



# The Corporation of The Township of Southgate

## Consent Application Form

Fees Effective January 1, 2023  
By-law 2022-180

**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: **B16-23**

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

Date received: **October 20, 2023**

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

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

Roll # 42 07 **110-001-07252**

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

It is a requirement that any potential applicant pre-consult with the Planning Department prior to submitting any planning application, for the initial pre consultation meeting, please provide a drawing or sketch of your proposal accompanied by a written description.

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

**Required Fees:**

Pre-Consultation Review Fee	\$ 500.00 due prior to the application being submitted
Application Fees	\$ 1600.00 due with submitted application
	\$ 300.00 due on completion (if approved)
Public Notice Sign Fee	\$ 145.00
Parkland Dedication Fee	\$ 3,500.00 (all new residential lots)
Deed Stamping	\$ 380.00 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 Fee’s 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 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.

**Paid October 20, 2023**

## Part One

### Owner/Agent/Application Information

\*To be completed by the applicant

1. Name of registered owner: 1000124408 ONTARIO INC

Mailing address: [REDACTED]

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

Email Address: [REDACTED]

2. Name of applicant (if different than above): Gabriel Leal Rocha

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) [REDACTED]

3. Name of agent: Cuesta Planning Consultants represented by Jani Bruwer

Mailing address: 978 1st Avenue W Owen Sound ON N4K 4K5

Phone#: (519) 372-9790 Email: jani@cuestaplanning.com & 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) PLAN 480 BLK T LOT 28

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

Former Municipality Southgate

Road Name Hagan Street West Civic Address (911) 191

Lot No. Lot 28 No. Plan/Concession PLAN 480 BLK T

Part [REDACTED] Reference Plan No. [REDACTED]

7. Description of Subject Land:

a) Existing use of the subject land:

Agricultural  Rural  Commercial/Industrial  Residential

Other(explain) The property is vacant

b) Existing buildings There are no existing structures

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

Easement  Restrictive Covenants  Right of Way  NO

Describe: [REDACTED]

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

### Part Three The Proposal

8. Proposal (3 lots are being severed and they have the same frontage, depth and area)

Dimensions of land intended to be SEVERED

Frontage approx. 7.54m metres

Depth approx. 22.85m metres

Area approx. 82 x 3 = 246sqm hectares

Dimensionsof land intended to be RETAINED

Frontage approx. 7.54m metres

Depth approx. 22.85m metres

Area approx. 82 sqm hectares

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

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: Unknown at present and dependent on the outcome of this application Address: Not applicable

10. Proposed use of land to be severed

Existing buildings The property is vacant at present

Proposed buildings Three (3), on Severance Areas 1, 2 & 3 of four (4) medium density homes

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

11. Proposed use of land to be retained

Existing buildings The property is vacant at present

Proposed buildings One (1), Retained Area, of four (4) medium density residential homes

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

12. Original lot being added to (lot addition only): Not applicable

Existing buildings/structures: Not applicable

Use: Not applicable

Access: Not applicable

Servicing: Not applicable

13. Road Access: Access to the Retained Area will be gained from Hagan Street

	Severed Parcel	Retained Parcel
Provincial Highway(Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Southgate Road (Provide Road Number)	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Private well - Individual	<input 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 type="checkbox"/> NO		

b) What type of sewage disposal is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated sanitary sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Individual Private Septic	<input 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

All the above

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

d) Please indicate whether any of the following Constraint Areas in Southgate Official Plan apply to the subject land: No

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

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 Indicate year, If yes, how many severances?

file #'s, if known Not applicable

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

k) If yes, please provide some additional information: Not Applicable

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

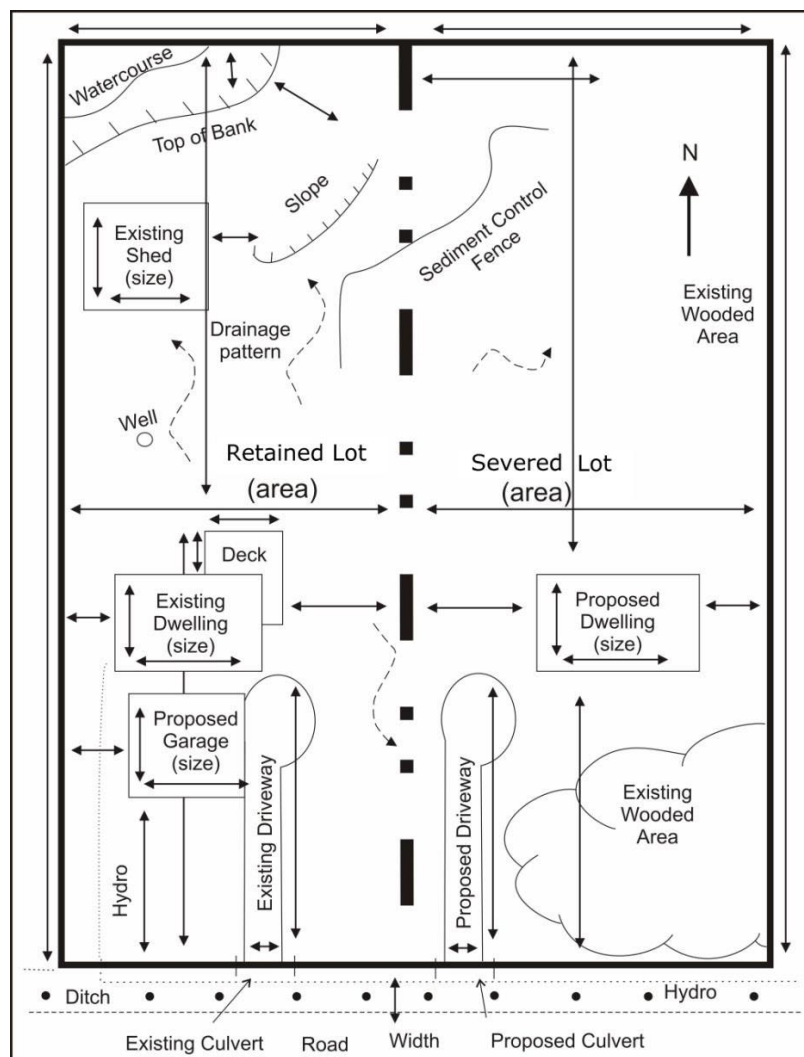
File # \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

### Additional Requirements

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

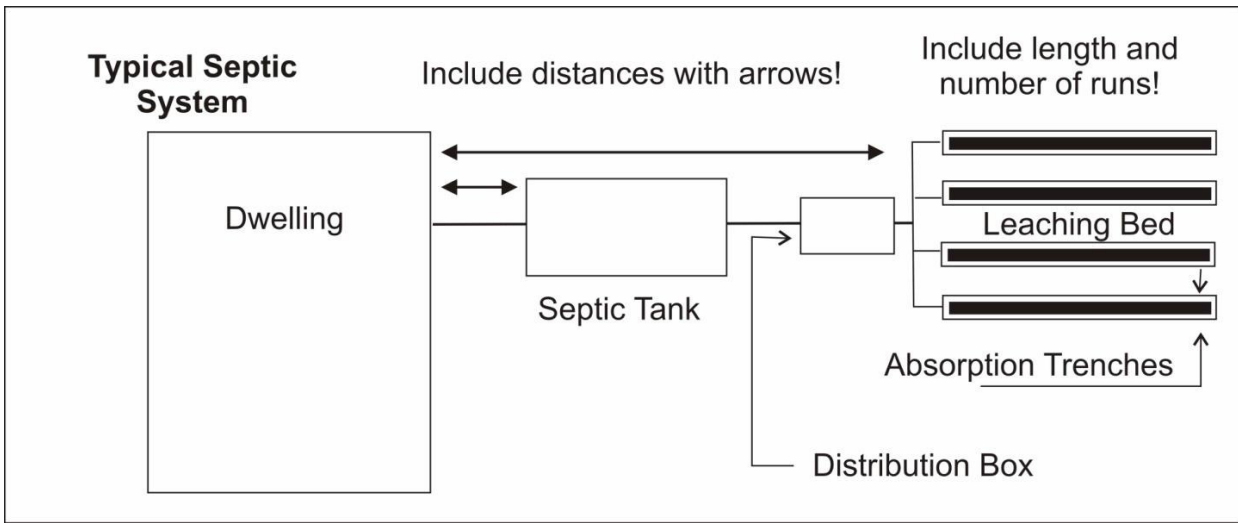
Sketch must be submitted on paper no larger than 8 1/2" x 14". Please review the example sketches to help you with what is required. Sketches must be neat and easy to read.

- 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

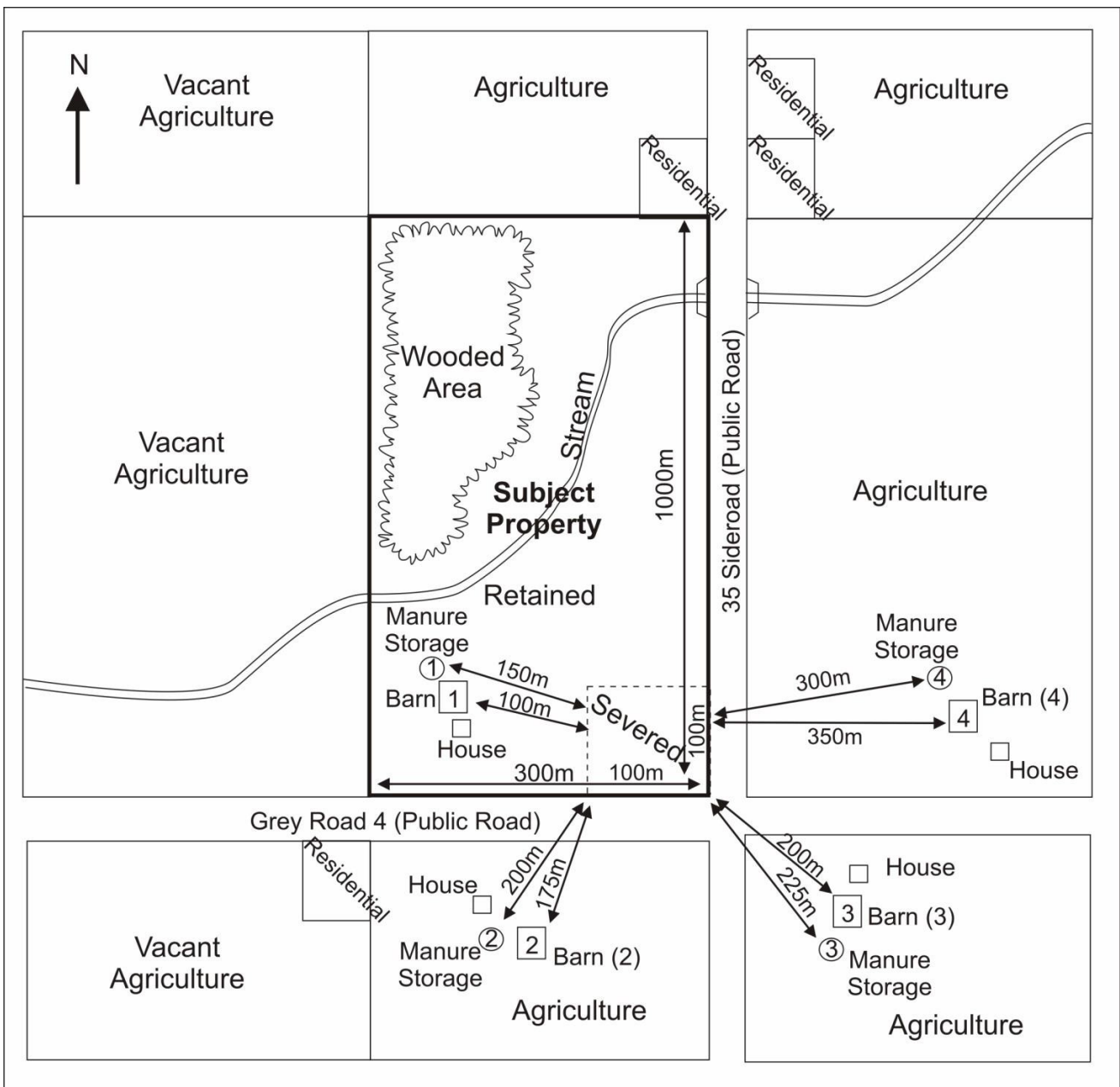


Sample 1 Residential Lot Severance Sketch

\*\*\*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**  
**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), Gabriel Rocha and Ryan Gomes  
*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.

<u>[Redacted]</u>	<u>Sept 26, 2023</u>
<i>Signature of Owner</i>	<i>date</i>
<u>[Redacted]</u>	<u>Sept, 28, 2023</u>
<i>Signature of Owner</i>	<i>date</i>

19. Owner authorization for agent

I/we Gabriel Rocha Ryan Gomes

authorize Cuesta Planning Consultants INC.

to act as our agent(s) for the purpose of this application.

<u>[Redacted]</u>	<u>[Redacted]</u>
<i>Signature of</i>	<i>Signature of Witness</i>

Dated at the City of Owen Sound

this 03 day of October, 20 23.

20. Owners authorization for access

I/we Gabriel Rocha Ryan Gomes

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.

<u>[Redacted]</u>	<u>Sept 26, 2023</u>
<i>Signature of Owner</i>	<i>date</i>
<u>[Redacted]</u>	<u>2023/09/28</u>
<i>Signature of Owner</i>	<i>date</i>



21. Affidavit or sworn declaration

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

I/ (We) Jani Bruwer  
Name of Owner(s) or Authorized Agent

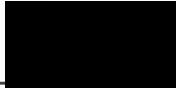
of the City of Owen Sound in the County of Grey  
city/township/municipality county/region

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 04 day of October, 2023



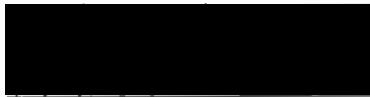
Signature of Owner or Authorized Agent

04 October 2023

Date

Signature of Owner

Date



Signature of Commissioner

Oct 4/2023

Date

Lynda Joy Steinacker, a Commissioner, etc.  
Province of Ontario, for Cuesta Planning  
Consultants Inc. Expires May 25, 2026.

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" THIS SECTION IS NOT APPLICABLE****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 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: \_\_\_\_\_

\_\_\_\_\_

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

If yes, answer the questions below:

a) Indicate the condition of the barn: \_\_\_\_\_

b) Size of Barn: \_\_\_\_\_

c) Present Use of Barn: \_\_\_\_\_

d) Livestock Capacity of Barn: \_\_\_\_\_

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

a) If no, for what reason did you stop farming? \_\_\_\_\_

\_\_\_\_\_

4. How long have you owned the farm? \_\_\_\_\_

5. Area of total farm holdings: \_\_\_\_\_

6. Number of tillable hectares: \_\_\_\_\_

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

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

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

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

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: \_\_\_\_\_

\_\_\_\_\_

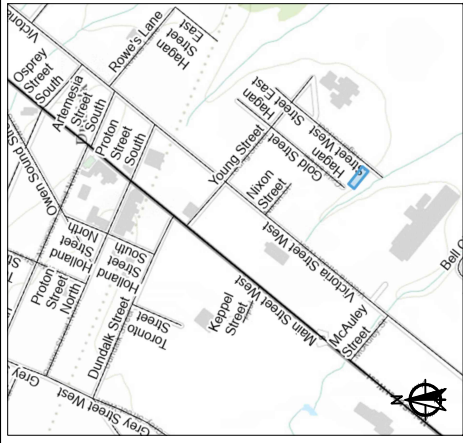
d) Indicate the size of the barn(s): \_\_\_\_\_

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

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

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

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



191 Hagan Street West  
 PLAN 480 BLK T LOT 28  
 (Dundalk)  
 Township of Southgate  
 Grey County

**Legend**

- Subject Lands
- Proposed Lot Line
- Proposed Building Envelope

\* measurements are approximate

**Cuesta PLANNING CONSULTANTS INC.**  
 Urban and Rural Planning and Resource Management  
 978 First Avenue West (S 19) 372-9790 e-mail: [cuesta@cuestaplanning.com](mailto:cuesta@cuestaplanning.com)  
 4th Floor, Suite 401 (S 19) 372-9853  
 444 H.C. 1486689.Pdf

Date Printed:	<b>September 12, 2023</b>
Drawn By:	<b>V.Muhunthan</b>
File:	<b>x23040</b>
Project Name:	<b>Rocha</b>

