



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

For office use only

File no: _____
Pre-Consult Date: _____
Date received: _____
Date accepted: _____
Accepted by: _____
Roll # 42 07 _____
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 apply for: (check appropriate box)

Pre- Consultation Fee	\$500.00
Amendment to the Official Plan	Minor \$4,000.00 application fee <i>plus</i> \$4,000.00 contingency fee
	Major \$6,500.00 application fee <i>plus</i> \$6,000.00 contingency fee
Amendment to the Zoning By-law	\$2,900.00 application fee
	Major \$4,000.00 application fee <i>plus</i> \$5,000.00 contingency fee
Removal of Holding Provision	\$1,000.00 application fee or \$600.00 application fee (with related Site Plan Agreement)
Temporary Use By-Law Amendment	\$1,674.00 application fee <i>plus</i> \$400.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
Other Required Fees:	
Public Notice Sign Fee	\$145.00
Conservation Authority Fee	\$260.00 Saugeen Valley Conservation Grand River Conservation – Call directly for details
County of Grey Municipal Review Fee	\$400.00

*Contingency fee required for all Official Plan Amendment applications

*Contingency fee required only for Major Zoning By-law Amendment applications

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.

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: Briarwood (Dundalk) Ltd.

Mailing address: 14-636 Edward Ave. Richmond Hill, ON L4C 0V4

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

Email Address: [REDACTED]

2. Name of applicant: Same as owner

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] [REDACTED]

3. Name of agent (if applicable) Dafne Gokcen, Innovative Planning Solutions

Mailing address: 647 Welham Road, Suite 9, Barrie, ON L4N 0B7

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: [REDACTED]

Phone#: [REDACTED]

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: None

Tax Roll#: 420709000505800

Lot Part of Lot 235 Concession 2 (Southwest of Toronto Sydenham Road)

Lot [REDACTED] of [REDACTED] Plan [REDACTED]

8. The date the subject land was acquired by the current owner: [REDACTED]

9. Dimensions of subject property:

frontage 159.41 m depth approx. 1,390 m area approx. 270,125 m² sq m/ha

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

property The development will be on the first 225m of the property depth only.

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	<u>Residential/vacant</u>	East	<u>Vacant/Environmental protection/industrial</u>
South	<u>Residential/rural</u>	West	<u>Rural/farm</u>

(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	<input checked="" type="checkbox"/>	Specialty Crop Lands	<input type="checkbox"/>
Floodplains	<input checked="" type="checkbox"/>	ANSI's (areas of natural or scientific interest)	<input type="checkbox"/>
Streams, Ravines and Lakes	<input checked="" type="checkbox"/>	Aggregate Resources	<input type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input checked="" type="checkbox"/>	Solid Waste Management	<input type="checkbox"/>
Fisheries, Wildlife & Environment	<input type="checkbox"/>	Sewage Treatment Plant	<input type="checkbox"/>
Heritage Resources	<input type="checkbox"/>		

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	<input type="checkbox"/> <-Requested designation	Agriculture	<input type="checkbox"/>
Downtown Commercial	<input type="checkbox"/>	Rural	<input type="checkbox"/>
Arterial Commercial	<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Space Extensive Industrial/Commercial	<input type="checkbox"/>
Public Space	<input type="checkbox"/>	Hazard Lands	<input checked="" type="checkbox"/>
Special Policy Area	<input type="checkbox"/>	Wetlands	<input type="checkbox"/>
Major Open Space	<input type="checkbox"/>	Mineral Aggregate Extraction	<input type="checkbox"/>
Village Community	<input type="checkbox"/>	Future Development	<input checked="" type="checkbox"/>

14. Zoning By-law

Present zoning Restricted Agriculture (A2) and Environmental Protection

Requested zoning Residential Type 4 (R4) and Environmental Protection

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)
Four residential buildings, each 3 storeys in height, with an underground parking garage and associated amenity area.

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 3-storey residential buildings

Setbacks:
front lot line 29.25m

rear lot line over 1km

side lot line 15.99m

Building/structure:

height 13.23m dimensions / floor area 6,960m² x 4 buildings = 27,840m²

20. The date the existing building(s) or structure(s) on the subject land were constructed: N/A - site is vacant

21. The length of time that the existing uses of the subject land have continued:
N/A - site is vacant

22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): Site is approximately 1km from the Village of Dundalk with existing amenities. New developments are also coming to the surrounding area.

23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:
See Planning Justification 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	_____	_____
<u>Ida Street</u> _____ 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 _____		

type of water supply	existing	proposed
_____ municipally operated piped water system	_____	<input checked="" type="checkbox"/>
_____ 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	_____	<input checked="" type="checkbox"/>
_____ ditch	_____	_____
_____ swale	_____	_____
_____ other means	_____	_____

please specify_____

type of sewage disposal	existing	proposed
_____municipally operated sanitary sewers	_____	<input checked="" type="checkbox"/>
_____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.

See Planning Justification Report

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

See Planning Justification Report

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

This is still to be determined.

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)

See Cover Letter and Planning Justification 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:

See Planning Justification Report

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),

Enzo DiGiovanni 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.

Signature of Owner

date

April 23 2025

Signature of Owner

date

37. Owner's Authorization for Agent

I (we), Enzo DiGiovanni and _____
Name of Owner(s)

hereby authorize Dafne Gokcen, Cameron Sellers, or any employee of Innovative Planning Solutions to act as our agent(s) for the purpose of this application.

Signature of Owner

date

April 23 2025

Signature of Owner

date

38. Owner's Authorization for Access

I/we, Enzo DiGiovanni, 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.

Signature of Owner

date

April 23 2025

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) Dafne Gokcen
Name(s)


of the City of Barrie in the County of Simcoe
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 Barrie in County of Simcoe.
city/town/municipality county/region

This 24th day of April, 2025



Signature of Commissioner



Signature of Applicant

Dafne Gokcen

print name

Cristina Pivato, a Commissioner, etc.,
Province of Ontario, for
1657989 Ontario Ltd. o/a
Innovative Planning Solutions Ltd.
Expires August 25, 2026.

Signature of Applicant

print name

