
❑ **Conservation Authority Fees**	SVCA	$260.00
	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: Allen D Martin

   Mailing address: 712776 Southgate Sideroad 71 Proton Station Ont N0C 1L0

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

   Email Address: [redacted]

2. Name of applicant: Allen D Martin

   Mailing address: 712776 Southgate Sideroad 71 Proton Station Ont N0C 1L0

   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] _____

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: 712776

Tax Roll#: 42-07-090-008-06610-000

Lot part 30 Concession 17

Lot _____ of Plan _____

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

9. Dimensions of subject property:

frontage 19 acers m depth _____ m area _____ sq m/ha

10. Description of the area affected by this application if only a portion of the entire property looking to move the A1-348 zoning

_____

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 _____ East _____

South _____ West _____

(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 A1-348

Requested zoning A1-348 purposed to move zoning

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)

_____

_____

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 Shop Storage Building

Setbacks:

front lot line Type text here rear lot line Type text here

side lot line _____

Building/structure:

height 20 feet dimensions / floor area 300 sq meters

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

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

22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): no

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

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	_____	_____
yes_____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	_____	_____
yes_____privately owned/operated individual well	Ext Type text here	_____
_____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_____swale	_____	_____
_____other means		

please specify_____

type of sewage disposal	existing	proposed
_____municipally operated sanitary sewers	_____	_____
_____privately owned/operated individual septic	yes	_____
_____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.

requesting to move zoning

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

To have covered outdoor storage instead of outdoor storage for storing raw materials (metal flatbars roundbars , skids, shipping crates , and finished product thats is ready for shipment

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

N/A

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)

Drawings attached

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

20fe

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:

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),

Allen Martin and Nancy 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] 1/17/22
Signature of Owner date

[redacted] 1/17/22
Signature of Owner date

37. Owner's Authorization for Agent

I(we),_____and _____
Name of Owner(s)

hereby authorize_____to act as our agent(s)for the purpose of this application.

_____ _____
Signature of Owner date

_____ _____
Signature of Owner date

38. Owner's Authorization for Access

I/we,_____,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] _____
Signature of Owner date

_____
Signature of Owner date

[redacted] _____
Signature of Witness date

Solemn declaration

20fee
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) Allen Martin
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

This 24 day of January ,20 22

[redacted]
Signature of Commissioner

[redacted]
Signature of Applicant

Allen Martin
print name

[redacted]
Holly 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? _____

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

❑ Yes – For how long?

_____

❑ No – When did you stop farming? _____

For what reason did you stop farming? _____

_____

(iii) Area of total farm holding: _____

(iv) Number of tillable hectares: _____

(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, >= 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