



**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: C1-26  
Pre-Consult Date: \_\_\_\_\_  
Date received: \_\_\_\_\_  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42-07-060-001-16700  
Conservation authority fee  
required: SVCA  
  
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*)

<b>Pre- Consultation Fee</b>	\$510.00
<b>Contingency Fee (refundable)</b>	\$2000.00
<b>Amendment to the Official Plan</b>	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
<b>Amendment to the Zoning By-law</b>	\$2,950.00 application fee
	Complex \$4,080.00 application fee <i>plus</i> \$5,000.00 contingency fee
<b>Removal of Holding Provision</b>	\$1,020.00 application fee
	or \$612.00 application fee (with related Site Plan Agreement)
<b>Temporary Use By-Law Amendment</b>	\$1,707.00 application fee <i>plus</i> \$408.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
<b><u>Other Required Fees:</u></b>	
<b>Public Notice Sign Fee</b>	\$148.00
<b>Conservation Authority Fee</b>	\$260.00 Saugeen Valley Conservation  Grand River Conservation – Call directly for details
<b>County of Grey Municipal Review Fee</b>	\$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:** Elvin Martin

Mailing address: [REDACTED]

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

Email Address:

**2. Name of applicant:** Ron Davidson Land Use Planning Consultant Inc.

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] Planning Consultant

**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:

Farm Credit Canada

Mailing Address: [REDACTED]

Phone#: [REDACTED]

**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: 243716 Southgate Road 24

Tax Roll#: 420706000116700

Lot Part Lot 6, Lot 7 Concession 19

Lot  of  Plan

**5. The date the subject land was acquired by the current owner:** 2003

6. Dimensions of subject property:

frontage\_ 500 m+/- \_\_\_\_\_m    depth\_ 1000 m+/- \_\_\_\_\_m    area\_\_\_\_\_ 69.74 ha+/- \_\_\_\_\_sq m/ha

7. Description of the area affected by this application if only a portion of the entire property    Please see attached drawing

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\_ Residential and agriculture \_\_\_\_\_ East\_ Agriculture \_\_\_\_\_  
South\_ Residential and agriculture \_\_\_\_\_ West\_ Residential and 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”.

This is not necessary as MDS does not apply to on-farm diversified uses and agricultural-related uses.

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 checked="" type="checkbox"/>
Streams, Ravines and Lakes	<input type="checkbox"/>	Aggregate Resources	<input checked="" 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"/>		

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 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 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 \_\_\_\_\_

Requested zoning\_ A1 - special \_\_\_\_\_

**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:

Mixing of minerals, vitamins and flavouring for nutrient supplement for farm animal feed.

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Type of building/structure: Accessory building

Setbacks:

Front lot line: 124 m+/- Rear lot line: 869 m+/-

Side lot line: 237 m+/- and 296+/-

Building structure:

Height: 7 m+/- Dimensions/Floor Area: 107 square metres

The date the existing building(s) or structure(s) on the subject land were constructed: Houses: 1800s/2025; mixing shop: 2015; barn: 1800s, shed: 2022, other sheds: unknown

The length of time that the existing uses of the subject land have continued:

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

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**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.

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**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.

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

**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 type="checkbox"/> Provincial Highway		
<input type="checkbox"/> Municipal Road, maintained year-round	x	x
<input type="checkbox"/> Municipal Road, seasonally maintained		
<input type="checkbox"/> Other Public Road		
Please Specify: _____		
Type of Water Supply:	Existing	Proposed
<input type="checkbox"/> Municipally operated piped water system		
<input type="checkbox"/> Privately owned/operated individual well	x	x
<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 type="checkbox"/> Storm drainage sewer pipe	<hr/>	<hr/>
<input type="checkbox"/> Ditch	<hr/> x <hr/>	<hr/> x <hr/>
<input type="checkbox"/> Swale	<hr/>	<hr/>
<input type="checkbox"/> Other Means	<hr/>	<hr/>
Please Specify: <hr/>		

Type of Sewage Disposal:	Existing	Proposed
<input type="checkbox"/> Municipally operated sanitary system	<hr/>	<hr/>
<input type="checkbox"/> Privately owned/operated individual septic	<hr/> x <hr/>	<hr/> x <hr/>
<input type="checkbox"/> Privately owned/ operated communal septic	<hr/>	<hr/>
<input type="checkbox"/> Privy	<hr/>	<hr/>
<input type="checkbox"/> Other Means	<hr/>	<hr/>
Please Specify: <hr/>		

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.

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To permit a mineral mixing operation on the subject property. Please see the Planning Justification Report.

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

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See question 22 above.

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

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The business already exists. No changes are proposed.

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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)

Planning Justification Report

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.

Please 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:

Detailed information is provided in the Planning Justification Report

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**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),

Elvin Martin ~~xxxx~~  
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.

 Dec 30, 2025  
Sig Date

~~Signature of Owner~~ ~~Date~~

**31. Owner's Authorization for Agent**

I (we), Elvin Martin ~~xxxx~~  
Name of Owner(s)

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

 Dec 30, 2025  
Signature Date

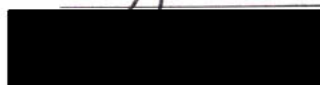
 Dec 30, 2025  
Signature of Owner Date

**32. Owner's Authorization for Access**

I/we, Elvin Martin ~~xxxx~~  
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.

 Dec 30, 2025  
Signature Date

 Dec 30, 2025  
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) 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        day of January, 2026

Signature of Commissioner

  
Commissioner, etc,  
Province of Ontario, for Andrew Drury  
Law Professional Corporation.  
Expires March 4, 2028.

Signature of Applicant

Ron Davidson  
Name (please print)

## 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: 60 cow/ calf

\_\_\_\_\_

(i) How long have you owned the farm? 2003

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

☒ Yes – For how long?

Since 2003

☐ No – When did you stop farming? \_\_\_\_\_

For what reason did you stop farming? \_\_\_\_\_

\_\_\_\_\_

(iii) Area of total farm holding: 69.74 ha

(iv) Number of tillable hectares: 50 ha+/-

(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: Good

\_\_\_\_\_

How big is the barn? \_\_\_\_\_

What is the present use of the barn? 60 cow/calf

\_\_\_\_\_

What is the capacity of the barn, in terms of livestock? 60 cow/calf

\_\_\_\_\_

- (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.

*This information is not relevant as MDS does not apply to on-farm diversified uses or agricultural-related uses.*

(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


# Subject Lands

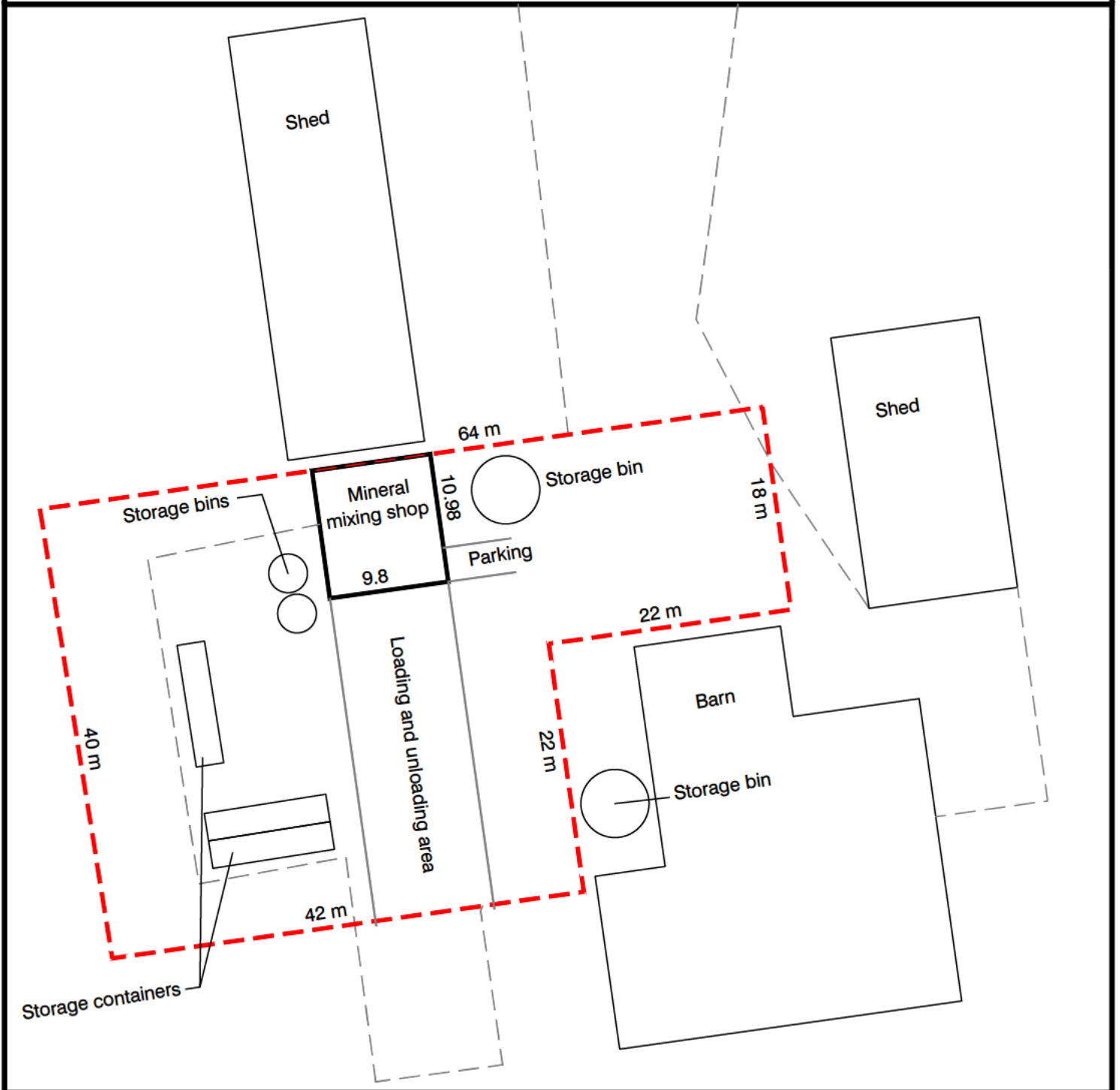
 Subject Property



243716 Southgate Road 24  
Township of Southgate



# Site Plan

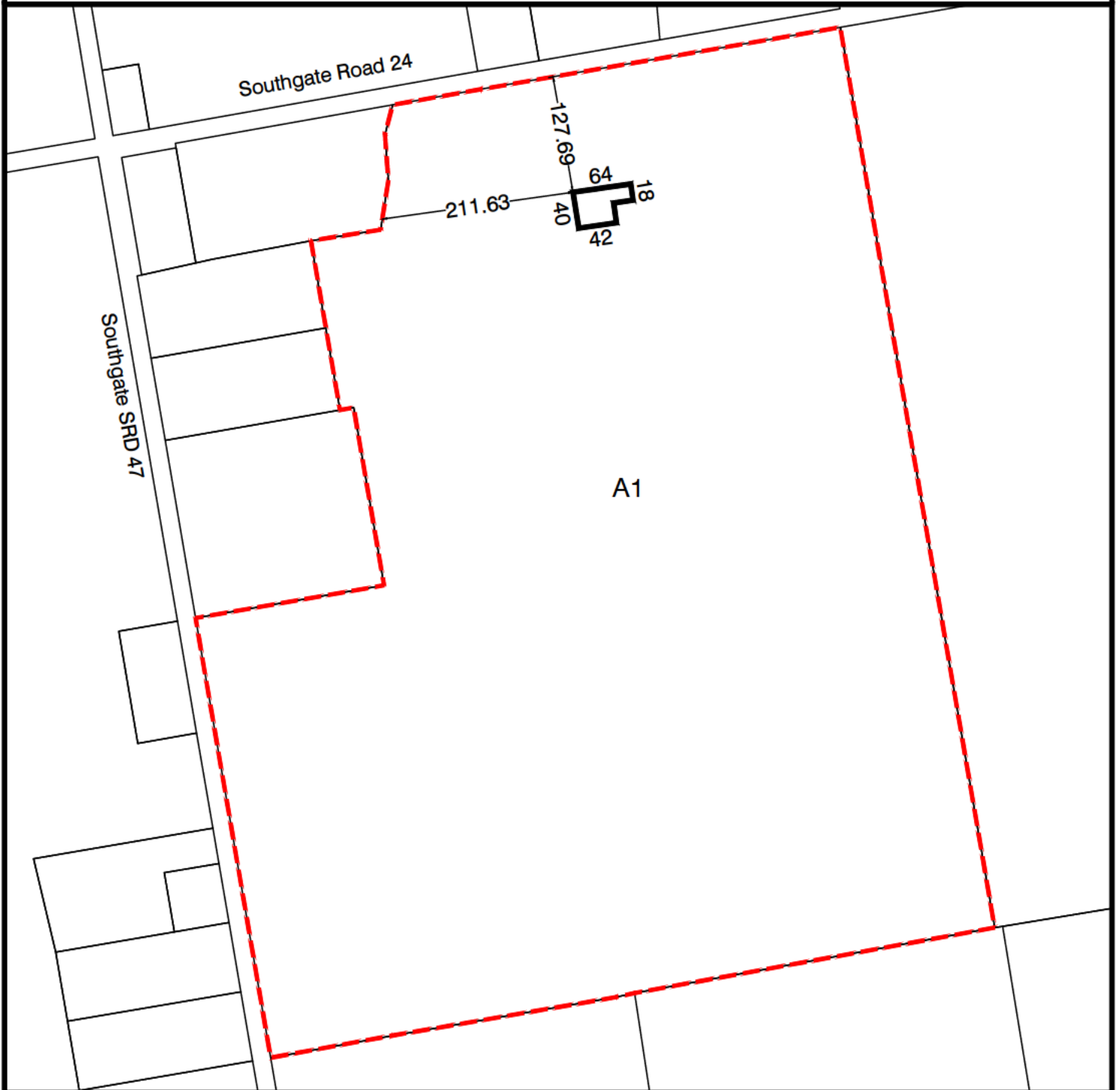
 Area Subject to Rezoning



243716 Southgate Road 24  
Township of Southgate

# Proposed Rezoning

-  Subject Lands
-  Lands to be zoned A1-x



243716 Southgate Road 24  
Township of Southgate