



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	\$510.00
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:

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: 772082 Highway 10 Inc.

Mailing address: _____

Phone#: (H) N/A

(B) _____

Email Address: _____

2. Name of applicant: Innovative Planning Solutions Inc. c/o Dafne Gokcen

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] Planning Representative

3. Name of agent (if applicable)

Mailing address: _____

Phone#: _____

Email: _____

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:

N/A

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: 772082 Highway 10, Dundalk

Tax Roll#: _____

Lot PT 236 & PT 237

Concession 1 SWTSR S

Lot _____ of _____

Plan 17R1178 PART 2

5. The date the subject land was acquired by the current owner: July 13, 2022

6. Dimensions of subject property:

frontage ~310 m depth ~1000 m area 31.3 hectares sq m/ha

7. Description of the area affected by this application if only a portion of the entire property See Site Plan

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 Vacant/Agriculture East Highway 10/Agriculture
South Vacant/Agriculture West Vacant/Hazard Lands

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 checked="" 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 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 checked="" 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 Agricultural - A, and Environmental Protection - EP

Requested zoning TBD at a later application stage

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 Planning Justification Report and Conceptual Site Plan

Type of building/structure: TBD

Setbacks:
Front lot line: TBD Rear lot line: TBD
Side lot line: TBD

Building structure:
Height: TBD Dimensions/Floor Area: TBD

The date the existing building(s) or structure(s) on the subject land were constructed: N/A - Vacant

The length of time that the existing uses of the subject land have continued: Lands have been vacant or agriculture for as long as records exist

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

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

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.
See Planning Justification Report

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.

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.

See Planning Justification Report

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

See Planning Justification Report

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:

Servicing for Subject Land

19. Facilities existing or proposed for subject lands:

Type of Access:	Existing	Proposed
<input checked="" type="checkbox"/> Provincial Highway	Highway 10	_____
<input checked="" type="checkbox"/> Municipal Road, maintained year-round	_____	Street 'A'
<input type="checkbox"/> Municipal Road, seasonally maintained	_____	_____
<input type="checkbox"/> Other Public Road	_____	_____
Please Specify: _____		

Type of Water Supply:	Existing	Proposed
<input checked="" type="checkbox"/> Municipally operated piped water system	Unserviced	Yes
<input type="checkbox"/> Privately owned/operated individual well	_____	_____
<input type="checkbox"/> Privately owned/operated communal well	_____	_____
<input type="checkbox"/> Lake or other body of water	_____	_____
Please Specify: _____		
<input type="checkbox"/> Other Means	_____	_____
Please Specify: _____		

Type of Storm Water Management:	Existing	Proposed
<input checked="" type="checkbox"/> Storm drainage sewer pipe	_____	X _____
<input checked="" type="checkbox"/> Ditch	X _____	_____
<input type="checkbox"/> Swale	_____	_____
<input type="checkbox"/> Other Means Please Specify: _____	_____	_____

Type of Sewage Disposal:	Existing	Proposed
<input checked="" type="checkbox"/> Municipally operated sanitary system	Unserviced _____	Yes _____
<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: _____	_____	_____

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.

The requested amendment is to redesignate the 'Special Policy Area 5.6.6' and a portion of the 'Hazard Land' area to 'Arterial Commercial' and 'Neighborhood Area' to allow for a mix of commercial, residential, and complementary uses such as parks on the property.

The commercial/mixed-use development would be focused along Highway 10.

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

See Planning Justification Report

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

TBD

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)
Conceptual Site Plan, Planning Justification Report (including Draft Official Plan Amendment Text & Schedule),
Minimum Distance Separation (MDS) Calculation, Traffic Impact Study, Archaeological Assessment,
Residential Land Needs Assessment, Natural Hazards Assessment,

Functional Servicing & Stormwater Management Report,
Ecological Impact Study (EIS), D-Series Assessments (D-2 and D-6)

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.

See Planning Justification Report

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

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:

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),

Vincenzo Moia on behalf of 772082 Highway 10 Inc. 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.



November 2025

Date

Signature of Owner

Date

31. Owner's Authorization for Agent

I (we), ^{Vincenzo Moia on behalf of 772082 Highway 10 Inc.} _____ and _____
Name of Owner(s)

hereby authorize Dafne Gokcen of Innovative Planning Solutions Inc. to act as _____
his application.



November 2025

Date

Signature of Owner

Date

32. Owner's Authorization for Access

I/we, ^{Vincenzo Moia on behalf of 772082 Highway 10 Inc.} _____, 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



November 2025

Date

Signature of Owner

Date

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.

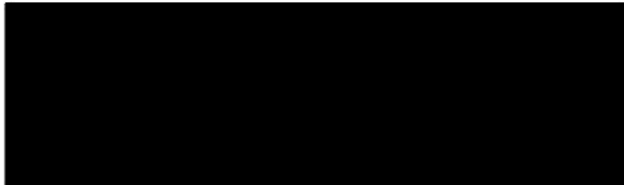
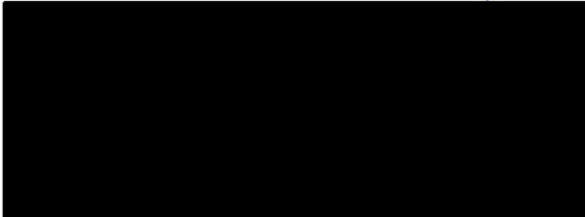
I/ (We) Dafne Gokcen of Innovative Planning Solutions Inc.
Name(s)
of the City of Barrie in the County of Simcoe
(city/town/municipality) *(county/region)*

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 the County of Simcoe
(city/town/municipality) *(county/region)*

This 30th day of March, 2020



Signature of Applicant

March 30, 2020
Name (please print)

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

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: Cash crops only - no livestock

(i) How long have you owned the farm? 3.5 years

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

Yes – For how long?

The property has been farmed for many years. The owners have a tenant farmer engaged on a multi-year contract.

No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: The applicants only own this farm

(iv) Number of tillable hectares: Approximately 20 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, $\geq 30\%$ 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?

- (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

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