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: C8-22
Pre-Consult Date: _____
Date received: March 24 2022
Date accepted: _____
Accepted by: _____
Roll # 42 07 090 002 15100
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	$1,561.00 application fee *plus* $2,000.00 contingency fee
	Major	$2,601.00 application fee *plus* $5,000.00 contingency fee
**contingency fee required for all Official Plan Amendment applications*		
☑ **Amendment to the Zoning By-law**		~~$1,249~~.00 application fee $1300
	Major	$2,081.00 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		$520.00 application fee *or* $521.00 application fee
☐ **Temporary Use By-Law Amendment**		$1,561.00 application fee

Other Required Fees:

☑ **Public Notice Sign Fee**		~~$105.00~~ $111
☑ **Conservation Authority Fees**	SVCA	$240.00 $260.00
	GRCA	Call directly for details

1671.

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
MAR 24 2022
PAID

Part A
Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Grey Ridge Metals Inc. (Jesse Martin)

   Mailing address: [redacted]

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

   Email Address: [redacted]

2. Name of applicant:

   Mailing address:

   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) Eli Sherk

   Mailing address: [redacted]

   Phone#: [redacted] Email: [redacted]

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: 185673 GREY ROAD 9

Tax roll#: 420709000215100

Lot 18 Concession 13

Lot of Plan

8. The date the subject land was acquired by the current owner: 2021

9. Dimensions of subject property:

frontage 402 m depth 1005 m area 41.88 ha sq m/ha

10. Description of the area affected by this application if only a portion of the entire property As shown on the attached plans

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	Rural Residential Lots	West	Twp Office+ Agriculture

(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 Agriculture , Environmentally Protected

Requested zoning A1 Agriculture , Environmentally Protected, A1 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 proposal is to re-zone a small portion of the subject property to allow for a small scale Commercial workshop to be used for dry manufacturing E.S.
there is also some resale (Retail Sales) propose including but not limited to building materials.

For Official Plan Amendment Applications Only:

N/A 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.

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 Workshop c/w attached office area & detached power room

Setbacks:
front lot line 78m rear lot line 909m

side lot line 93m-L 274m-R

Building/structure:

height 9m dimensions / floor area 747m²

15. The date the existing building(s) or structure(s) on the subject land were constructed: House aprox. 1900

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:
The proposal is to rezone a small portion of the property to allow a small scale workshop to be used for dry manufacturing

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	____	____
✓ 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	____	____
✓ 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 _____

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.

The proposal is to allow a small scale workshop to be used for dry manufacturing

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

To substitute the farm income and eliminate the need of off farm employment to make ends meet

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

The owner would like to build in the fall of 2022 if 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)

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

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:

The proposal is to build a small scale workshop to be used for (dry manufacturing) metal , wood or plastic , The proposed workshop building and power room would be in close proximity to the rest of the farm buildings, The estimated truck traffic , (receiving raw materials and pick up of finished product) is 3 round trips daily , The proposed hours of operation are as follows , 7:am to 7:pm Monday to Friday , Saturday 8am to 5pm and Closed on Statutory Holidays
Employee's are limited to 5 besides the owner and his family

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),

Jesse 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]
Signature of Owner date 3/24/22

[redacted]
Signature of Owner date

32. Owner's Authorization for Agent

I(we), Jesse Martin and _____
Name of Owner(s)

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

[redacted]
Signature of Owner date 3/24/22

[redacted]
Signature of Owner date

33. Owner's Authorization for Access

I/we, Jesse 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]
Signature of Owner date 3/24/22

[redacted]
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) Eli Sherk
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 24 day of March, 20 22.

[redacted]
Signature of Commissioner

[redacted]
Signature of Applicant

Eli Sherk
print name

Signature of Applicant

print name

Holly [illegible] Commissioner, etc., Province of Ontario, for The Corporation of the Township of Southgate.

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