



# 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: B1-22

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

Date received: \_\_\_\_\_

Date accepted: MARCH 14 2022

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

Roll # 42 07 09000506200

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 \$ 260.00 (per each net lot created) ✓ GRCA - Call directly for details

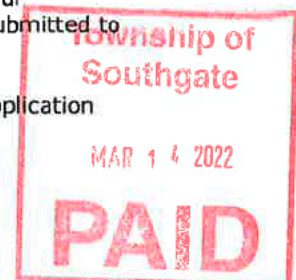
### Note on fees:

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.



1726

**Part One****Owner/Agent/Application Information**

\*To be completed by the applicant

1. Name of registered owner: Ted Acheson and Francis Scott  
 Mailing address: 752618 Southgate SDR 75, Proton Station, N0C 1Lo  
 Phone# : (H) [REDACTED] (B) \_\_\_\_\_  
 Email Address: [REDACTED]
2. Name of applicant (if different than above): N/A  
 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: N/A  
 Mailing address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Email: \_\_\_\_\_
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 &amp; the parcel to be retained.

Former Municipality Proton  
 Road Name Southgate SDR 75 Civic Address (911) No. 752618  
 Lot No. 211, 212 and 213 Plan/Concession 3 SWTSR  
 Part \_\_\_\_\_ Reference Plan No. \_\_\_\_\_

7. Description of Subject Land:

a) Existing use of the subject land:

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

b) Existing buildings House, Barn, Implement Sheds

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

- Easement  Restrictive Covenants  Right of Way

Describe: \_\_\_\_\_

**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 Frontage <u>887</u> metres Depth <u>610</u> metres Area <u>54</u> hectares	Dimensions of land intended to be RETAINED Frontage <u>300</u> metres Depth <u>610 300m tapered to 100m on SE side</u> metres Area <u>12</u> hectares
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*\*These dimensions must be accurate*

## 9. Reason for severance

(a) Reason for severance \_\_\_\_\_

- 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 Bell Canada, Water Access, Hydro, Gas Old Rail Line splits property in 2(b) Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Ted & Francis AchesonAddress: 752618 Southgate Sdr 75, Proton Station, On N0C 1L0

## 10. Proposed use of land to be severed

Existing buildings \_\_\_\_\_

Proposed buildings \_\_\_\_\_

<input type="checkbox"/> Non-farm residential	<input type="checkbox"/> Surplus farm dwelling
<input 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 \_\_\_\_\_

Proposed buildings \_\_\_\_\_

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

## 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 checked="" 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 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

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:

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

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

**Part Five**  
**Authorization and affidavit**

18. 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 documentation

I(we), Ted Acheson 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  
\_\_\_\_\_  
Signature of Owner \_\_\_\_\_  
date

19. Owner authorization for agent

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\_\_\_\_.

20. Owners authorization for access

I/we Ted Acheson \_\_\_\_\_

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 \_\_\_\_\_  
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) Ted Acheson  
Name of Owner(s) or Authorized Agent

of the Township of Southgate 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:

Township of Southgate in the County of Grey  
city/township/municipality county/region

This 10 day of March, 2022.

[Redacted Signature]  
Signature of Owner or Authorized Agent

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

[Redacted Signature]  
Tony Malnyk, a Commissioner, etc.,  
Province of Ontario, for The Corporation of  
Southgate  
Signature of Commissioner

\_\_\_\_\_  
Date

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 checked="" type="checkbox"/> Beef	<input type="checkbox"/> Swine	<input type="checkbox"/> Poultry
<input type="checkbox"/> Dairy	<input 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: 50 yearling steers feeding on hay and grain

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: \_\_\_\_\_
- c) Present Use of Barn: Livestock Housing
- d) Livestock Capacity of Barn: 100
- 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? 40 years
- No – When did you stop farming? \_\_\_\_\_
- a) If no, for what reason did you stop farming? \_\_\_\_\_

4. How long have you owned the farm? 40 years.

5. Area of total farm holdings: 11400 sq ft

6. Number of tillable hectares: 42

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

If yes, indicate locations: Lot: 210 Concession: 4 SWTSR

Former Township: Proton

Total Hectares: 9.3

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

If yes, indicate locations: Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Former Township: \_\_\_\_\_

Total Hectares: \_\_\_\_\_

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) Indicate the number of tillable hectares on other property: 16.5  
29.25

d) Indicate the size of the barn(s): lot 211 con 2 450sqm lot 212 con 2

e) Capacity of barn in terms of livestock: \_\_\_\_\_

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

lot 211 con 2 SWTSR outdoor storage  
lot 212 con 2 Liquid manure.

200 cattle  
100 hogs

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





Southgate Sideroad

Southgate Sideroad 75

106 m.

Southgate Sideroad 75

300 m.

Evergreen Lane Farms

Southgate Road 24

887 m.

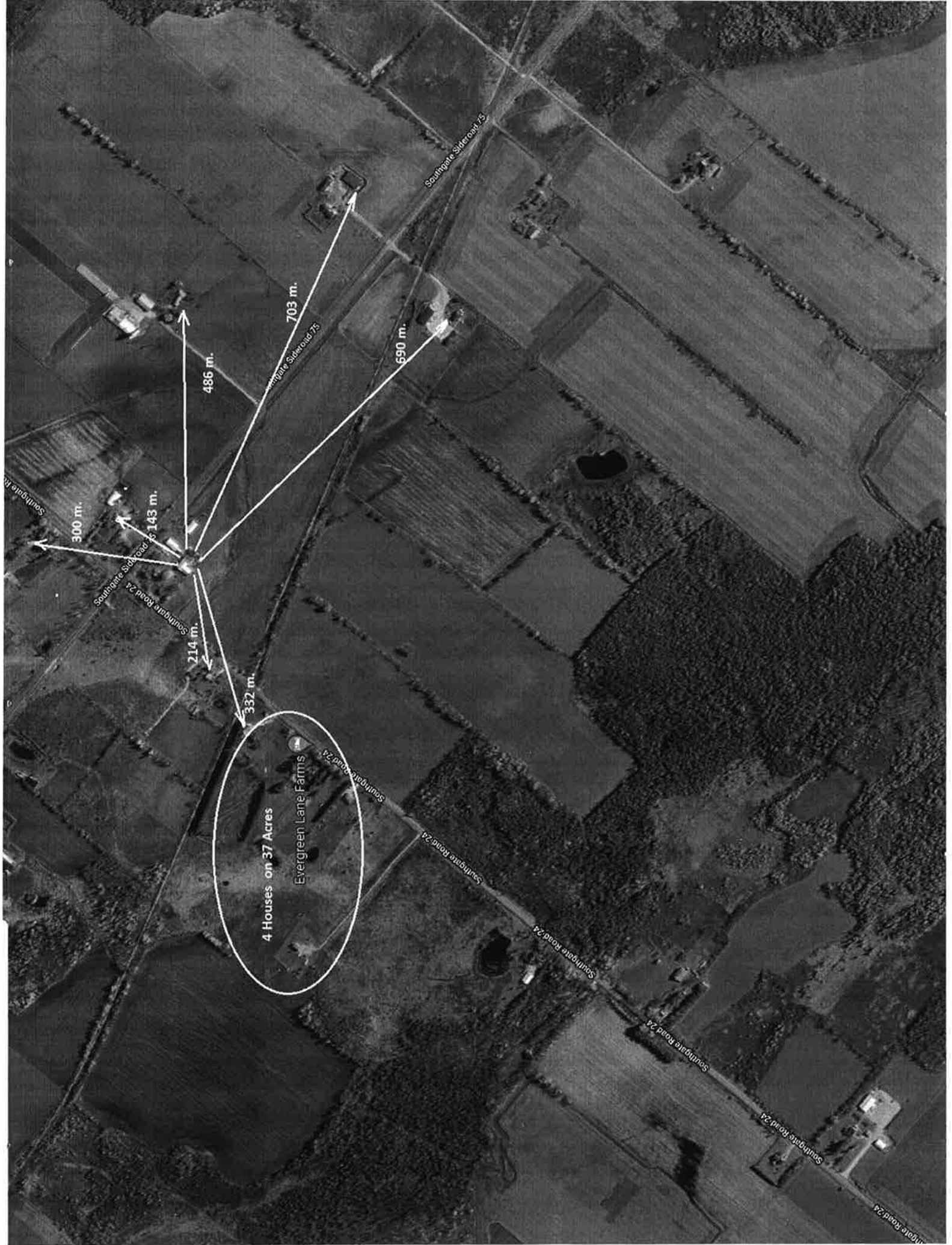
Southgate Road 24

610 m.

Southgate Road 24

Southgate Road 24

Southgate Road 24



Southgate Subroad 75

703 m.

690 m.

486 m.

143 m.

300 m.

Southgate Road 24

214 m.

332 m.

4 Houses on 37 Acres  
Evergreen Lane Farms

Southgate Road 24

Southgate Road 24

Southgate Road 24

Southgate Road 24

Southgate Road 24

Southgate Road 24



Southgate Sideroad 75

Southgate Sideroad 75

Southgate Sideroad 75

Southgate Road 24

Evergreen Lane Farms

Southgate Road 24

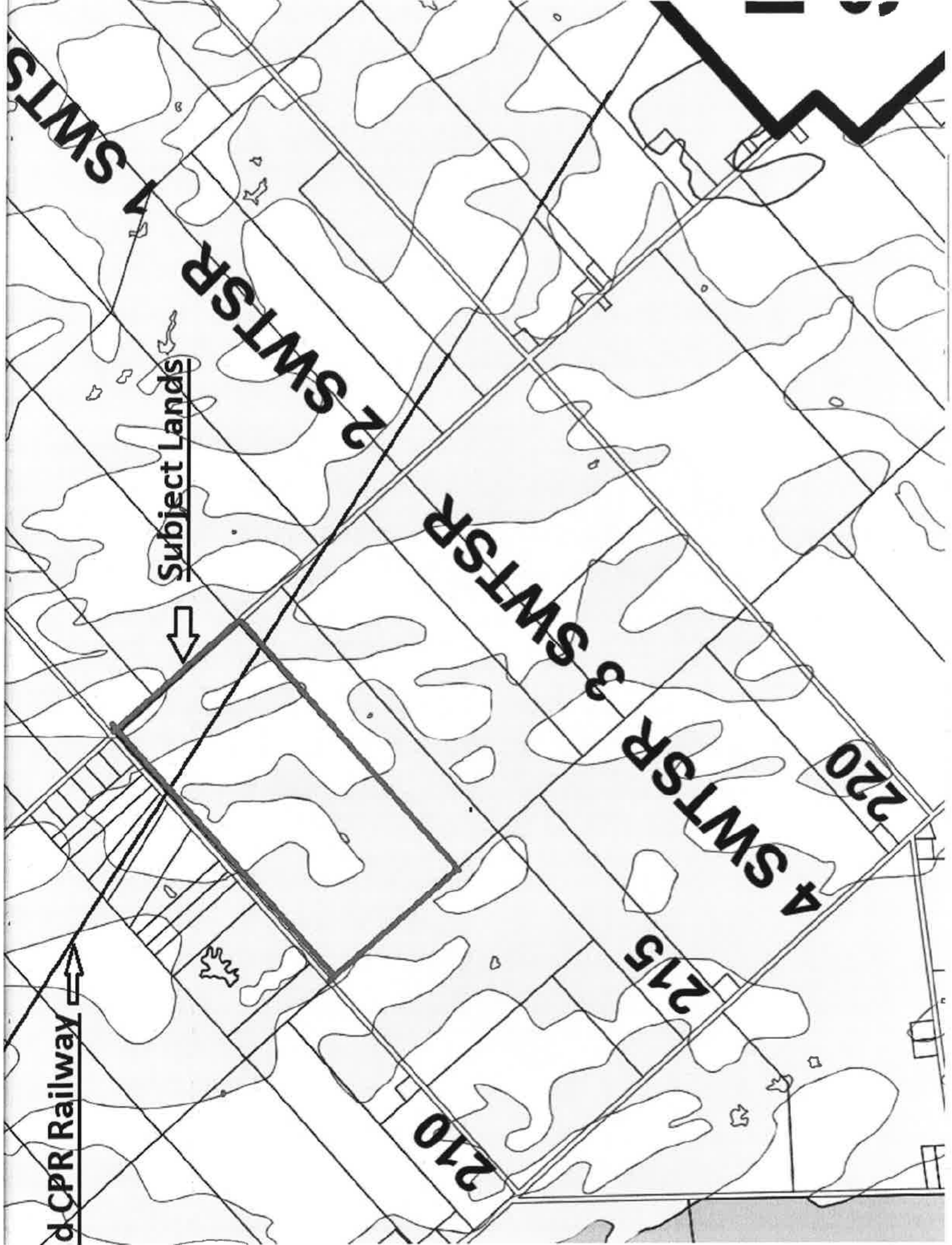
Southgate Road 24

Southgate Road 24

Southgate Road 24

Southgate Road 24

Southgate Road 24



4 SMTSR

Subject Lands

2 SMTSR

3 SMTSR

4 SMTSR

220

215

210

CPR Railway

Old CPR Line

Retained Land

Severed Land

Old CPR Line

**SWTSR**

