



**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: C1-24
 Pre-Consult Date:
 Date received: Jan 9, 2024
 Date accepted:
 Accepted by:
 Roll # 42 07 090 005 06200
 Conservation authority fee required: SICA
 Other information:
BI-22

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)

<input type="checkbox"/> Pre - Consultation Fee		\$ 500
<input type="checkbox"/> Amendment to the Official Plan	Minor	\$ 4,000.00 application fee <i>plus</i> \$ 4,000.00 contingency fee
	Major	\$ 6,500.00 application fee <i>plus</i> \$ 6,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>		
<input checked="" type="checkbox"/> Amendment to the Zoning By-law		\$ 2,900.00 application fee
	Major	\$ 4,000.00 application fee <i>plus</i>
	Major	\$ 5,000.00 contingency fee
<i>*contingency fee required only for complex applications</i>		
<input type="checkbox"/> Removal of a Holding Provision		\$1,000.00 application fee or \$ 600.00 application fee (with related site plan agreement)
<input type="checkbox"/> Temporary Use By-Law Amendment		\$ 1,674.00 application fee <i>plus</i> \$ 400.00 agreement fee <i>plus</i> \$ 2,500.00 contingency fee

Other Required Fees:

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

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: EDWARD S. ACHESON

Mailing address: 752618 SOUTHGATE SDR 75, R.R.#1 PROTON STATION, ONT. N0C140

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

Email Address: [REDACTED]

2. Name of applicant: MARY F. SCOTT

Mailing address: 752618 SOUTHGATE SDR 75, R.R.#1 PROTON STATION, ONT. N0C140

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] _____

3. Name of agent (if applicable) _____

Mailing address: _____

Phone#: _____ Email: _____

4. Send all correspondence to (choose only one): Applicant Agent

5. Preferred Method of communication: Phone email Postal Mail

6. Name any mortgages, charges or encumbrances, in respect to the subject lands:

DUNDALK DISTRICT CREDIT UNION

Mailing Address: BOX 340, DUNDALK, ONT. N0C130

Phone#: 519-923-2400

Part B

The subject lands

7. Location of subject property (former municipality):

- Township of Egremont
- Township of Proton
- Village of Dundalk

Road/street and number:

9. Dimensions of subject property:

frontage 610 m depth 200. m area 122000 sq m/ha

10. Description of the area affected by this application if only a portion of the entire

property Part LOTS 211, 212, 213 CON3 SWTSR - EAST OF
CPR RAIL LINE

11. 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 _____

East _____

South _____

West _____

(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".

12. 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 type="checkbox"/> |
| Streams, Ravines and Lakes | <input checked="" 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 checked="" type="checkbox"/> |
| Fisheries, Wildlife & Environment | <input type="checkbox"/> | Sewage Treatment Plant | <input type="checkbox"/> |
| Heritage Resources | <input type="checkbox"/> | | |

13. 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 checked="" 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"/> |

15. 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)

AGRICULTURE

For Official Plan Amendment Applications Only:

14.

16. Please answer the following about this proposed Official Plan Amendment:

Does this application change or replace a designation in the Official Plan?

Changes Replaces

17. 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.

18. 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.

19. 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.

height _____ dimensions / floor area _____

20. The date the existing building(s) or structure(s) on the subject land were constructed: _____

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

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

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

24. 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

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
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_____ provincial highway	_____	_____
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_____ municipal road, maintained year round	_____ ✓ _____	_____
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_____ municipal road, seasonally maintained	_____	_____
---	-------	-------

_____ other public road	_____	_____
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please specify _____

_____ right of way available	_____	_____
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please specify _____

_____ water access available	_____	_____
------------------------------	-------	-------

Describe the parking and docking facilities and the approximate distance of these facilities _____

type of water supply	existing	proposed
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_____ municipally operated piped water system	_____	_____
---	-------	-------

_____ privately owned/operated individual well	_____ ✓ _____	_____
--	---------------	-------

_____ privately owned/operated communal well	_____	_____
--	-------	-------

_____ lake or other water body	_____	_____
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please specify _____

please specify _____

type of sewage disposal

existing proposed

_____ municipally operated sanitary sewers

_____ _____

_____ privately owned/operated individual septic

_____ _____

_____ privately owned/operated communal septic

_____ _____

_____ privy

_____ _____

_____ other means

_____ _____

please specify _____

26. 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

27. 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

28. Describe the **nature** and extent of the relief applied for and the proposed use of the subject lands.

HOUSE, BARN AND OUT BUILDINGS ON SUBJECT LAND TO BE RETAINED AS IS. BALANCE OF LAND RETAINED AS AGRICULTURAL.

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

OWNERS ARE PREPARING FOR FUTURE RETIREMENT. HOME COULD BE RETAINED OR NEW HOME ON VACANT LANDS IN FUTURE

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

DEADLINE FOR APPLICATION IS MAY 25/2024

Part D
Statement of compliance

32. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes No

33. 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.

Additional requirements

34. 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.

Other information

35. 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

36. 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),

EDWARD S. ACHESON and MARY F. SCOTT
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>Jan 9 / 2024</u>
Signature of Owner	date
<u>[Redacted]</u>	<u>Jan 9 / 24</u>
Signature of Owner	date

37. Owner's Authorization for Agent

I(we), _____ and _____
Name of Owner(s)

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

_____ Signature of Owner	_____ date
_____ Signature of Owner	_____ date

38. Owner's Authorization for Access

I/we, EDWARD S. ACHESON, and MARY F. SCOTT
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.

_____ Signature of Owner	_____ date
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Solemn declaration

39. 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) EDWARD + FRANCES ACHESON
Name(s)


of the MUNICIPALITY of SOUTHGATE 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.

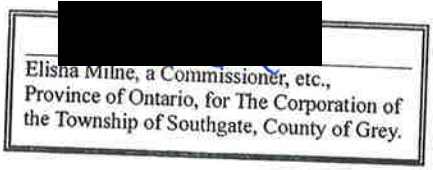
Declared before me at the:


Township of Southgate in County of Grey
city/town/municipality county/region

This 9 day of January, 2024


Signature of Commissioner


Signature of Applicant
FRANCES ACHESON
print name



Signature of Applicant

print name
FRANCES ACHESON

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: COW/CALF AND SMALL FEEDLOT USING HOME GROWN HAY AND GRAIN PLUS PURCHASED SUPPLEMENTS.

(i) How long have you owned the farm? 43 YEARS

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

Yes – For how long? 43 YEARS

No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: 174 ACRES.

(iv) Number of tillable hectares: 45.

(v) Do you own any other farm properties? Yes No

If yes, indicate locations: Lot: PART LOT 210 Concession: 4 SW T5 R.

Former Township: PROTON

Total Hectares: 10.5

(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

(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?

CATTLE

(xi) Indicate the number of tillable hectares on other property: 15

(xii) Indicate the size of the barn(s): 3500 sq²

(xiii) Capacity of barn in terms of livestock: 50 STEERS, 8 HORSES.

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

OUTSIDE - NO COVER.

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.