



**The Corporation of
The Township of Southgate**

**Application for Planning Amendment
Official Plan and Zoning By-law**

**** Pre-consultation is strongly encouraged with the Township prior to submitting any zoning or official plan amendment applications. ****

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	\$510.00	✓
Contingency Fee (refundable)	\$2000.00	✓
Amendment to the Official Plan	Minor \$4,080.00 application fee <i>plus</i> \$4,000.00 contingency fee	
	Major \$6,630.00 application fee <i>plus</i> \$6,000.00 contingency fee	
Amendment to the Zoning By-law	\$2,950.00 application fee	✓
	Complex \$4,080.00 application fee <i>plus</i> \$5,000.00 contingency fee	
Removal of Holding Provision	\$1,020.00 application fee or \$612.00 application fee (with related Site Plan Agreement)	
Temporary Use By-Law Amendment	\$1,707.00 application fee <i>plus</i> \$408.00 agreement fee <i>plus</i> \$2,500.00 contingency fee	
Other Required Fees:		
Public Notice Sign Fee	\$148.00	✓
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:

Potential applicants are strongly encouraged to 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: Dennis Frey

Mailing address: [Redacted]

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

Email Address: [Redacted]

2. Name of applicant: Riverview Grain

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) Maale Shutz

Mailing address: [Redacted]

Phone#: [Redacted] Email: [Redacted]

Send all correspondence to (choose only one): Applicant Agent

Preferred Method of communication: Phone email Postal Mail

Name any mortgages, charges or encumbrances, in respect to the subject lands:

Mailing Address: _____

Phone#: _____

Part B

The Subject Lands

4. Location of subject property (former municipality):

- Township of Egremont
- Township of Proton
- Village of Dundalk

Road/street and number: 106438 Southgate Rd 10

Tax Roll#: 420709000707100

Lot 33 Concession 6

Lot _____ of Plan _____

5. The date the subject land was acquired by the current owner: August 17, 2022

6. Dimensions of subject property:

frontage 415.75 m depth 1010 m area 414748.13 sq m/ha

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

entire property See map (5 Acre area of operation)

8. 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".

9. Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands:

- | | | | |
|-----------------------------------|--------------------------|--|--------------------------|
| Wetlands | <input type="checkbox"/> | Specialty Crop Lands | <input type="checkbox"/> |
| Floodplains | <input type="checkbox"/> | ANSI's (areas of natural or scientific interest) | <input type="checkbox"/> |
| Streams, Ravines and Lakes | <input type="checkbox"/> | Aggregate Resources | <input type="checkbox"/> |
| Water Resources | <input type="checkbox"/> | Thin Overburden | <input type="checkbox"/> |
| Wooded Areas & Forest Management | <input 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"/> | | |

10. Official Plan

Indicate the current Official Plan Designation:

- | | | | |
|---------------------|--------------------------|---------------------------------------|-------------------------------------|
| Neighbourhood Area | <input type="checkbox"/> | Agriculture | <input checked="" type="checkbox"/> |
| Downtown Commercial | <input type="checkbox"/> | Rural | <input checked="" 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"/> | | |

11. Zoning By-law

Present zoning A1 / EP

Requested zoning Site specific commercial on agriculture land

12. 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). *If proposal is for an On Farm Diversified Use, please specify use (metal works, woodworking) and include Building Code Occupation Classification:

See site plan
To allow local farmers to bring their grain in to the elevator to be dried/handled.
See justification report

Type of building/structure: Grain bins, leg, dryer

Setbacks:

Front lot line: 400 FT Rear lot line: 200 FT
Side lot line: 400 FT West 800 FT East

Building structure:

Height: 35m Dimensions/Floor Area: Total bin area 1255 m²

The date the existing building(s) or structure(s) on the subject land were constructed: 2025

The length of time that the existing uses of the subject land have continued: Since it was owned

If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.):

NA

For Official Plan Amendment Applications Only (13 - 18):

13. Please answer the following about this proposed Official Plan Amendment: Does this application change or replace a designation in the Official Plan?

Changes Replaces N/A

14. 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.

N/A

13-18
NOT
Required

15. 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.

NIA

16. 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.

NIA

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

NIA

18. 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:

NIA

Servicing for Subject Land

19. Facilities existing or proposed for subject lands:

Type of Access:

- Provincial Highway
 - Municipal Road, maintained year-round
 - Municipal Road, seasonally maintained
 - Other Public Road
- Please Specify: _____

Existing Proposed

YES

Type of Water Supply:

- Municipally operated piped water system
 - Privately owned/operated individual well
 - Privately owned/operated communal well
 - Lake or other body of water
- Please Specify: _____
- Other Means
Please Specify: _____

Existing Proposed

yes

Type of Storm Water Management:

	Existing	Proposed
<input type="checkbox"/> Storm drainage sewer pipe	_____	_____
<input checked="" type="checkbox"/> Ditch	yes _____	_____
<input type="checkbox"/> Swale	_____	_____
<input type="checkbox"/> Other Means	_____	_____
Please Specify: _____		

Type of Sewage Disposal:

	Existing	Proposed
<input type="checkbox"/> Municipally operated sanitary system	_____	_____
<input type="checkbox"/> Privately owned/operated individual septic	_____	_____
<input type="checkbox"/> Privately owned/operated communal septic	_____	_____
<input type="checkbox"/> Privy	_____	_____
<input type="checkbox"/> Other Means	_____	_____
Please Specify: <u>NA</u>		

20. 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

21. 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**

22. Describe the nature and extent of the relief applied for and the proposed use of the subject lands.

We are looking to create a site specific commercial zone to handle customer grain. Roughly 10% of the grain volume will come from customers. (See justification report)

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

To receive/dry customer grain we must have a commercial site specific area. Local farmers need a close proximity elevator to go to. Farmers will be able to grow better crops if they can efficiently unload grain at our elevator. (See justification report)

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

As soon as possible. Local farmers are asking to bring their crop in. What harvest is in July, so before that would be optimal. (See justification report)

25. 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)

DG Study (See Attached)

Traffic impact letter (See Attached)

Planning Justification Report (See Attached)

Part D
Statement of compliance

26. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes No

27. 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

28. 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

29. Other Information

The proposed site-specific commercial zoning is intended to permit a modern grain elevator serving local agricultural producers. The facility will handle grain produced by area farmers, with drying and handling volumes estimated at approximately 10% of total throughput. The elevator will provide local farmers with efficient access to grain receiving and drying infrastructure that is currently limited in the area. Improved drying/handling capacity will reduce hauling distances, wait times, and harvest inefficiencies. Many farmers will retain ownership of their grain after drying and storage for later use or marketing. The availability of a modern elevator will support increased production of row crops, particularly corn, which requires reliable drying capacity. Overall, the development supports the long-term viability and efficiency of local agricultural operations.

(See justification report)

Other information

29. 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 Attached

**Part E
Authorization and affidavit**

30. 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),

Dennis Frey and Nancy Frey
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] 02/04/2026
Signature of Owner Date

[Redacted Signature] 02/04/2026
Signature of Owner Date

31. Owner's Authorization for Agent

I (we), Dennis Frey and Nancy Frey
Name of Owner(s)

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

[Redacted Signature] 02/04/2026
Signature of Owner Date

[Redacted Signature] 02/04/2026
Signature of Owner Date

32. Owner's Authorization for Access

I/we, Dennis Frey and Nancy Frey
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]

[Redacted Signature] 02/04/2026
Signature of Owner Date

[Redacted Signature] 02/04/2026
Signature of Owner Date

[Redacted Signature] 02/04/2026
Signature of Witness Date

Solemn declaration

33. 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) Mack Shantz
Name(s)
of the Wentloo of Woolwich in the region of Wentloo
(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 the County of Grey
(city/town/municipality) (county/region)

This 6 day of February, 2026


Signature of Commissioner


Signature of Applicant
Mack Shantz
Name (please print)

Holly Malynyk, a Commissioner, etc.,
Province of Ontario, Deputy Clerk for
The Corporation of the Township of
Southgate, County of Grey.

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: NA - We are cash crop farms.

(i) How long have you owned the farm? August 17, 2022

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

Yes - For how long? Since August 17, 2022

No - When did you stop farming?

For what reason did you stop farming?

(iii) Area of total farm holding: 102 Acres

(iv) Number of tillable hectares: 40 Hectares

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

If yes, indicate locations: Lot: Concession:

Former Township:

Total Hectares: 700

(vi) Do you rent any other land for farming purposes? Yes No

If yes, indicate locations: Lot: Concession:

Former Township:

Total Hectares: 5000

(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, $\geq 30\%$ 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?

Dairy Farming

(xi) Indicate the number of tillable hectares on other property: 20

(xii) Indicate the size of the barn(s): 10'000 sq FT

(xiii) Capacity of barn in terms of livestock: 100 head

(xiv) Manure Storage facilities on other property (see storage types listed in question above)

outside - no cover

Additional information will be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application