



# The Corporation of The Township of Southgate

## Consent application form

### Instructions:

- Please check all applicable boxes and answer all applicable questions
- Several of the questions are part of the minimum mandatory requirements as prescribed in Schedule 1 to Ontario Regulation 41/95, Planning Act, and must be completed
- Failure to provide adequate, correct information may result in your application being refused
- 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
- Applications are not accepted without the required fees

### For office use only

File No: B14-21

Pre-Consult Date: \_\_\_\_\_

Date received: NOV 29 / 21

Date accepted: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Roll # 42 07 060 003 18200

Conservation Authority Fee  
Required: \_\_\_\_\_

Other information: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

It is strongly advised that any potential applicant pre-consult with the Planning Department prior to submitting any planning application. This could save you money and avoid delays in processing. Staff are available to provide some assistance in completing this application and will help ensure the application is filled out completely.

**The Approval Authority is the Township of Southgate Committee of Adjustment**

### Required Fees:

Application Fees	\$1,355.00 due with submitted application ✓
	\$ 267.00 due on completion (if approved)
Public Notice Sign Fee	\$ 111.00 ✓
Parkland Dedication Fee	\$ 543.00 (all new residential lots)
Deed Stamping	\$ 327.00 due before finalization of approved consent
Conservation Authority Fee	SVCA \$ 240.00 (per each net lot created) ✓ GRCA – Call directly for details

### Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law.

All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application.

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.



\$1706

Fees fully paid December 21, 2021

## Part One

### Owner/Agent/Application Information

\*To be completed by the applicant

1. Name of registered owner: Dwight and Elaine Rundle  
 Mailing address: [REDACTED]  
 Phone# : (H) \_\_\_\_\_ (B) \_\_\_\_\_  
 Email Address: [REDACTED]
  
2. Name of applicant (if different than above): \_\_\_\_\_  
 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) \_\_\_\_\_
  
3. Name of agent: Cuesta Planning Consultants Inc.  
 Mailing address: 978 First Ave W, Owen Sound, ON, N4K 4K5  
 Phone#: 519-372-9790 Email: cuesta@cuestaplanning.com
  
4. Send all correspondence to: (Choose only ONE)     Applicant     Agent
5. Preferred Method of communication:     Phone     email     Postal Mail

## Part Two

### The Subject Lands

6. Subject Land: (Legal Description)

*NOTE: On this form "SUBJECT LAND" means the parcel to be severed & the parcel to be retained.*

Former Municipality Egremont  
 Road Name Grey Road 109 Civic Address (911) No. 391517  
 Lot No. 55 Plan/Concession 3  
 Part 2 Reference Plan No. RP16R5912

7. Description of Subject Land:

a) Existing use of the subject land:

- Agricultural     Rural     Commercial/Industrial     Residential  
 Other(explain) \_\_\_\_\_

b) Existing buildings 1 dwelling, 1 Barn, 4 other accessory buildings

c) Is the "subject land" presently subject to any of the following:

- Easement     Restrictive Covenants     Right of Way

Describe: N/A

**NOTE:** all existing easements and right of ways must be shown on the sketch.

### Part Three The Proposal

#### 8. Proposal

Dimensions of land intended to be SEVERED	Dimensions of land intended to be RETAINED (once Merged)
Frontage +/- 256.5m metres	Frontage +/- 252.9m metres
Depth +/- 160.0m metres	Depth +/- 1399.5m metres
Area +/- 4.11ha hectares	Area +/- 35.76ha hectares

*\*These dimensions must be accurate*

#### 9. Reason for severance

(a) Reason for severance To sever farmstead from cropland and merge cropland with abutting farm parcel.

- i) New Lot
- ii) Lot Addition  (Question # 12 to be completed)
- iii) Lease/Charge
- iv) Easement/Right of Way

<input type="checkbox"/> Bell Canada	<input type="checkbox"/> Hydro
<input type="checkbox"/> Water Access	<input type="checkbox"/> Gas
<input type="checkbox"/> Other (Specify) _____	

v) Correction of Title

vi) Other  Specify \_\_\_\_\_

(b) Name of person(s), if known, to whom land or interest in land is to be transferred,  
leased or charged: \_\_\_\_\_

Address: \_\_\_\_\_

#### 10. Proposed use of land to be severed

Existing buildings Farmhouse, barn and outbuildings.

Proposed buildings No new buildings proposed.

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

#### 11. Proposed use of land to be retained

Existing buildings None

Proposed buildings No new buildings proposed.

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Agricultural related
<input type="checkbox"/> Hobby Farm	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Other (Specify) _____	

12. Original lot being added to (lot addition only): CON 3 PT LOT 55

Existing buildings/structures: None

Use: Agricultural

Access: Southgate Sideroad 41 & access through farm lot to the south under same ownership

Servicing: N/A

13. Road Access:

	Severed Parcel	Retained Parcel
Provincial Highway(Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	109 <input checked="" type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input type="checkbox"/>	SRD 41 <input checked="" type="checkbox"/>
Non-maintained/seasonally maintained Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
If access is from a non-maintained or seasonally maintained road allowance has an agreement been reached with the municipality regarding upgrading of the road? <input type="checkbox"/> YES <input type="checkbox"/> NO		
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

14. Servicing:

a) What type of water supply is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well Individual	Existing <input checked="" type="checkbox"/>	<input type="checkbox"/>
Private well - Communal	<input type="checkbox"/>	<input type="checkbox"/>
If proposed water supply is by private well, are the surrounding water well records attached? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Individual Private Septic	Existing <input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal Private Septic	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>

c) Other services (check if any of these services are available to the "subject land")

Electricity  School Bus  Telephone  Garbage Collection

15. Agricultural property history

If this property is Agricultural in nature or located within 450m (1476 feet) of a barn or livestock facility, **you must complete Schedule "A"**, found at the end of this application. (Exception for minor lot line adjustment).

## Part Four

### Statement of Compliance

#### 16. Applicable legislation and policies

a) Is this application consistent with policy statements issued under subsection 3 (1) of Planning Act?  Yes  No

b) Is the subject land within an area of land designated under any provincial plan or plans?  Yes  No

i) If the answer to section b) is yes, does this application conform to, or not conflict with, the applicable provincial plan or plans.

Yes  No

c) Please indicate the existing Southgate Official Plan designation(s) of the subject land:

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

d) Please indicate whether any of the following Constraint Areas in Southgate Official Plan apply to the subject land:

<input checked="" type="checkbox"/>	Primary Aggregate Resource Areas	<input type="checkbox"/>	ANSI
<input type="checkbox"/>	Existing/known abandoned Land Fill Sites	<input type="checkbox"/>	Deer wintering yard

e) Does the application conform to the Southgate Official Plan?  
 Yes  No Official Plan Amendment included with this application

f) Has any land been previously severed from the original parcel of land?  
 Yes  No If yes, how many severances? \_\_\_\_\_

Indicate year, file #'s, if known \_\_\_\_\_

g) Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under the Planning Act?

Yes  No  Unknown

h) Is the application being submitted in conjunction with a proposed County Official Plan Amendment?  Yes  No

i) Is the application being submitted in conjunction with a proposed Southgate Official Plan Amendment?  Yes  No

j) Has an application for a zoning by-law amendment, or a minor variance, been submitted to/or approved by the Township of Southgate?

Yes  No

i) If yes, please provide some additional information: To be submitted in conjunction with this application

File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

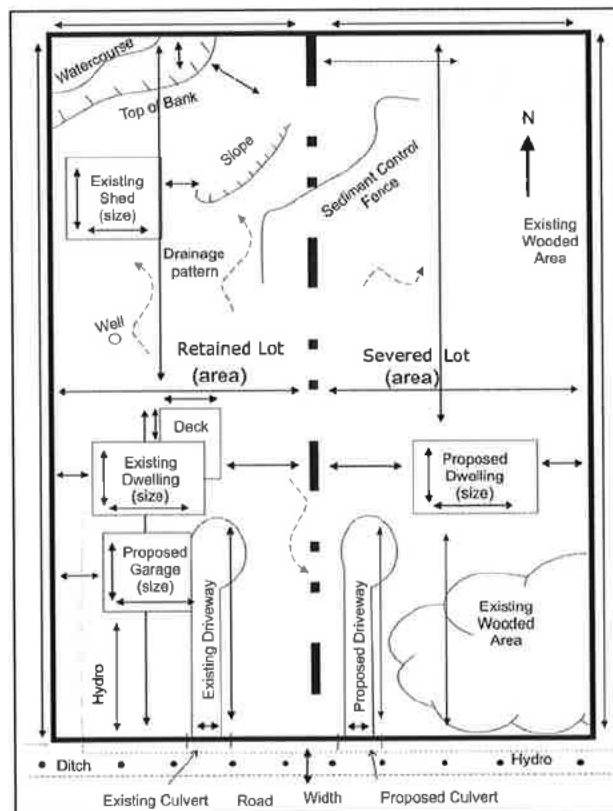
File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

### Additional Requirements

#### 17. Sketch \*\*\*You must show all of the required information\*\*\*

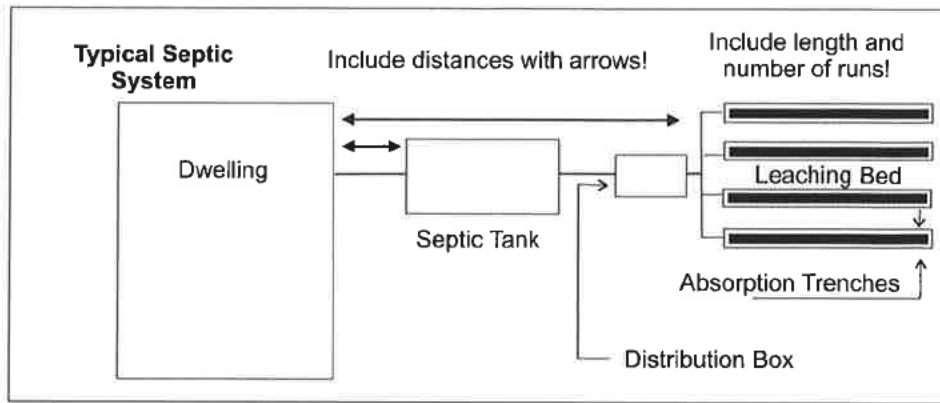
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be neat and easy to read.

- a) Clearly label which is the severed parcel and which is the retained parcel
- b) "NORTH ARROW"
- c) "Subject Land" - all land owned by the applicant - boundaries & dimensions
- d) Distance between the applicant's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- e) Boundaries and dimensions of the subject lands – clearly indicating the part of the parcel that is to be severed, the part that is to be retained and the location of all land previously severed
- f) Approximate location of all natural and artificial features on the subject land (e.g. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application
- g) Use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.)
- h) Location, width and names of all road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly traveled roads, private roads, rights-of-way or unopened road allowances
- i) Location and nature of any easement affecting the subject land
- j) Location and distances of barns within 450 metres (1476 feet) of severance

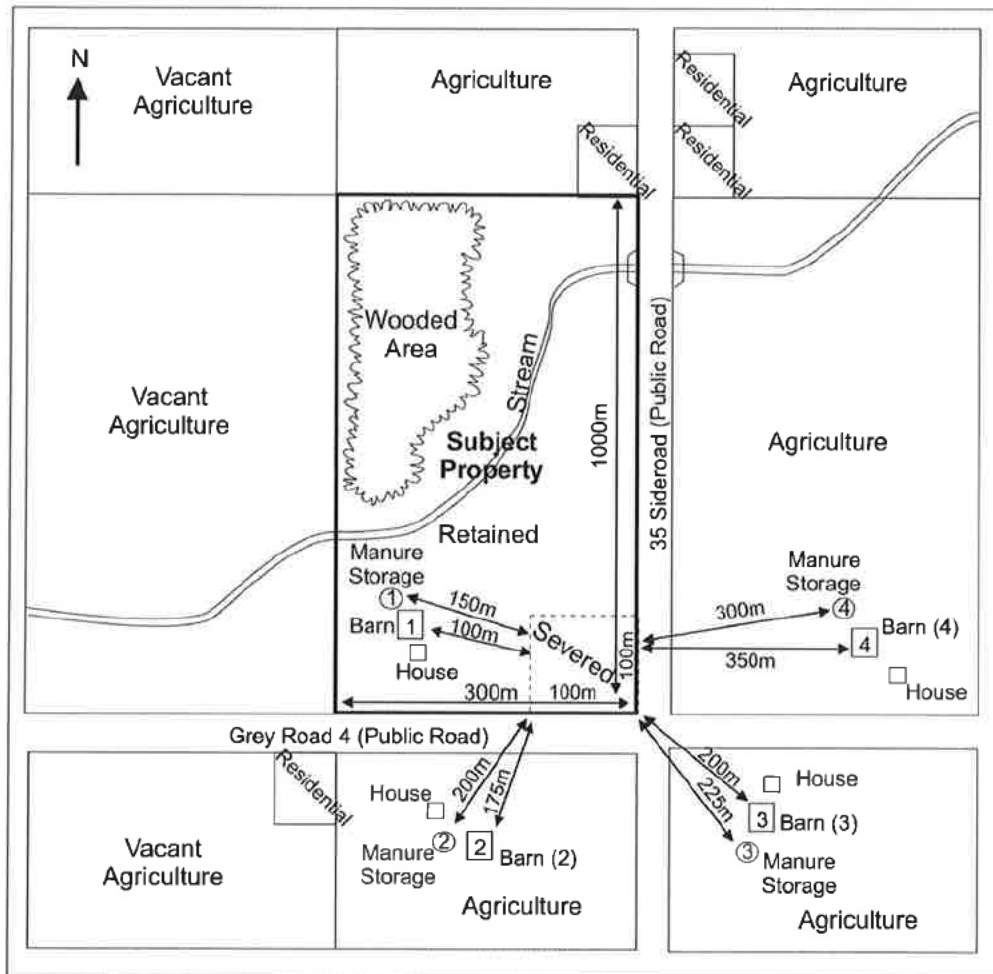


Sample 1 Residential Lot Severance Sketch

\*\*\*Please do not return this page\*\*\*



Sample 2 Septic System Information



Sample 3 Agricultural Severance

**Further Note on Sketches:**

The above samples are provided for your information. The exact details you will need to provide will depend on your proposal. Agricultural properties **MUST** provide information relating to barns on the subject property *and* the neighbouring properties as shown in Sample 3. Properties inside urban areas do not require agricultural information. Septic information in the urban area of Dundalk is not required if the property is on full municipal services.

\*\*\*Please do not return this page\*\*\*

**Part Five**

**+1.500 Authorization and affidavit**

18. Owner's Consent (Freedom of Information):

*Agent*  
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 documentation

I (we), *Genevieve Scott* 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 *Agent* \_\_\_\_\_ *Nov 11/21*  
date  
Signature of Owner \_\_\_\_\_  
date

19. Owner authorization for agent *see attached letter*

I/we \_\_\_\_\_  
authorize \_\_\_\_\_  
to act as our agent(s) for the purpose of this application.

Signature of Owner \_\_\_\_\_ Signature of Witness \_\_\_\_\_

Dated at the \_\_\_\_\_ of \_\_\_\_\_,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

*Agent*  
20. Owners authorization for access

I/we *Genevieve Scott* \_\_\_\_\_

Hereby do permit Township staff and its representatives to enter upon my/our lands during regular business hours for the purpose of performing inspections of the subject property as it relates to evaluation of this application.

Signature of Owner \_\_\_\_\_ *Nov. 11/21.*  
date  
Signature of Owner \_\_\_\_\_  
date



21. Affidavit or sworn declaration

Note: This Affidavit must be signed in the presence of a Commissioner for Taking Oaths.

I/ (We) Ryan Kocwta  
Name of Owner(s) or Authorized Agent

of the Town of the Blue Mountains in the County of Grey  
city/township/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/township/municipality county/region

This 11<sup>th</sup> day of November, 2021

[Redacted Signature]

Signature of Owner or Authorized Agent

November 11<sup>th</sup>, 2021

Date

Signature of Owner

Date

[Redacted Signature]

Signature of Commissioner

Nov. 11/21  
Date

Sandra Gail Waller, a Commissioner, etc.,  
Province of Ontario, for The Alliance Lawyers  
Robinson Tressan Professional Corporation.  
Expires May 16, 2022.

Return this completed form and payment to:  
Attention: Committee of Adjustment  
Township of Southgate  
185667 Grey Road 9, RR 1  
Dundalk Ontario  
N0C 1B0

## Schedule "A"

### Supplementary Information – Agricultural Lands

#### Agricultural property history

1. What type of farming has been or is currently being conducted?

<input type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input checked="" type="checkbox"/> Cash Crop	<input type="checkbox"/> Sheep
<input type="checkbox"/> None		
<input type="checkbox"/> Other (describe) _____		

a) Describe in detail the size and age of animals, and feed type used for the type of farming conducted: N/A

2. Is there a barn on the *subject property*?  Yes     No

If yes, answer the questions below:

- a) Indicate the condition of the barn: Good
- b) Size of Barn: +/- 500sqm
- c) Present Use of Barn: General storage
- d) Livestock Capacity of Barn: N/A
- e) MANURE STORAGE:

*Please indicate the manure storage facilities on the subject lands*

- No storage required (manure/material is stored for less than 14 days)
- Storage already exists

i) Type of Storage:

- 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

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

- Yes – For how long? Since October 2020
- No – When did you stop farming? \_\_\_\_\_
- a) If no, for what reason did you stop farming? \_\_\_\_\_

4. How long have you owned the farm? Since October 2020

5. Area of total farm holdings: +/-40ha (100ac)

6. Number of tillable hectares: +/- 33ha (80ac)

7. Do you own any other farm properties?  Yes  No

If yes, indicate locations: Lot & Concession: CON 3 LOT 56 & CON 10 LOT 20 & EGREMONT CON 3 PT LOT 57 RP16R9102 PART 2 AND PART 1

Former Township: Egremont

Total Hectares: +/-88ha (218ac)

8. Do you rent any other land for farming purposes?  Yes  No

If yes, indicate locations: Lot & Concession: 104407 Southgate Rd 10 (18ac) and 083254 Grey Rd 109 (14ac)

Former Township: Egremont

Total Hectares: +/-13ha (32ac)

9. Adjacent and nearby farms

a) Are there any barns on other properties within 450 m (1500 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 within 450m containing a barn regardless of current use. Attach a list if necessary.

b) What type of farming has been conducted on the property/properties?

Farm 1: Chickens, Broilers

Farm 2: Chicken, Broilers

c) Indicate the number of tillable hectares on other property: Farm 1: +/- 25ha; Farm 2: +/-30ha

d) Indicate the size of the barn(s): Farm 1: +/- 898sqm & +/-732sqm; Farm 2: +/-732sqm

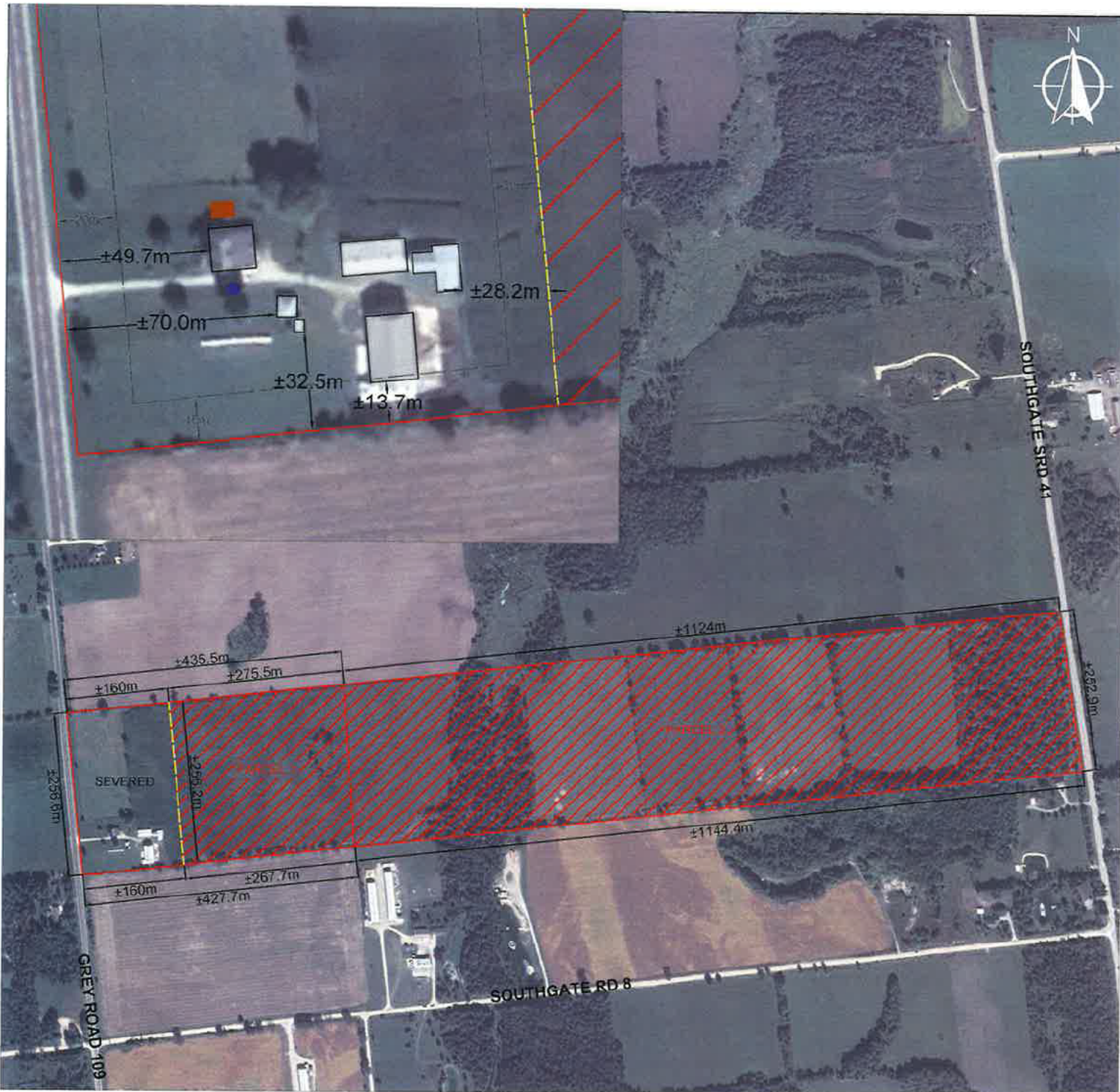
e) Capacity of barn in terms of livestock: Farm 1: 36.2 NU & 29.5 NU; Farm 2: 39.1 NU

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

All facilities are: V3. Solid, outside, no cover, >= 30% DM

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





**Site Plan**  
Lot Addition

391517 Grey Road 109,  
Township of Southgate, County of Grey  
Roll: 420706000318200; 420706000318220  
Legal Description: Egremont CON 3 PT LOT 55  
RP16R5912 Part 2 and;  
Egremont CON 3 PT LOT 55

**LEGEND**

- PROPERTY BOUNDARIES
- PROPOSED SEVERANCE
- MERGED AND RETAINED
- EXISTING BUILDINGS
- SETBACKS
- WELL
- SEPTIC

Site Statistics	
Parcel 1 Area	±11.05ha
Parcel 2 Area	±28.82ha
Total Retained Parcel Area	±35.76ha
Severed Parcel Area	±4.11ha
Severed Frontage	±256.6m
Retained Frontage	±252.9m



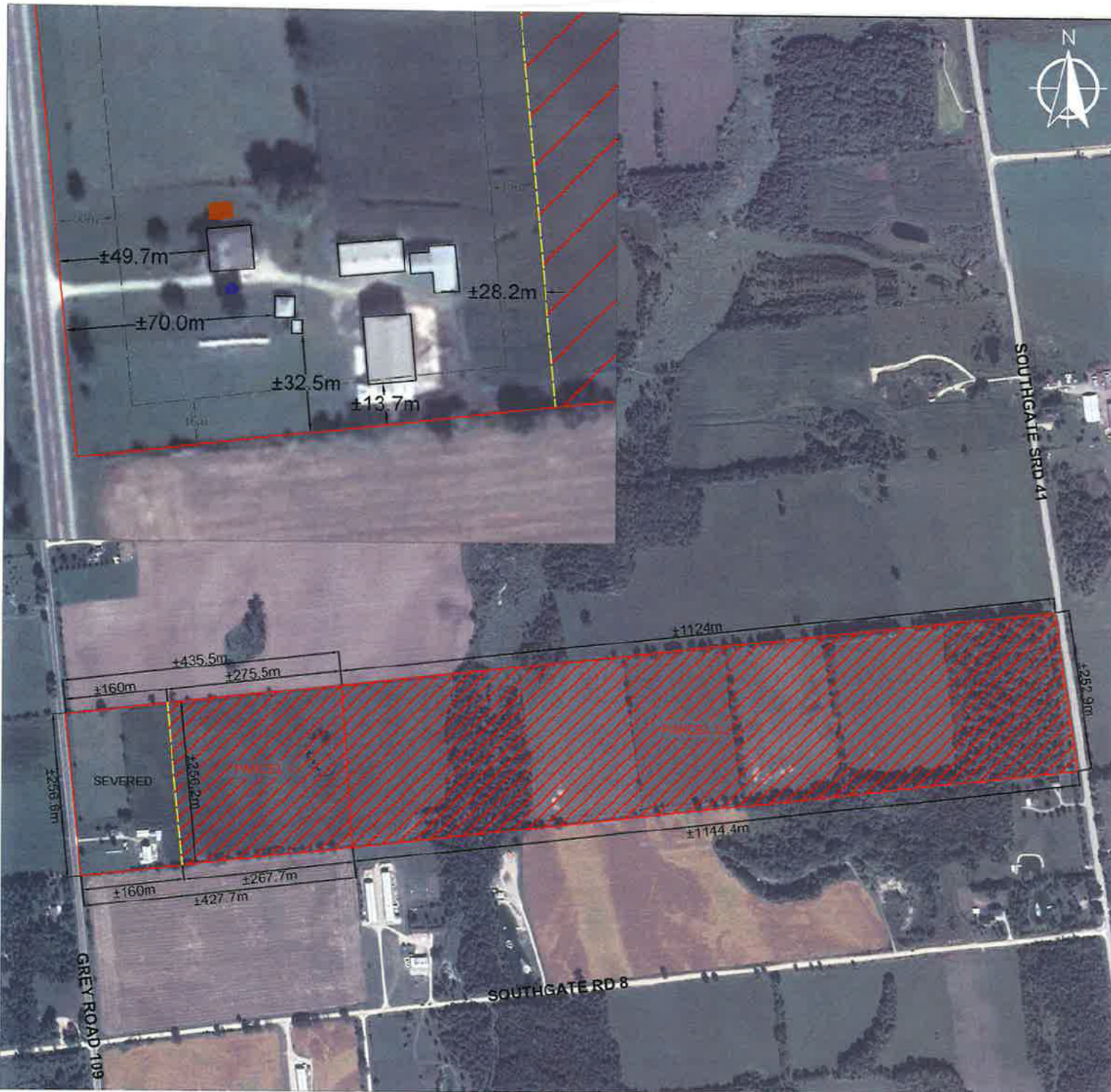
978 First Avenue West  
Owen Sound, Ontario  
N4K 4K5  
e-mail: [cuesta@cuestaplanning.com](mailto:cuesta@cuestaplanning.com)

(519) 372-9790  
Fax: (519) 372-9953  
1-800-653-7692

Drawn by: <b>M. Baker</b>	Date Printed: <b>November 2021</b>
File No.: <b>22056</b>	Project Name: <b>Dwight and Elaine Rundle</b>







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Site Statistics	
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Total Retained Parcel Area	±35.76ha
Severed Parcel Area	±4.11ha
Severed Frontage	±256.6m
Retained Frontage	±252.9m



978 First Avenue West (519) 372-9790  
Owen Sound, Ontario Fax: (519) 372-9953  
N4K 4K5 1-800-653-7682  
e-mail: [cuesta@cuestaplanning.com](mailto:cuesta@cuestaplanning.com)

Drawn by: <b>M. Baker</b>	Date Printed: <b>November 2021</b>
File No.: <b>22056</b>	Project Name: <b>Dwight and Elaine Rundle</b>

