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

C4-23
File no: _____
Pre-Consult Date: _____
Date received: March 8, 2023
Date accepted _____
Accepted by: _____
Roll # 42 07 060 002 10629,10620,10621
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)*

❑ **Pre -Consultation Fee**	$ 500	
❑ **Amendment to the Official Plan**	Minor	$3,000.00 application fee *plus* $2,500.00 contingency fee
	Major	$5,000.00 application fee *plus* $5,000.00 contingency fee
**contingency fee required for all Official Plan Amendment applications*		
■ **Amendment to the Zoning By-law**		$1,600.00 application fee
	Major	$2,900.00 application fee
	Major	$3,000.00 contingency fee
**contingency fee required only for complex applications*		
❑ **Removal of a Holding Provision**	$600.00 application fee	
with a related Site Plan Application	*or* $600.00 application fee	
❑ **Temporary Use By-Law Amendment**		$1674.00 application fee *plus* $111.00 agreement fee *plus* $2,500.00 contingency fee

Other Required Fees:

■ **Public Notice Sign Fee**	$145.00

Note on fees:
It is a requirement that any potential applicant pre-consult with the Planning Department prior to submitting any planning application, for the pre consultation meeting, please provide a drawing or a sketch of your proposal, accompanied by a written description.

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

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.

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: Watra Residents Association
   Mailing address: [redacted]
   Phone# : (H) [redacted] (B) _____
   Email Address: [redacted]

2. Name of applicant: Trevor Warner
   Mailing address: [redacted]
   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) Ron Davidson Land Use Planning Consultant Inc.

   Mailing address: 265 Beattie Street, Owen Sound, ON N4K 6X2

   Phone#: 519 371-6829 Email: ronalddavidson@rogers.com

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:

None

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: Watra Road (not assigned address)

   Tax Roll No. 42076000210629, 420706000210620, and 420706000210621

   Lot _____ Concession _____

   Lot Block 29, Lots 20 and 21 Plan Registered Plan 812

8. The date the subject land was acquired by the current owner: 2021 and 2023

9. Dimensions of subject property:

Frontage: Various	Depth: Irregular	Area: 6.525 ha
Frontage: 48.76 m	Depth: 83.3 m+/-	Area: 0.348 ha
Frontage: 47.37 m	Depth: 83.3 m+/-	Area: 0.36 ha

10. Description of the area affected by this application if only a portion of the entire property. Zoning By-law Amendment applies to portions of Block 29, Lot 20 and Lot 21, as illustrated on Figure 2 attached to this application.

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: Forested East: Residential
South: Agriculture West: Residential

❑ 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	■	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: R6, OS and EP

Requested zoning: R6-special, OS and EP

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)

Amendment would facilitate the creation of one building lot upon which a detached dwelling would be erected (specific details are unknown as this time) while ensuring that two existing, vacant lots are never developed.

For Official Plan Amendment Applications Only:

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.

20. The date the existing building(s) or structure(s) on the subject land were constructed: No buildings exist

21. The length of time that the existing uses of the subject land have continued: Lands have always been vacant.

22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): None nearby.

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

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	Yes	Yes
_____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	_____	Yes
_____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	Yes	Yes
_____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.

The Zoning By-law Amendment would facilitate the creation of a residential lot while ensuring that the retained parcel, along with two adjacent, vacant, non-developable lots are protected from any form of development. The severed lot will be zoned R2-special to allow for a lot having a reduced lot area and frontage of 0.4 hectares and 47.3 metres respectively. The balance of the retained parcel will remain zoned 'OS' and 'EP'. The 'R6' zoning of the two adjacent lots will be changed to 'OS', while the 'EP' zoning of those parcels will remain 'EP'. The retained parcel will merge on title with the two adjacent lots, thereby creating one large conservation block.

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

See answer to question 28. Additional information is provided in the Planning Report.

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

New lot will be sold. Detached dwelling will be erected at some point in the future.

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)

Planning 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. Planning Report explains consistency with Provincial Policy Statement

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:

Please see the Planning Report for additional information.

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),

Trevor Warner
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

2023-01-16
date

37. Owner's Authorization for Agent

I(we), Trevor Warner
Name of Owner(s)

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

[redacted]
Signature of Owner

2023-01-16
date

38. Owner's Authorization for Access

I/we, Trevor Warner
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

2023-01-16
date

[redacted]
Signature of Witness

2023-01-16
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) Ron Davidson
Name(s)

of the City of Owen Sound 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:

City of Owen Sound in the County of Grey
city/town/municipality county/region

This 25 day of January, 2023

[redacted]
Signature of Commissioner

Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.

[redacted]
Signature of Applicant

Ron Davidson
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 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: _____

(vi) 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.

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

_____

_____

_____

(x) Indicate the number of tillable hectares on other property: _____

_____

(xi) Indicate the size of the barn(s): _____

(xii) Capacity of barn in terms of livestock: _____

(xiii) 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.

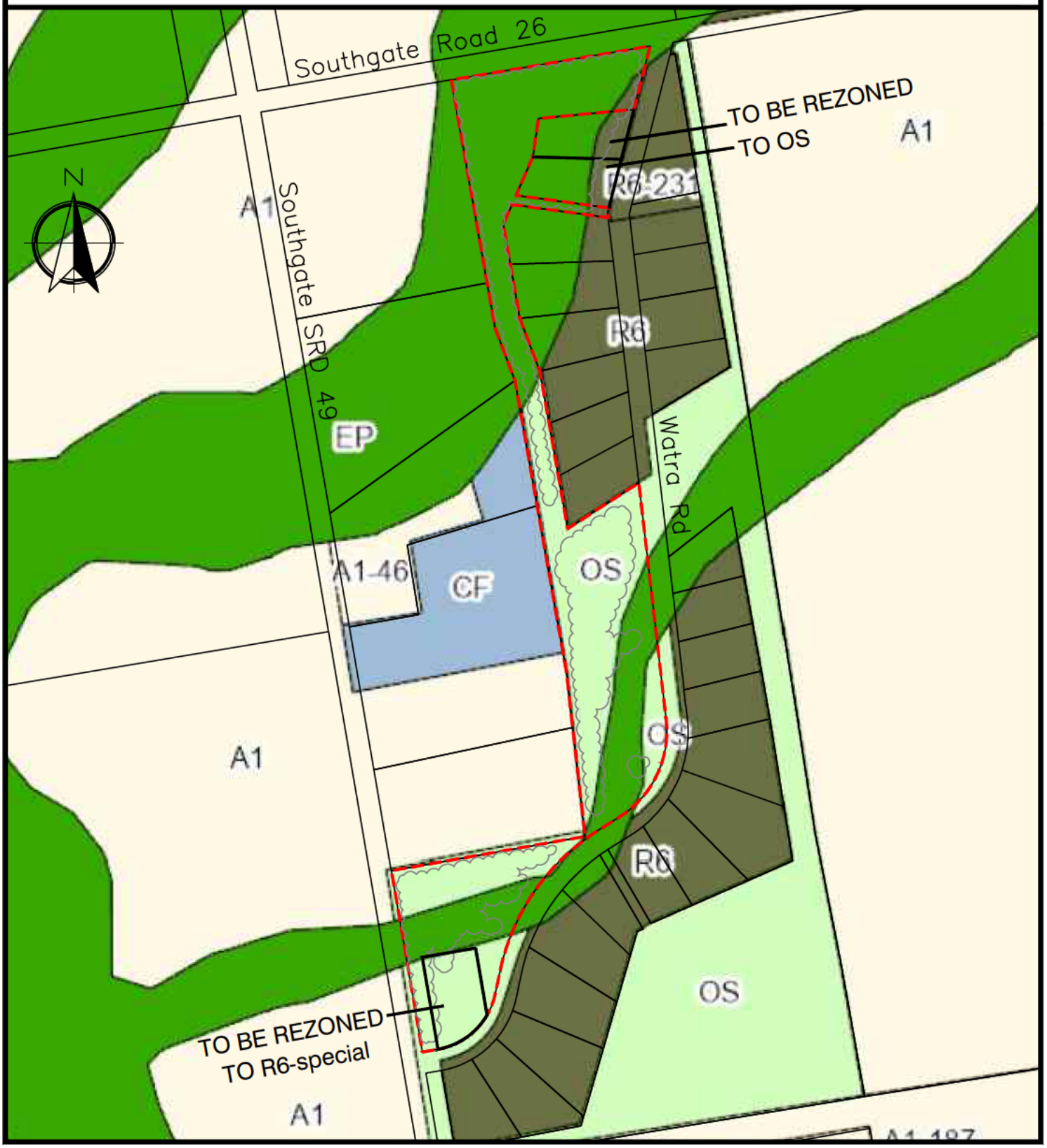
4. Public meeting
   Applicant and/or agent should attend to resolve any potential concerns. Council will consider the proposal and may pass a by-law that meeting.

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

Figure 02: Proposed Rezoning



Watra Residents Association
Lots 20 and 22, and Block 29, Plan 812
Geographic Township of Egremont
Township of Southgate

RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:5000