



**Township of Southgate  
Public Planning Meeting Agenda**

**April 28, 2021**

**1:00 PM**

**Electronic Participation**

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**Pages**

**1. Electronic Access Information**

If you wish to listen to the Public Planning meeting electronically please wait until the start time of the meeting, then dial in with your phone using the following information:

Phone Number: **1 (647) 497-9373**

Access Code: **442 - 563 - 645 #**

**2. Call to Order**

**3. Public Meeting**

**3.1. C1-21 - Manassa Martin, Con 4 SWTSR, Lots 231 to 233  
Geographic Township of Proton**

**3.1.1. Background**

**The Purpose** of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 649m<sup>2</sup> with outside storage of approximately 599m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

**3.1.2. Application and Notice of Public Meeting**

**5 - 22**

**3.1.3. Comments Received from Agencies and the Public**

**23 - 33**

3.1.4.	Questions from Council	
3.1.5.	Applicant or Agent	
3.1.6.	Members of the Public to Speak	
3.1.7.	Further Questions from Council	
3.2.	C2-21 - Conn 15 Enterprise Inc, Con 2, Lot 23, Geographic Township of Proton	
3.2.1.	Background	
	<p><b>The Purpose</b> of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 750m<sup>2</sup> with outside storage of approximately 250m<sup>2</sup>.</p> <p><b>The Effect</b> of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.</p>	
3.2.2.	Application and Notice of Public Meeting	34 - 50
3.2.3.	Comments Received from Agencies and the Public	51 - 56
3.2.4.	Questions from Council	
3.2.5.	Applicant or Agent	
3.2.6.	Members of the Public to Speak	
3.2.7.	Further Questions from Council	
3.3.	C3-21 - Pallister Farms Livestock Limited, Con 15 Lot 29 W Pt Lot 30, Geographic Township of Proton	

### **3.3.1. Background**

**The Purpose** of the proposed zoning bylaw amendment application is to implement a condition of consent for a proposed new lot by amending the zoning standards for the severed parcel to recognize a reduce lot frontage. The retained lot will prohibit future residential development.

**The Effect** of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property for the severed parcel from Agricultural (A1) to Residential Type 6 exception (R6-XXX), recognizing the reduced lot frontage. The Retained parcel will be zoned from Agricultural (A1) to Agricultural Exception (A1-XXX) to prohibit residential development. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

**3.3.2. Application and Notice of Public Meeting** 57 - 72

**3.3.3. Comments Received from Agencies and the Public** 73 - 80

**3.3.4. Questions from Council**

**3.3.5. Applicant or Agent**

**3.3.6. Members or the Public to Speak**

**3.3.7. Further Questions from Council**

**3.4. C4-21 - Elam and Nancy Martin, Con 2 SWSTR Pt Lots 198 to 200 RP 16R9480 Part 1, Geographic Township of Proton**

### **3.4.1. Background**

**The Purpose** of the proposed zoning bylaw amendment application is to allow for the conversion of the existing outside storage to inside storage. The existing shed will be converted to storage for the existing shop. The outside storage area will be reduced so that the total combined storage complies with the Official Plan requirements. The existing shop is 647m<sup>2</sup> and the outside storage is 549m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to change the zone provisions on the subject lands to permit an existing shed to be used for storage of material within the existing Agricultural Exception A1-293 zone (A1-293). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

<b>3.4.2.</b>	<b>Application and Notice of Public Meeting</b>	<b>81 - 95</b>
<b>3.4.3.</b>	<b>Comments Received from Agencies and the Public</b>	<b>96 - 106</b>
<b>3.4.4.</b>	<b>Questions from Council</b>	
<b>3.4.5.</b>	<b>Applicant or Agent</b>	
<b>3.4.6.</b>	<b>Members of the Public to Speak</b>	
<b>3.4.7.</b>	<b>Further Questions from Council</b>	

## **4. Adjournment**

The meeting adjourned at [TIME].





**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
- All applications for zoning by-law amendment or Official Plan Amendment must

**For office use only**

File no: C1-21  
Pre-Consult Date: \_\_\_\_\_  
Date received: Jan 12, 2021  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42 07 090 005 09300  
Conservation authority fee required: \_\_\_\_\_  
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 submit an application for: *(check appropriate box)*

<input type="checkbox"/> <b>Amendment to the Official Plan</b>	Minor \$1,593.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,654.00 application fee <i>plus</i> \$5,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>	
<input checked="" type="checkbox"/> <b>Amendment to the Zoning By-law</b>	<u>\$1,274.00 application fee</u> Major \$2,123.00 application fee Major \$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>	
<input type="checkbox"/> <b>Removal of a Holding Provision</b> with a related Site Plan Application	\$531.00 application fee or \$531.00 application fee
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>	\$1,593.00 application fee <i>plus</i> \$108.00 agreement fee <i>plus</i> \$2,500.00 contingency fee

**Other Required Fees:**

<input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b>	\$108.00
<input checked="" type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA \$240.00 GRCA Call directly for details

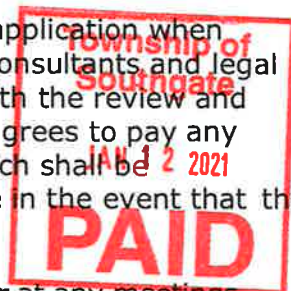
\$1622

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

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: Manassa S Martin

Mailing address: 4176 Lobsinger Line RR#1 St Clements On N0B2M0

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

Email Address: [REDACTED]

2. Name of applicant: Solomon Martin

Mailing address: 1730 Chalmers Forrest Rd RR#2 Wellesley On N0B2T0

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] agent

3. Name of agent (if applicable) Solomon Martin

Mailing address: 1730 Chalmers Forrest Rd RR#2 Wellesley On N0B2T0

Phone#: [REDACTED] Email: [REDACTED]

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:

FCC

Mailing Address: 100-120 research Guelph On. N1G 0B5

Phone#: 1-888-332-3301

**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: 180032 grey rd 9

Tax roll#: 420709000509300

Lot 231 to 233 Concession Con 4 SWTSR

Lot \_\_\_\_\_ of Plan \_\_\_\_\_

8. The date the subject land was acquired by the current owner: \_\_\_\_\_

9. Dimensions of subject property:

frontage 611 m depth 1021.42 m area \_\_\_\_\_ sq m/ha

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

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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 ag

East Dundalk

South ag

West ag

(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 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"/>		

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	<input type="checkbox"/>	Agriculture	<input 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 checked="" 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"/>		

14. Zoning By-law

Present zoning A1 / EP

Requested zoning A1 revised

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)

small scale metal work shop

**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.

14. 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.

Type of building/structure

Setbacks:  
front lot line

rear lot line

side lot line

Building/structure:

height\_\_\_\_\_ dimensions / floor area\_\_\_\_\_

15. The date the existing building(s) or structure(s) on the subject land were constructed: N/A

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

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

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

19. 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**

20. Facilities existing or proposed for subject lands:

type of access	existing	proposed
<input checked="" type="checkbox"/> provincial highway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> municipal road, maintained year round	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> municipal road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> other public road	<input type="checkbox"/>	<input type="checkbox"/>
please specify _____		
<input type="checkbox"/> right of way available	<input type="checkbox"/>	<input type="checkbox"/>
please specify _____		
<input type="checkbox"/> water access available	<input type="checkbox"/>	<input type="checkbox"/>
Describe the parking and docking facilities and the approximate distance of these facilities _____		

type of water supply	existing	proposed
<input type="checkbox"/> municipally operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> privately owned/operated individual well	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> privately owned/operated communal well	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
please specify _____		
<input type="checkbox"/> other means	<input type="checkbox"/>	<input type="checkbox"/>
please specify _____		

type of storm water management	existing	proposed
<input type="checkbox"/> storm drainage sewer pipe	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> ditch	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> swale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> other means	<input type="checkbox"/>	<input type="checkbox"/>

please specify sheet flow

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> privately owned/operated individual septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____
please specify <del>street flow</del>		

21. 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 ☐
22. 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

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

this application is to rezone a portion of this property for an on farm dry manufacturing shop  
the farm is used to raise crops for an ongoing beef operation

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

the reason is that currently there is no zoning for an on farm shop for dry manufacturing

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

when it is ready

- ## 26. 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)

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**Part D**  
**Statement of compliance**

27. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?  
Yes ☒ No ☐

28. 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.

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**Additional requirements**

29. 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

30. 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:

this application is to rezone a portion of this property for an on farm dry manufacturing shop rezoning to A1 with exception , this shop will run between 7am and 7pm week days and 7 am to noon on Saturdays, and will be closed on Sundays and statutory holidays, truck traffic is estimated at not more then 3 trucks daily round trip



**Part E**  
**Authorization and affidavit**

**31. 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),

Manassa S Martin and Mary H Martin

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.

[Redacted Signature] Dec 31/20  
Signature of Owner date

[Redacted Signature] Dec 31/20  
Signature of Owner date

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

I(we), Manassa S Martin and Mary H Martin

Name of Owner(s)

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

[Redacted Signature] Dec 31/20  
Signature of Owner date

[Redacted Signature] Dec 31/20  
Signature of Owner date

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

I/we, Manassa S Martin, and Mary H Martin

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.

[Redacted Signature] Dec 31/20  
Signature of Owner date

[Redacted Signature] Dec 31/20  
Signature of Owner date

[Redacted Signature] Dec 31/20  
Signature of Witness date

Solemn declaration

34.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) Solomon Martin  
Name(s)  
of the township of Wellesley in the region of Waterloo  
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 Woolwich in Region of WATERLOO  
city/town/municipality county/region

This 5<sup>th</sup> day of January, 2021

  
Signature of Commissioner  
Lawyer  
Woods, ELEMENS  
Fletcher & Cronin  
Elmira

  
Signature of Applicant  
Solomon Martin  
print name

Signature of Applicant  
print name

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: \_\_\_\_\_

(i) How long have you owned the farm? sinse 2015

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

☒ Yes – For how long?

sinse 2015

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

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

(iii) Area of total farm holding: 61.4099 hectares

(iv) Number of tillable hectares: 55.28 hectares

(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: fair condition

How big is the barn? 362.32 m/sq coverall = 468.23 sq/m

What is the present use of the barn? beef

What is the capacity of the barn, in terms of livestock? barn 1 = 50 head  
coverall 75 head

- (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 (3,280 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?

beef / cash crop

(xi) Indicate the number of tillable hectares on other property: 23.86 ha

(xii) Indicate the size of the barn(s): 550 m/sq

(xiii) Capacity of barn in terms of livestock: 60 head beef

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

inside /bedded

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.
5. Appeal period  
After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.
6. Decision final  
If not appeal is filed with the Township within the appeal period, the process is complete and the zoning by-law amendment is in full force and effect.

\*\*\*please do not return this page\*\*\*

I want to...

Assessment Parcel - 180032

1 of 2



☆ Assessment Parcel - 180032 GREY ROAD 9

Roll Number: 420709000509300

Primary Address: 180032 GREY ROAD 9

[See all addresses on property](#)

Legal description: CON 4 SWTSR LOT 231 TO 233

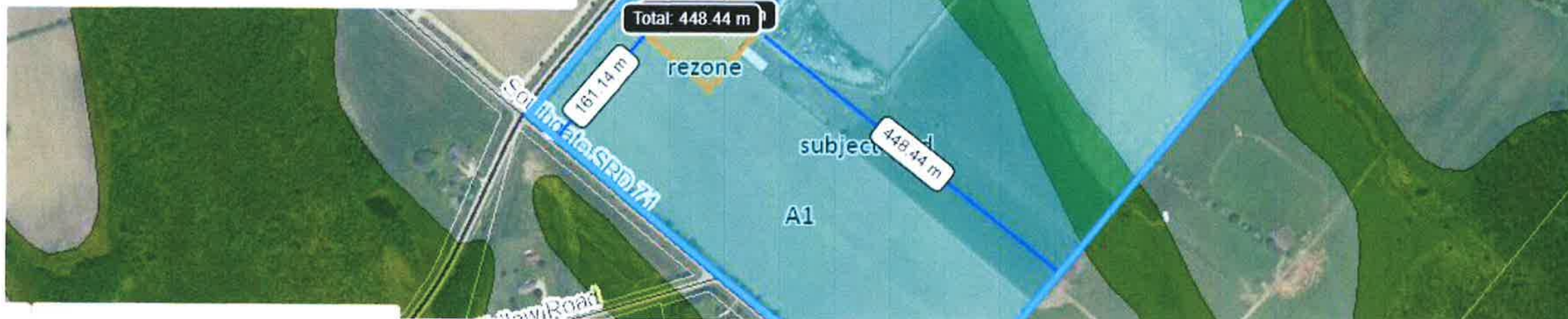
Property use: Farm with residence - with or without secondary structures, with farm outbuildings

Assessment: 975000

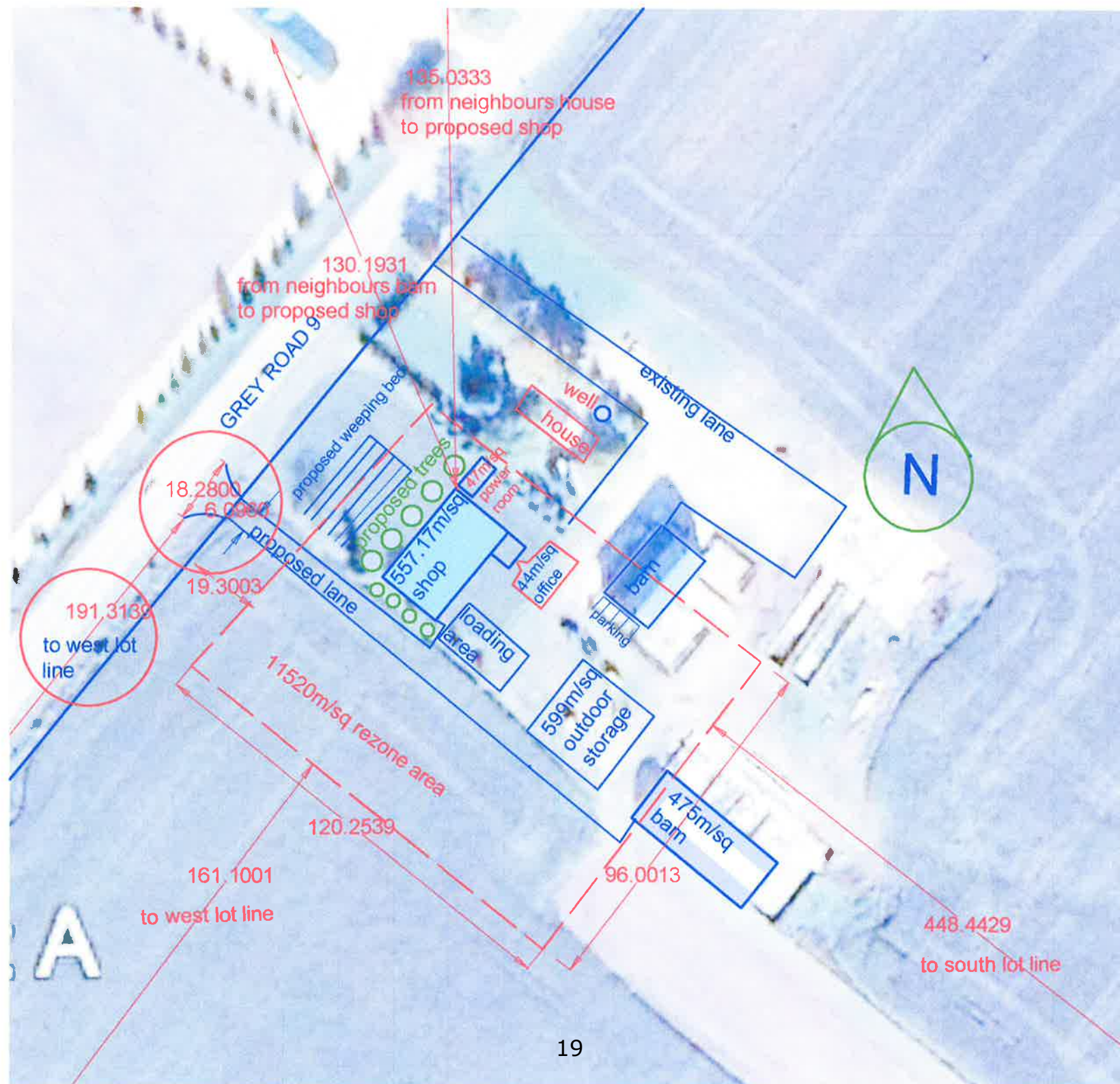
Acres: 151.7474 (as mapped by Teranet, may differ from MPAC. See additional attributes for MPAC's assessed area).

[View Additional Details](#)

[Add to Results](#)









**The Corporation of the Township of Southgate  
Notice of Public Meeting and Complete application  
Concerning a Proposed Zoning By-law Amendment**

**Take Notice** that the Council of the Corporation of the Township of Southgate has received a complete application for approval of a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

**April 28, 2021 at 1 pm via Electronic Meeting**

**Electronic Access Information:**

**Please join the meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/442563645>

**You can also dial in using your phone.**

Canada: [+1 \(647\) 497-9373](tel:+16474979373)

**Access Code:** 442-563-645 #

**NOTE: If you wish to speak at the meeting, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:**

[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

**Location of the Subject Land**

Applicant: Manassa Martin

Legal Description: Con 4 SWTSR, Lots 231 to 233 Geographic Township of Proton

Civic Address: 180032 Grey Road 9

A key map is attached to this notice for additional information.

**The Purpose** of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 649m<sup>2</sup> with outside storage of approximately 599m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

**When will a decision be made?**

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

**Want to be notified of a decision?**

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

**Making an Oral or Written Submission**

**Any person or public body** is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below.

**Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**



**Your rights to appeal a decision**

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional Information and Comments**

Please submit written comments to the Acting Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C1-21-Manassa-Martin> or by contacting the Township planner Clinton Stredwick at [cstredwick@southgate.ca](mailto:cstredwick@southgate.ca) or at the Township ext. 235. Please quote file #C1-21.

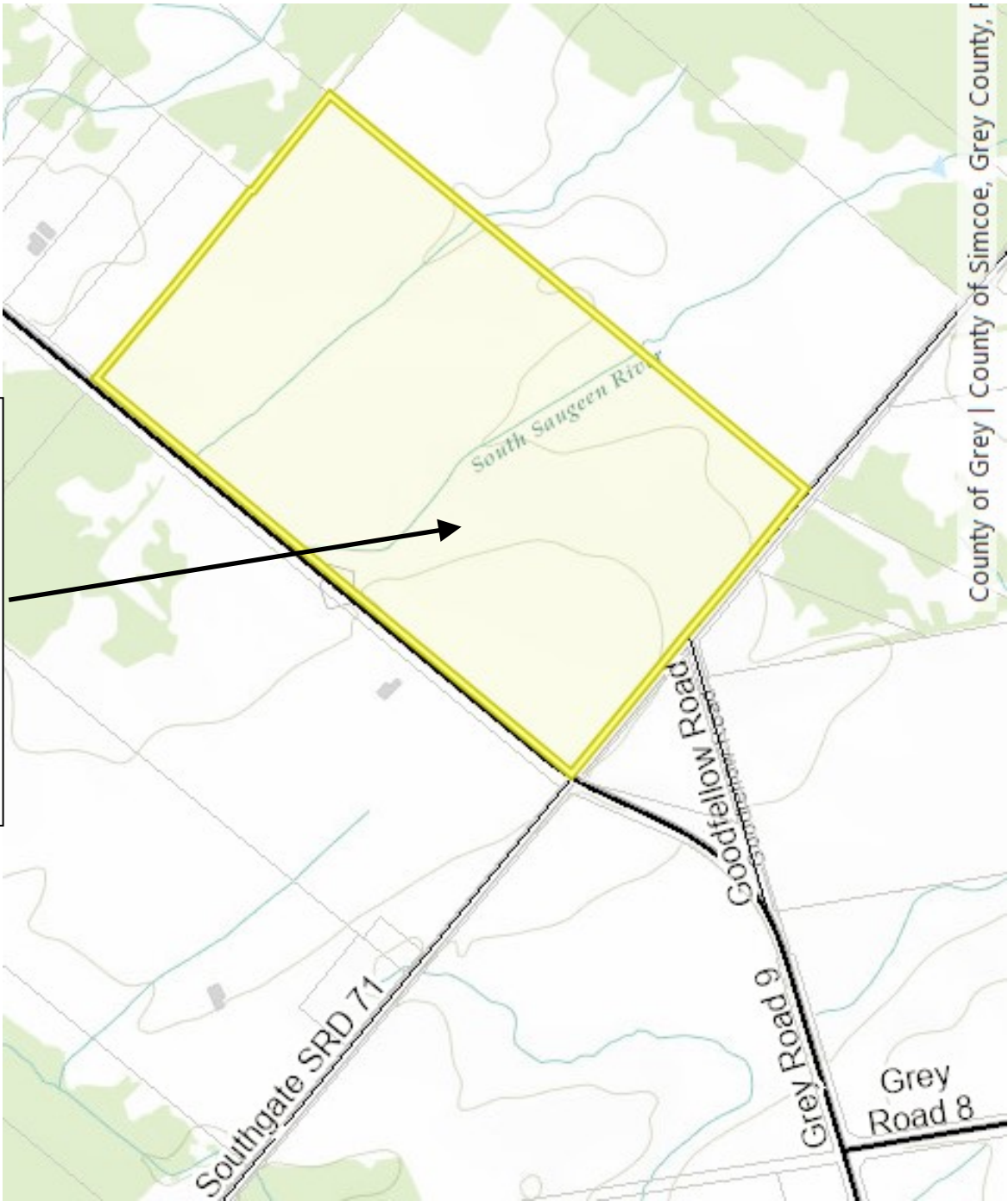
Dated at the Township of Southgate,  
this 7<sup>th</sup> day of April 2021.

Lindsey Green, Clerk  
[lgreen@southgate.ca](mailto:lgreen@southgate.ca)  
Township of Southgate  
185667 Grey Rd 9,  
Dundalk, ON N0C 1B0  
Phone: (519) 923-2110 ext. 230



Key Map (not to scale)

**SUBJECT LAND**



## Planning Application Comments

### Building Department

Date: April 16, 2021

File No: C1-21

Property Owner: Manassa S Martin

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- ☒ No Concerns or objections with the application.
- ☐ Development will require applicable permits before construction.
- ☐ A Barrier free washroom will be required with Septic system.
- ☐ Recommend the septic design is considered before proceeding.
- ☐ A detailed septic design is required.
- ☐ Road access and Civic number will be required before development proceeds.
- ☐ May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- ☐ Comments:

If I can be of any further assistance, please do not hesitate to contact me.

**Bev Fisher**  
**Chief Building Official | Township of Southgate**

185667 Grey County Road 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262

✉ [bfisher@southgate.ca](mailto:bfisher@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

April 16<sup>th</sup>, 2021

Ms. Lindsey Green, Clerk  
Township of Southgate  
185667 Grey County Road 9  
Dundalk, ON, N0C 1B0  
\*Sent via E-mail

**RE: Zoning By-law Amendment C1-21  
Lots 231 to 233, Concession 4 SWTSR  
180032 Grey Road 9  
Township of Southgate (geographic Township of Proton)  
Applicant: Manassa Martin**

Dear Ms. Green,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The purpose and effect of Zoning By-law Amendment C1-2021 is to allow for a small-scale industrial use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 649 m<sup>2</sup> with outside storage of approximately 599 m<sup>2</sup>.

Schedule A of the OP designates the subject lands as 'Rural' and 'Hazard Lands'. Section 5.2.1 of Recolour Grey states;

"1) Permitted uses in the Agricultural land use type include:

- a) All types, sizes and intensities of agricultural uses, and normal farm practices, including accessory uses (see Table 7);
- b) Agricultural-related uses (see Table 7);
- c) On-farm diversified uses (see Table 7);"

Section 5.4.1(2) of the Plan permits each of the above listed uses in the Rural designation, in addition to the Agricultural designation. Further, Section 5.2.2 of Recolour Grey states the On-farm Diversified Use size criteria. The table states that in a

property that is in the Agricultural and/or Rural designation and is 20 hectares or greater, the On-farm diversified use maximum size can be,

“The lesser of;

- 2% of the total size of the property, or
- a maximum combined area of the use of 8,000 square metres”

The policies further state that of the 8,000 square metres, the buildings shall not exceed more than 20% of the total area of the on-farm diversified use. The subject application meets the above noted policies.

Section 5.2.2 of the Agricultural Development Policies states;

“19) Ministry of the Environment, Conservation and Parks (MECP) *D-6 Guidelines*, or any successor thereto, shall be considered for any new *agricultural-related uses* or *on-farm diversified uses* or an industrial nature in the *Agricultural, Special Agricultural, or Rural land use types*, to guide the separation of industrial uses from nearby *dwellings*, institutional uses, or other *sensitive non-agricultural uses*. Uses which are covered as *normal farm practices* by the *Farming and Food Practices Protection Act* (FFPPA) shall not be required to meet the *D-6 Guidelines*, provided they meet all required Provincial noise, air, water, and wastewater standards.”

County Planning staff recommend reviewing the Provincial D-6 guidelines to ensure that the proposed use will not have a negative impact to the surrounding uses. Any impact could be further mitigated at the time of site plan approval, should the zoning application be successful.

Further, Section 5.2.2 states;

“5) New land uses, including the creation of lots, and new or expanding *livestock facilities* shall comply with the Provincial *MDS formulae*. Municipal comprehensive zoning by-laws shall incorporate Provincial *MDS formulae*.”

This section goes on to note that MDS will generally not be required for an on-farm diversified use, except where required by the Municipality. If the Township of Southgate requires MDS 1 to be met to on-farm diversified uses, it shall be ensured that such setbacks can be met.

Schedule A indicates that there are ‘Hazard Lands’ on the subject property. Section 7.2 states;

“2) Permitted uses in the *Hazard Lands land use type* are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public *utilities* and *resource based recreational uses*. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.”

The proposed development will be located outside the Hazard Lands.

Appendix B indicates that the subject property contains watercourses; however the proposed development appears to be adequately set back from the watercourses.

The subject lands are on Grey Road 9. County Transportation Services has reviewed the subject application and the entrance will be required to County Standard Light Industrial Site Access (FLSAS). An Entrance Permit is required, if it has not already been applied for.

Provided that D-6 guidelines and MDS 1 can be met, and all County Transportation Services requirements are met, County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is written over a yellow rectangular highlight.

Scott Taylor, MCIP, RPP  
Senior Planner  
519-372-0219 ext. 1238  
[scott.taylor@grey.ca](mailto:scott.taylor@grey.ca)  
[www.grey.ca](http://www.grey.ca)

## Township of Southgate

185667 Grey County Road 9,  
Dundalk, ON N0C 1B0

**Jim Ellis,**

**Public Works Manager / Risk Management Official**

**jellis@southgate.ca**



**Phone:** 519-923-2110 ext. 250

**Toll Free:** 1-888-560-6607

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: April 7, 2021

File No.: C1-21

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Grey County jurisdiction

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Grey County jurisdiction

Load Restricted Road: Yes ☐ No ☒

Comments: \_\_\_\_\_

### Risk Management Office

Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☐ WHPA "D"
- ☒ Not Applicable

Comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Jim Ellis, Public Works Manager / Risk Management Official

**From:** [Chris Hachey](#)  
**To:** [Elisha Milne](#)  
**Subject:** Request for Comments - Southgate (Martin) - Proposed Zoning By-law Amendment  
**Date:** April 19, 2021 10:45:26 AM

---

Your File: C1-21  
Our File: Southgate Municipality

Ms. Milne,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

April 19, 2021

Township of Southgate  
185667 Grey Road 9  
RR 1  
Dundalk, Ontario  
N0C 1B0

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: Proposed Zoning By-law Amendment C1-21 (Manassa Martin)  
180032 Grey Road 9  
Roll No.: 420709000509300  
Lots 231 to 233, Concession 4 SWTRS  
Geographic Township of Proton  
Township of Southgate

---

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

### **Purpose**

The purpose of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 649m<sup>2</sup> with outside storage of approximately 599 metres squared.

### **Recommendation**

The application is acceptable to SVCA staff.



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

### **Delegated Responsibility and Advisory Comments**

**SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.**

#### **Natural Hazards:**

The natural hazard feature affecting the property is floodplain. SVCA Hazardous Lands mapping shows areas of the property to be low in elevation associated with the floodplain of two watercourses that are located on and/or on lands to the southeast of the property. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the EP Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincides with the SVCA Hazardous Lands mapping for the property. The area to be rezoned as part of this application is not within the EP zone.

#### **Provincial Policy Statement – Section 3.1**

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Based on the plan submitted with the application, existing buildings and structures and the area proposed to be rezoned is beyond the hazardous lands/EP zone. Therefore, it is the opinion of SVCA staff that development is consistent with Section 3.1.1 of the PPS, 2020.

#### **Township of Southgate Official Plan and Grey County Official Plan**

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plan submitted with the application, existing buildings and structures, and the area proposed to be rezoned is located outside/beyond the hazardous lands. Therefore, it is the opinion of SVCA staff that development is consistent with the Southgate OP and Grey County OP.

#### **Natural Heritage:**

It is the opinion of SVCA staff that the natural heritage features affecting the property include significant woodlands, fish habitat and its adjacent lands, and potentially habitat of endangered species and threatened species.

#### **Provincial Policy Statement – Section 2.1**

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant woodlands, fish habitat, and habitat of endangered species and threatened species and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

#### **Township of Southgate Official Plan and Grey County Official Plan Policies**

#### Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown in the wooded area on the lands adjacent to the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological functions. However, it is the opinion of SVCA staff the preparation of an EIS to address impacts to significant woodlands may be waived in accordance with section 7.11.3 of the Grey County OP, as based on the plan submitted with the application, development will not be located within the significant woodlands, or their adjacent lands.

#### Fish Habitat

Tributaries of the South Saugeen River appear to headwater and flows through the property. The watercourses are considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP states in part that development and site alteration shall not be permitted within fish habitat and the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Furthermore, Section 6.5.6 of the Southgate OP states in part that new development is not permitted within the adjacent lands to cold and warm water streams. It is the opinion of SVCA staff that based on the plan submitted with the application, development proposed will not be located within fish habitat, or their adjacent lands.

#### Threatened and Endangered Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. The SVCA role is to identify habitat through a screening process in consideration of the PPS and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local policies have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca.

#### Statutory Comments

**SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

Portions of the property are within the Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O., 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

For this property, the SVCA Approximate Screening Area includes all watercourse on and/or adjacent to the property, any floodplain associated with the watercourses, and an offset distance from these features.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

#### Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

Based on the plans submitted as part of the application, all current building and structures, as well as the proposed buildings and structures will be located outside/beyond the SVCA Approximate Screening Area, and so permission (an SVCA permit) will not be required from the SVCA.

#### Summary

SVCA staff has reviewed this application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Township of Southgate  
Proposed Zoning By-law Amendment C1-21 (Manassa Martin)  
April 19, 2021  
Page 5 of 5

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



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
- All applications for zoning by-law amendment or Official Plan Amendment must

**For office use only**

File no: C2-21  
Pre-Consult Date: \_\_\_\_\_  
Date received: January 22, 2021  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42 07 090 006 02100  
Conservation authority fee required: \_\_\_\_\_  
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 submit an application for: (check appropriate box)

<input type="checkbox"/> <b>Amendment to the Official Plan</b>	Minor \$1,561.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,601.00 application fee <i>plus</i> \$5,000.00 contingency fee <i>*contingency fee required for all Official Plan Amendment applications</i>
<input checked="" type="checkbox"/> <b>Amendment to the Zoning By-law</b>	<u>\$1,249.00</u> application fee Major \$2,081.00 application fee Major \$2,500.00 contingency fee <i>*contingency fee required only for complex applications</i>
<input type="checkbox"/> <b>Removal of a Holding Provision</b> with a related site plan application	\$520.00 application fee or \$521.00 application fee
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>	\$1,561.00 application fee

**Other Required Fees:**

<input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b>	<u>\$105.00</u>
<input checked="" type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA <u>\$240.00</u> 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 application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

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: Conn 15 Enterprise Inc.

Mailing address: [REDACTED]

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

Email Address: [REDACTED]

2. Name of applicant: Simeon Sherk

Mailing address: Same as above

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 (if applicable) Eli Sherk

Mailing address: 2994 Hackbart Road RR#1 St Clements Ont. NOB 2MO

Phone#: 519-573-8018 Email: eli@emscon.ca

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:

Scotiabank

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

Phone#: \_\_\_\_\_

## 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: 151133 Southgate Road 15

Tax roll#: 4207090006021000000

Lot Lot 23 Concession 2 (Proton)

Lot \_\_\_\_\_ of Plan \_\_\_\_\_

8. The date the subject land was acquired by the current owner: 2017

9. Dimensions of subject property:

frontage 1,000 m depth 402 m area 39.56 ha sq m/ha

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

property As shown on the attached plans

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	<u>Agriculture</u>	East	<u>Agriculture</u>
South	<u>Agriculture</u>	West	<u>Agriculture</u>

(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 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 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 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"/>	

14. Zoning By-law

Present zoning A1 Agriculture, Environmentally Protected

Requested zoning A1 Agriculture, Environmentally Protected, A1 Exception



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)

This proposal is to re-zone a small portion of the subject property to allow for a small scale Commercial workshop to be used for Dry Manufacturing

**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.

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

14. 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.

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

Type of building/structure Workshop c/w detached Power Room

Setbacks:

front lot line 139m

rear lot line 217m

side lot line 464m Right-534m Left

Building/structure:

height 8.82m dimensions / floor area 749.58 m<sup>2</sup>

15. The date the existing building(s) or structure(s) on the subject land were constructed: n/a (No existing buildings)
16. The length of time that the existing uses of the subject land have continued: 100+ Years
17. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): \_\_\_\_\_
18. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:  
The proposal is to allow a small scale Workshop for dry manufacturing
19. 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

20. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____ provincial highway	_____	_____
<input checked="" type="checkbox"/> _____ municipal road, maintained year round	<input checked="" type="checkbox"/> _____	_____
_____ municipal road, seasonally maintained	_____	_____
_____ other public road	_____	_____
please specify _____		
_____ right of way available	_____	_____
please specify _____		
_____ water access available	_____	_____
Describe the parking and docking facilities and the approximate distance of these facilities _____		

type of water supply	existing	proposed
_____ municipally operated piped water system	_____	_____
<input checked="" type="checkbox"/> _____ privately owned/operated individual well	_____	<input checked="" type="checkbox"/> _____
_____ privately owned/operated communal well	_____	_____
_____ lake or other water body	_____	_____
please specify _____		
_____ other means	_____	_____
please specify _____		

type of storm water management	existing	proposed
_____ storm drainage sewer pipe	_____	_____
_____ ditch	_____	_____
_____ swale	_____	_____
<input checked="" type="checkbox"/> _____ other means	_____	_____

please specify Sheet Flow



**Part D**  
**Statement of compliance**

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

Yes ☒ No ☐

28. 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.

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**Additional requirements**

29. 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

30. 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:

The proposal is to build a small scale workshop to be used for (dry manufacturing) metal , wood  
or plastic , The proposed workshop building and power room would be in close proximity to the rest  
of the farm buildings, The estimated truck traffic , (receiving raw materials and pick up of finished product )  
is 3 round trips daily , The proposed hours of operation are as follows , 7:am to 7:pm Monday to Friday  
, Saturday 8am to 5pm and Closed on Statutory Holidays  
Employee's are limited to 5 besides the owner and his family

**Part E**  
**Authorization and affidavit**

31. 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),

Simeon Sherk 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 Jan 20 2021  
date

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

32. Owner's Authorization for Agent

I(we), Simeon Sherk and \_\_\_\_\_  
Name of Owner(s)

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

\_\_\_\_\_  
Signature of Owner Jan. 20 2021  
date

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

33. Owner's Authorization for Access

I/we, Simeon Sherk, and \_\_\_\_\_  
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 Jan 20 2021  
date

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

\_\_\_\_\_  
Signature of Witness date

**Solemn declaration**

34. 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) Eli Sherk  
Name(s)

of the Township of Wellesley in the Region of Waterloo  
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: Creemore  
20th of January in County of Simcoe  
city/town/municipality county/region

This 20th day of January, 2021

Signature of Commissioner

John L. Ferris  
LSO # 14769B

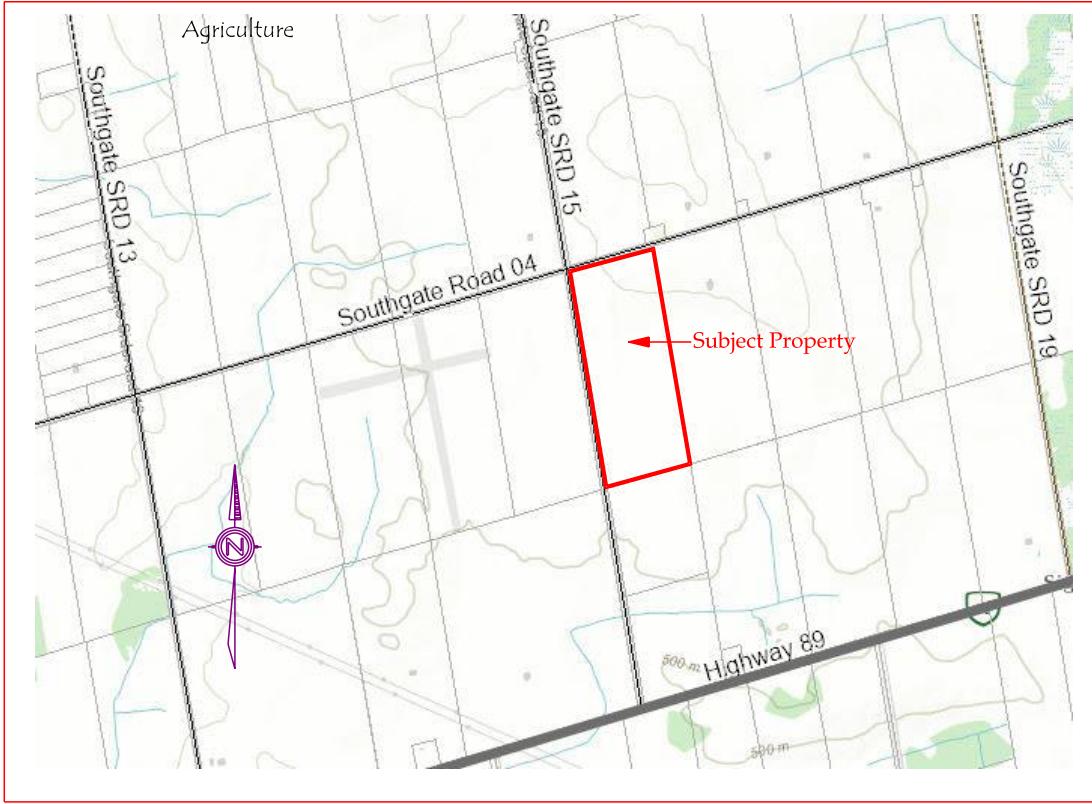
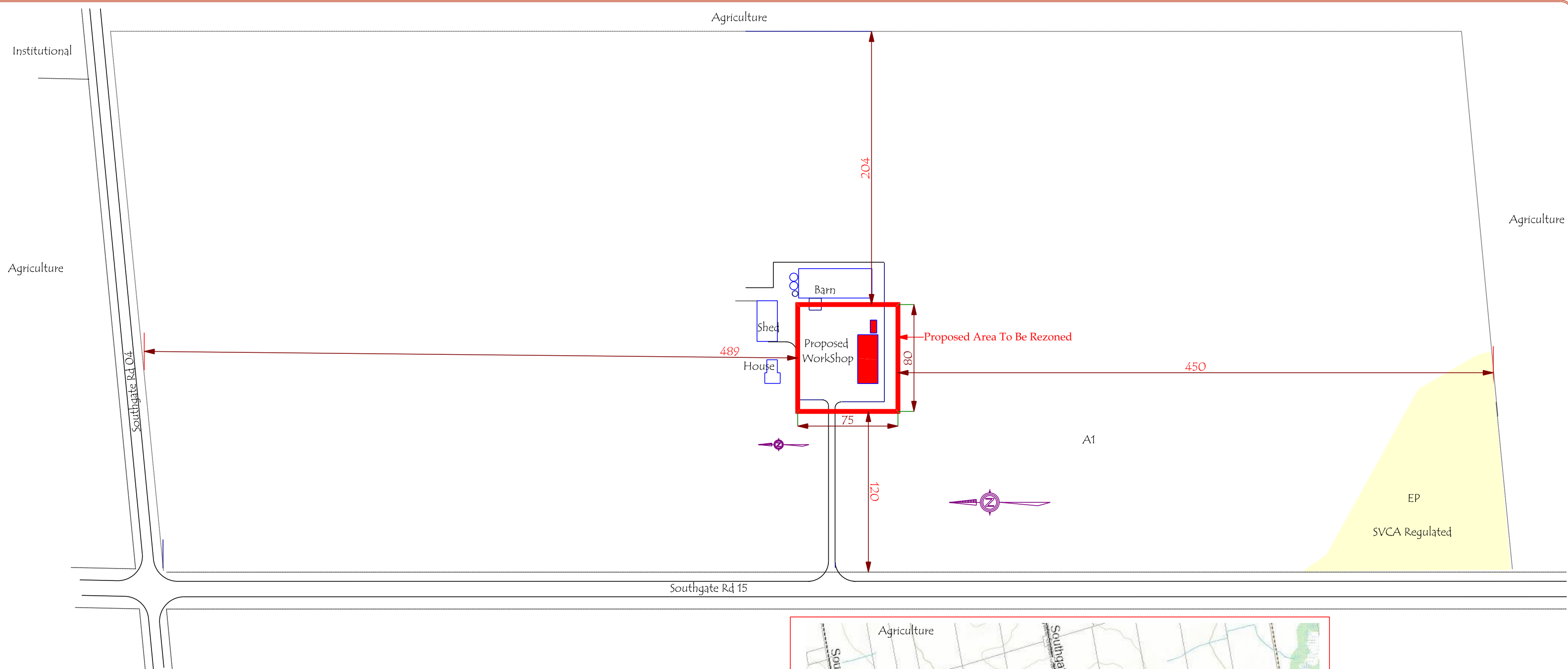
Signature of Applicant

Eli Sherk  
print name

Signature of Applicant

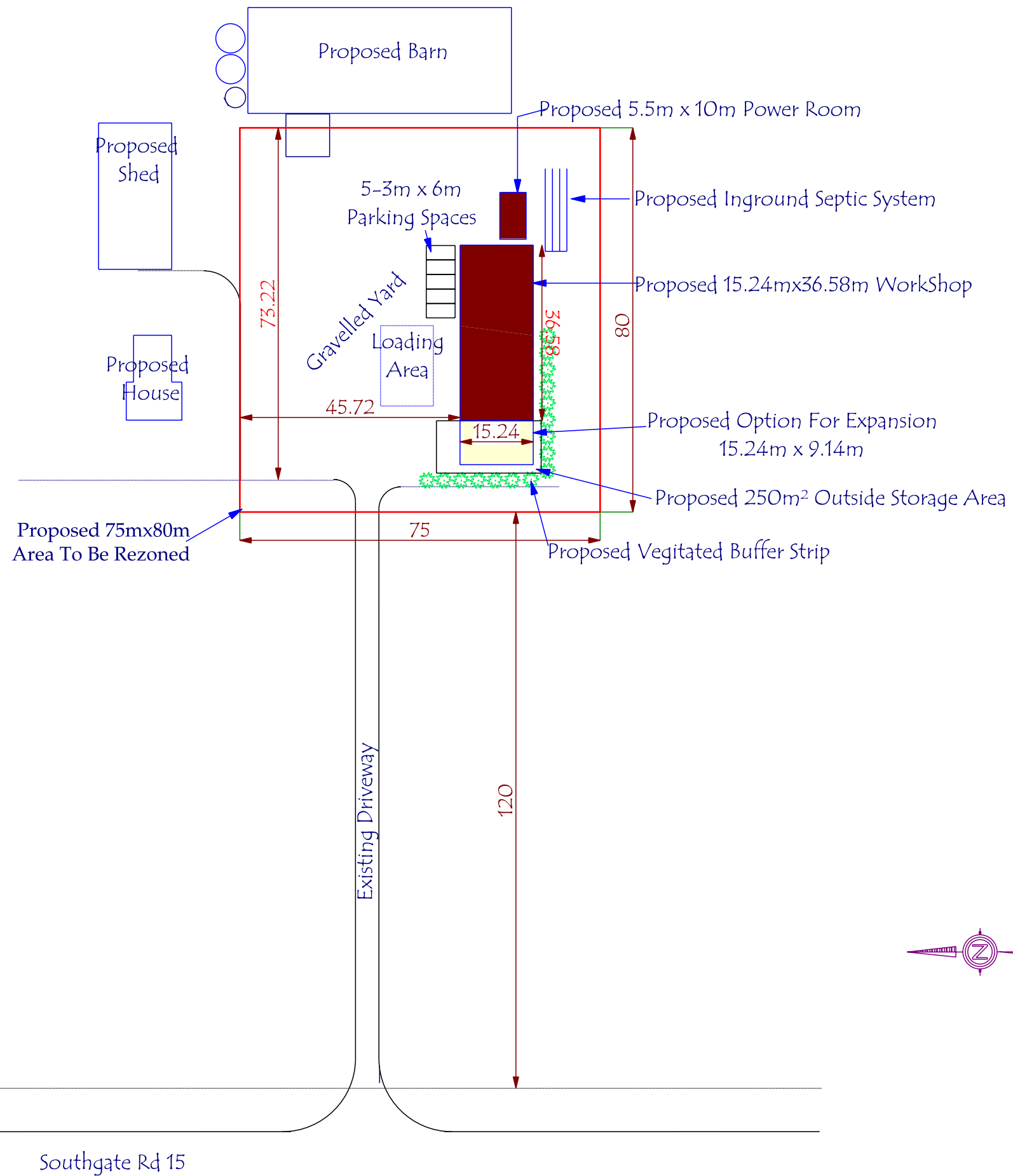
print name



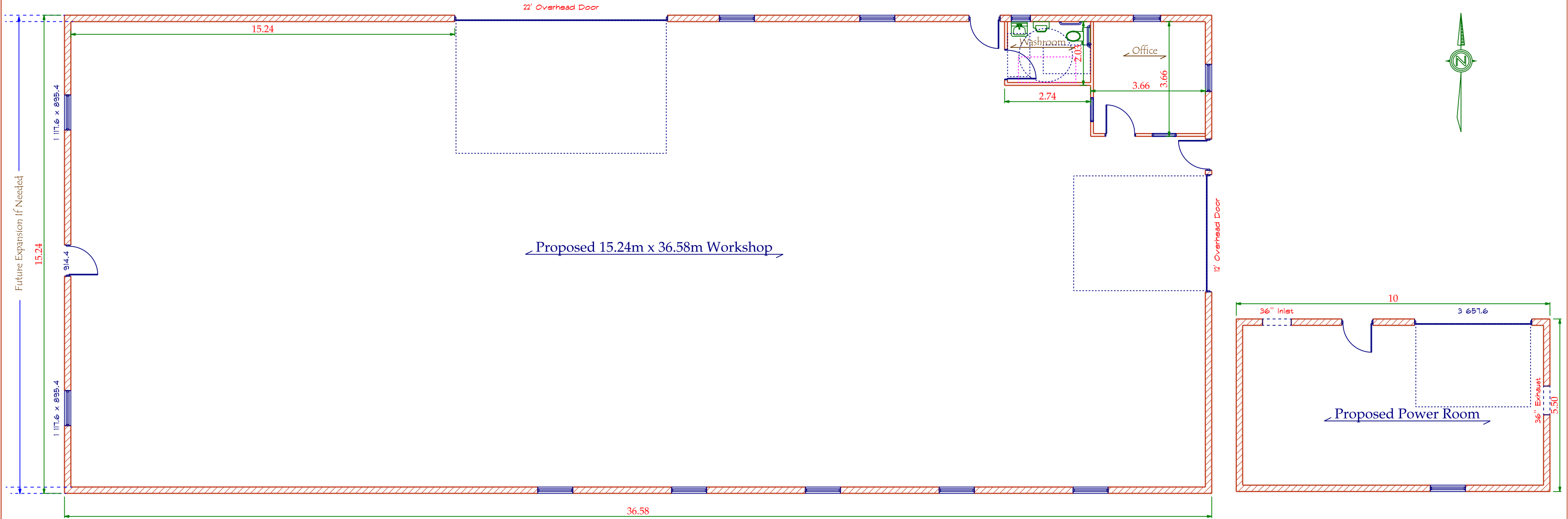


Project Title ; Zoning Amendment	
Property Owner; Conn 15 Enterprise Inc. Phone; 519-580-4554	
Propert Address; 151133 Southgate SRD15 Conn Ont.	
Lot 23 Con 2 (Proton)	
Drawing Title; <b>Site Plan</b>	
Drawing Scale; 1:2800 Drawn By; E.M.S	<b>Page;</b> <b>1 of 4</b> 1/21/21





Project Title ; Zoning Amendment	
Property Owner; Conn 15 Enterprise Inc. Phone; 519-580-4554	
Propert Address; 151133 Southgate SRD15 Conn Ont.	
Lot 23 Con 2 (Proton)	
Drawing Title; <b>Farmstead Plan</b>	
Drawing Scale; 1:1000 Drawn By; E.M.S	Page; <b>2 of 4</b> 1/21/21

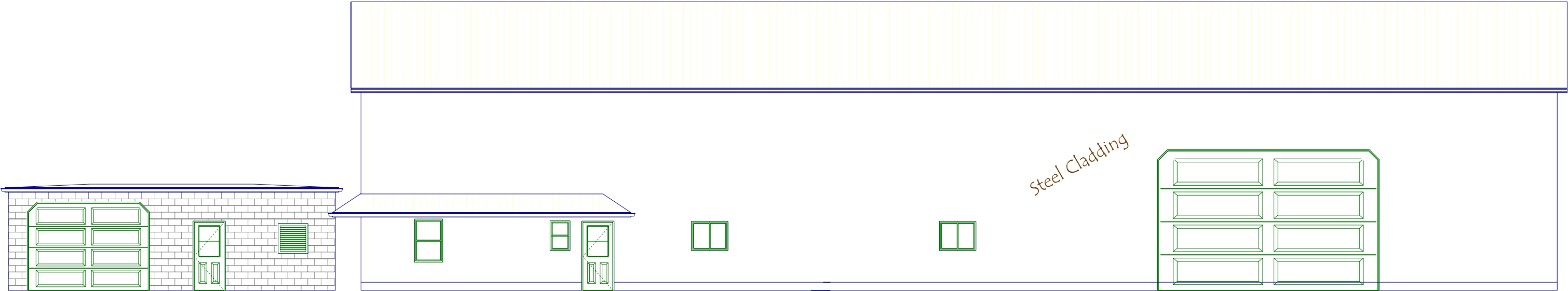


AREA SCHEDULE		
NAME	Dimensions	AREA
Workshop	15.24 x 36.58	557.42 m²
Power Room	5.50 x 10.00	55.00 m²
Possible Addition	15.24x9.00	137.16 m²
Proposed Gross	Building Floor Area	749.58 m²

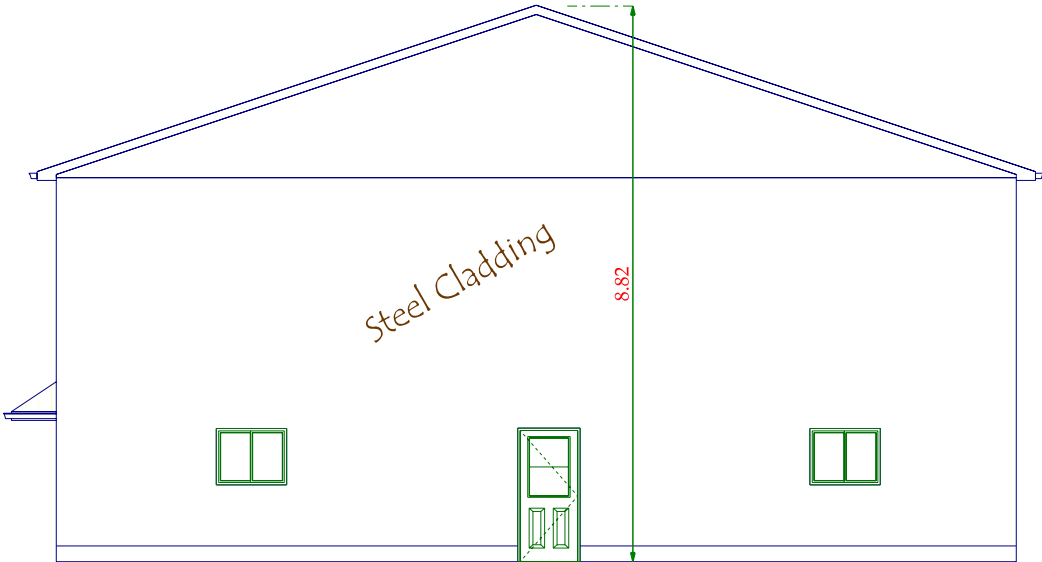
Project Title ; Zoning Amendment	
Property Owner; Conn 15 Enterprise Inc. Phone; 519-580-4554	
Proper Address; 151133 Southgate SRD15 Conn Ont.	
Drawing Title; <b>Floor Plan</b>	
Drawing Scale; 1:120 Drawn By; E.M.S	Page; <b>3 of 4</b> 1/21/21



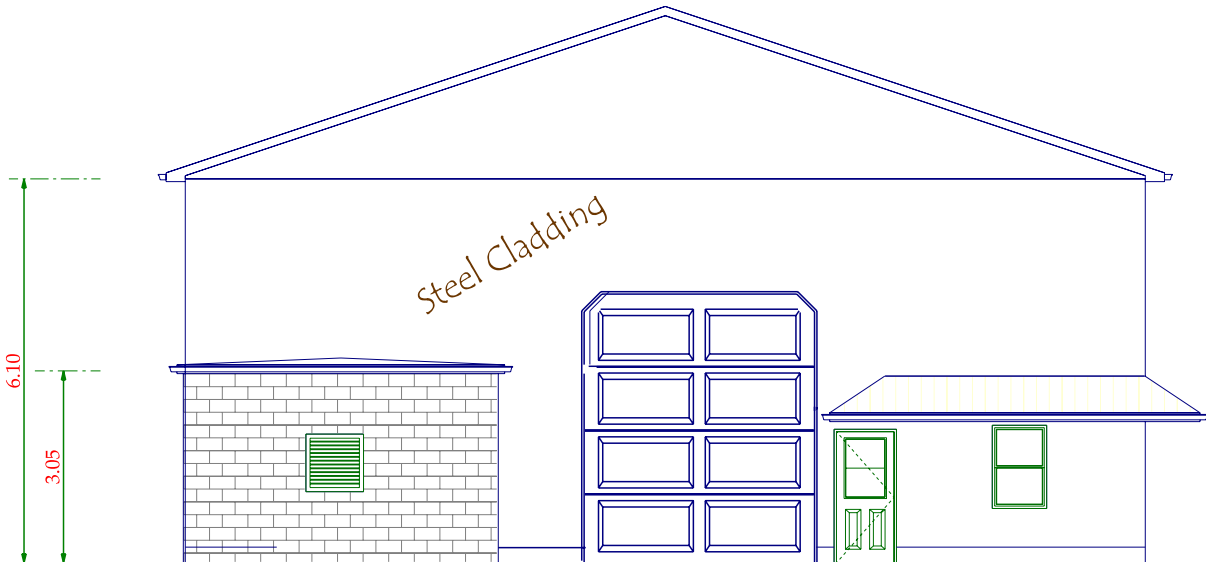
South Elevation



North Elevation



West Elevation



East Elevation

Project Title ; Zoning Amendment	
Property Owner; Conn 15 Enterprise Inc. Phone; 519-580-4554	
Proper Address; 151133 Southgate SRD15 Conn Ont.	
Lot 23 Con 2 (Proton)	
Drawing Title; <b>Elevations</b>	
Drawing Scale; 1:120 Drawn By; E.M.S	Page; <b>4 of 4</b> 1/21/21



**The Corporation of the Township of Southgate  
Notice of Public Meeting and Complete application  
Concerning a Proposed Zoning By-law Amendment**

**Take Notice** that the Council of the Corporation of the Township of Southgate has received a complete application for approval of a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

**April 28, 2021 at 1 pm via Electronic Meeting**

**Electronic Access Information:**

**Please join the meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/442563645>

**You can also dial in using your phone.**

Canada: [+1 \(647\) 497-9373](tel:+16474979373)

**Access Code:** 442-563-645 #

**NOTE: If you wish to speak at the meeting, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:**

[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

**Location of the Subject Land**

Applicant: Conn 15 Enterprise Inc

Legal Description: Con 2, Lot 23 Geographic Township of Proton

Civic Address: 151133 Southgate Road 15

A key map is attached to this notice for additional information.

**The Purpose** of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 750m<sup>2</sup> with outside storage of approximately 250m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

**When will a decision be made?**

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

**Want to be notified of a decision?**

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

**Making an Oral or Written Submission**

**Any person or public body** is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below.

**Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

**Your rights to appeal a decision**

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional Information and Comments**

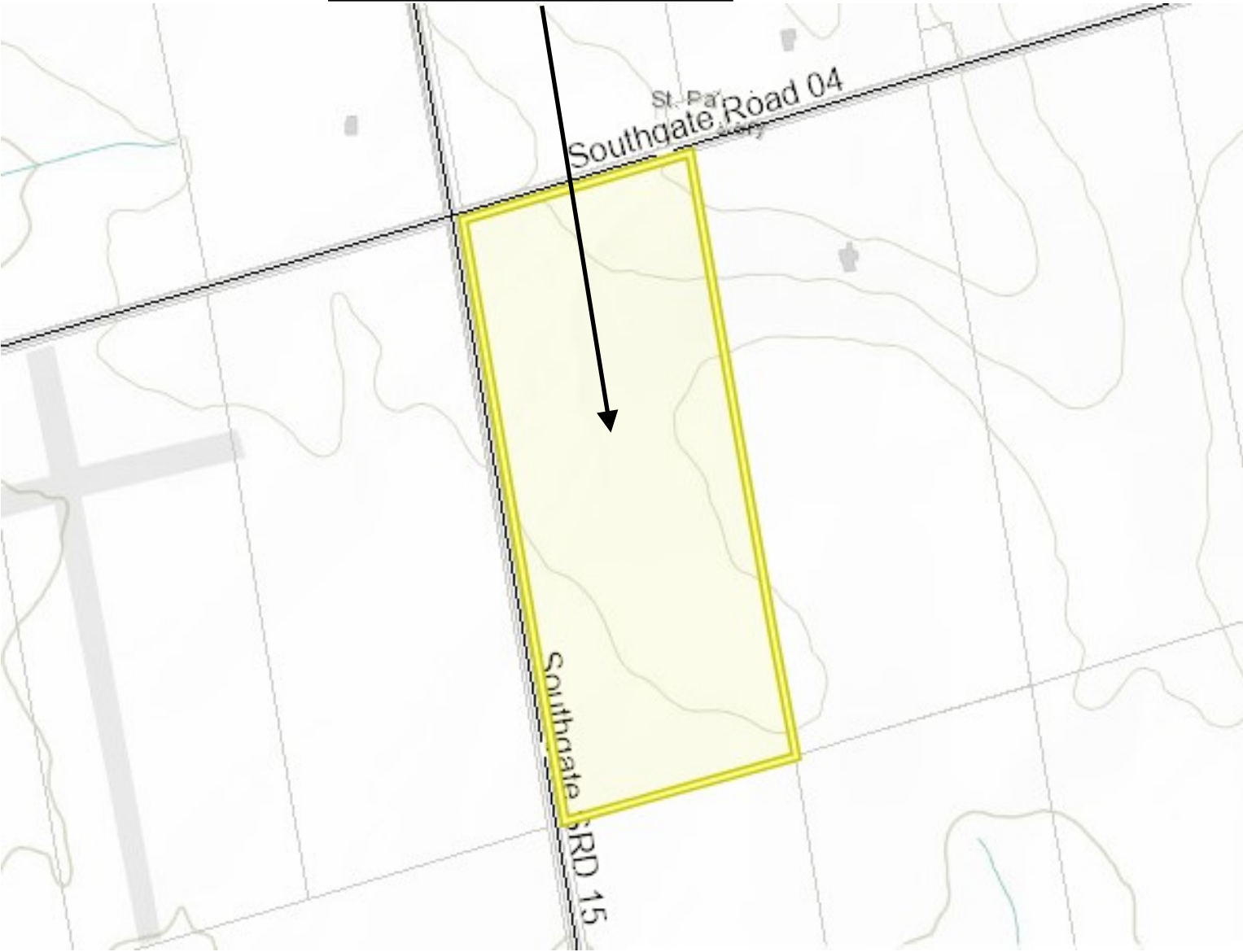
Please submit written comments to the Acting Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C2-21-Conn-15-Enterprise-Inc-Simeon-Sherk> or by contacting the Township planner Clinton Stredwick at [cstredwick@southgate.ca](mailto:cstredwick@southgate.ca) or at the Township ext. 235. Please quote file #C2-21.

Dated at the Township of Southgate,  
this 7<sup>th</sup> day of April 2021.

Lindsey Green, Clerk  
[lgreen@southgate.ca](mailto:lgreen@southgate.ca)  
Township of Southgate  
185667 Grey Rd 9,  
Dundalk, ON N0C 1B0  
Phone: (519) 923-2110 ext. 230

Key Map (*not to scale*)

**SUBJECT LAND**



## Planning Application Comments

### Building Department

Date: April 16, 2021

File No: C2-21

Property Owner: Conn 15 Enterprise Inc.

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- ☒ No Concerns or objections with the application.
- ☒ Development will require applicable permits before construction.
- ☒ A Barrier free washroom will be required with Septic system.
- ☐ Recommend the septic design is considered before proceeding.
- ☐ A detailed septic design is required.
- ☐ Road access and Civic number will be required before development proceeds.
- ☐ May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- ☐ Comments:

If I can be of any further assistance, please do not hesitate to contact me.

**Bev Fisher**  
**Chief Building Official | Township of Southgate**

📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262

✉ [bfisher@southgate.ca](mailto:bfisher@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)





## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

April 16<sup>th</sup>, 2021

Lindsey Green, Clerk  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON N0C 1B0

**RE: Zoning By-law Amendment C2.2021**  
**151133 Southgate Road 15**  
**Concession 2, Lot 23**  
**Township of Southgate (geographic Township of Proton)**  
**Owner: Conn 15 Enterprise Inc.**  
**Applicant: Simeon Sherk**

Dear Ms. Green,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The Purpose of the proposed zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be 750m<sup>2</sup> with outside storage of approximately 250m<sup>2</sup>.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within a new agricultural exception zone (A1-XXX). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

Schedule A of the County OP designates most of the subject lands as 'agricultural', with a small section being 'hazard lands'. Section 5.2.1(1)(c) states,

*On-farm diversified uses* are a permitted use.

On-farm diversified uses are required to be limited in area, as per table 8 of the County OP.

*On agricultural lands 20 hectares or greater, the lesser of; 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres is permitted for the on-farm diversified use.*

Section 5.2.2(16) further states,

*The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use.*

The subject property is greater than 20 hectares. The proposed development is well within the size parameters outlined by the County Plan. Staff have no concerns with the proposed size of the industrial shop (inclusive of both indoor and outdoor components). Staff would typically see these types of proposals as being defined as 'on-farm diversified uses' vs. 'agricultural-related'.

Section 7.2(3) states,

*In the hazard lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of section 7. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.*

The proposed development site appears to be located outside of the hazard lands. County planning staff have no concerns.

Section 5.2.2(2)(e) states,

*MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDSD to apply in their municipal official plan or zoning by-law. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.*

Should MDS apply for on-farm diversified uses in the Township of Southgate, these requirements are needing to be met.

Section 5.2.2(19) states,

*Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines, or any successor thereto, shall be considered for any new agricultural-related uses or on-farm diversified uses or an industrial nature in the Agricultural, Special Agricultural, or Rural land use types, to guide the separation of industrial uses from nearby dwellings, institutional uses, or other sensitive non-agricultural uses. Uses which are covered as normal farm practices by the Farming and Food*

*Practices Protection Act (FFPPA) shall not be required to meet the D-6 Guidelines, provided they meet all required Provincial noise, air, water, and wastewater standards.*

Provided D-6 guidelines can be met, County planning staff have no concerns.

From a general planning nature, staff recommend including a natural buffer (hedge row, trees) around the subject shop to limit visibility from the roadside.

Provided D-6 guidelines can be met, County planning staff have no concerns with the proposed development.

The County requests notice of any decision rendered with respect to these files.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'Stephanie' followed by a stylized surname.

Stephanie Lacey-Avon  
Planner  
(519) 372-0219 ext. 1296  
[stephanie.lacey-avon@grey.ca](mailto:stephanie.lacey-avon@grey.ca)  
[www.grey.ca](http://www.grey.ca)

## Township of Southgate

185667 Grey County Road 9,  
Dundalk, ON N0C 1B0

**Jim Ellis,**

**Public Works Manager / Risk Management Official**

**jellis@southgate.ca**



**Phone:** 519-923-2110 ext. 250

**Toll Free:** 1-888-560-6607

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: April 6, 2021

File No.: C2-21

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Commercial paved apron required

Load Restricted Road: Yes ☒ No ☐

Comments: \_\_\_\_\_

### Risk Management Office

Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☐ WHPA "D"
- ☒ Not Applicable

Comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Jim Ellis, Public Works Manager / Risk Management Official

**From:** [Chris Hachey](#)  
**To:** [Elisha Milne](#)  
**Subject:** Request for Comments - Southgate (Sherk) - Proposed Zoning By-law Amendment  
**Date:** April 19, 2021 10:47:35 AM

---

Your File: C2-21  
Our File: Southgate Municipality

Ms. Milne,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.



The corporation of  
The Township of Southgate

Application for planning amendment  
Official plan and zoning by-law

Township of  
Southgate

FEB 09 2021

PAID

**\*\* 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
- All applications for zoning by-law amendment or Official Plan Amendment must

**For office use only**

File no: C3-21  
Pre-Consult Date: \_\_\_\_\_  
Date received: FEB 09 2021  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42 07 090 005 01100  
Conservation authority fee required: \_\_\_\_\_  
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 submit an application for: (check appropriate box)

- |  |  |
|--|--|
| <input type="checkbox"/> <b>Amendment to the Official Plan</b> | Minor \$1,593.00 application fee <i>plus</i><br>\$2,000.00 contingency fee |
|  | Major \$2,654.00 application fee <i>plus</i><br>\$5,000.00 contingency fee |

*\*contingency fee required for all Official Plan Amendment applications*

- |   |                                  |
|---|----------------------------------|
| <input checked="" type="checkbox"/> <b>Amendment to the Zoning By-law</b> | \$1,274.00 application fee       |
|   | Major \$2,123.00 application fee |
|   | Major \$2,500.00 contingency fee |

*\*contingency fee required only for complex applications*

- |  |   |
|--|---|
| <input type="checkbox"/> <b>Removal of a Holding Provision</b><br>with a related Site Plan Application | \$531.00 application fee<br>or \$531.00 application fee |
|--|---|

- |  |  |
|--|--|
| <input type="checkbox"/> <b>Temporary Use By-Law Amendment</b> | \$1,593.00 application fee <i>plus</i><br>\$108.00 agreement fee <i>plus</i><br>\$2,500.00 contingency fee |
|--|--|

**Other Required Fees:**

- |   |          |
|---|----------|
| <input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b> | \$108.00 |
|---|----------|

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>Conservation Authority Fees</b> | SVCA \$240.00<br>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 application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

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: PALLISTER FARMS LIVESTOCK LTD  
Mailing address: 152577 Southgate Sdld 15 DUNDALK ONT N0C1B0  
Phone# : (H) [REDACTED] (B) 519-373-6763  
Email Address: [REDACTED]

2. Name of applicant: DALE PALLISTER  
Mailing address: SAME AS ABOVE  
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 (if applicable) \_\_\_\_\_  
Mailing address: N/A  
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:

T.D. BANK  
Mailing Address: MOUNT FOREST 174 Main St South N0B2L0  
Phone#: 519-323-1250

**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: Southgate Rd 22

Tax roll#: 4207090 - 005011000000

Lot 29 West 1/2 of 30 Concession 15

Lot \_\_\_\_\_ of \_\_\_\_\_ Plan \_\_\_\_\_

8. The date the subject land was acquired by the current owner: Jan 29/20



9. Dimensions of subject property:

frontage 600 m depth 1000 m area 600000 sq m/ha

60 hectare.

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

Whole PROPERTY

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 Ag

South Ag

East Ag

West Ag

(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 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 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 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 checked="" 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"/>   |  |

14. Zoning By-law

Present zoning A<sub>1</sub> E.P.

Requested zoning A1E R6 E.P.

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)

Surplus FARM DWELLING

**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 ☐

N/A

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.

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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.

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14. 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.

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Type of building/structure

No Buildings

Setbacks:

front lot line

rear lot line

side lot line

Building/structure:

height \_\_\_\_\_ dimensions / floor area \_\_\_\_\_

15. The date the existing building(s) or structure(s) on the subject land were constructed: 1890's

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

100+ years

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

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

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

19. 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

20. Facilities existing or proposed for subject lands:

##### type of access

existing proposed

\_\_\_\_\_ provincial highway

☒ municipal road, maintained year round

☒ \_\_\_\_\_

\_\_\_\_\_ municipal road, seasonally maintained

\_\_\_\_\_

\_\_\_\_\_ other public road

\_\_\_\_\_

please specify \_\_\_\_\_

\_\_\_\_\_ right of way available

\_\_\_\_\_

please specify \_\_\_\_\_

\_\_\_\_\_ water access available

\_\_\_\_\_

Describe the parking and docking facilities and the approximate distance of these facilities N/A.

##### type of water supply

existing proposed

\_\_\_\_\_ municipally operated piped water system

☒ privately owned/operated individual well

☒ \_\_\_\_\_

\_\_\_\_\_ privately owned/operated communal well

\_\_\_\_\_

\_\_\_\_\_ lake or other water body

\_\_\_\_\_

please specify \_\_\_\_\_

\_\_\_\_\_ other means

\_\_\_\_\_

please specify \_\_\_\_\_

##### type of storm water management

existing proposed

\_\_\_\_\_ storm drainage sewer pipe

☒ ditch

☒ \_\_\_\_\_

\_\_\_\_\_ swale

\_\_\_\_\_

\_\_\_\_\_ other means

\_\_\_\_\_

please specify \_\_\_\_\_

**type of sewage disposal**

	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> privately owned/operated individual septic	<input checked="" type="checkbox"/>	_____
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____
please specify _____		

21. 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 ☒

22. 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**

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

Surplus Farm Dwelling

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

Surplus Farm Dwelling  
No longer need house for agriculture operation

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

As soon as possible

26. 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)

N/A

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**Part D**  
**Statement of compliance**

27. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?  
Yes ☒ No ☐

28. 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.

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**Additional requirements**

29. 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

30. 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:

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**Part E**  
**Authorization and affidavit**

**31. 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),

DALE PALLISTER and PALLISTER FARMS LIVESTOCK LTD  
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

Feb 9/21  
date

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

\_\_\_\_\_  
date

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

I (we), DALE PALLISTER and PALLISTER FARMS LIVESTOCK LTD  
Name of Owner(s)

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

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

Feb 9/21  
date

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

\_\_\_\_\_  
date

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

I/we, DALE PALLISTER and PALLISTER FARMS LIVESTOCK LTD  
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

Feb 9/21  
date

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

\_\_\_\_\_  
date

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

\_\_\_\_\_  
date



**Solemn declaration**

**34. 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) DALE PALLOSTER  
Name(s)  
of the Township 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.

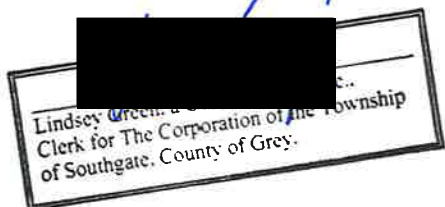
Declared before me at the:

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

14- This 9 day of Feb, 2021

[Redacted Signature]

Signature of Commissioner



[Redacted Signature]

Signature of Applicant

DALE PALLOSTER  
print name

Signature of Applicant

print name

# 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)

Beef Pasture

Describe in detail the size, age and feed type used for the type of farming conducted:

Beef Pasture

(i) How long have you owned the farm?

Jan 29/21

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

☒ Yes - For how long?

Pastured for years by us.

☐ No - When did you stop farming?

For what reason did you stop farming?

(iii) Area of total farm holding:

60 hectares

(iv) Number of tillable hectares:

40 hectares

(v) Do you own any other farm properties?

☒ Yes ☐ No

If yes, indicate locations: Lot:

23

Concession:

14

Former Township:

Proton

Total Hectares:

40

(vi) Do you rent any other land for farming purposes?

☒ Yes ☐ No

If yes, indicate locations: Lot:

22

Concession:

10

Former Township:

Proton

Total Hectares:

40

(vii) Is there a barn on the subject property?

☒ Yes ☐ No

Please indicate the condition of the barn:

Average

How big is the barn?

60' x 70'

378 sq. ft.

What is the present use of the barn?

Storage

What is the capacity of the barn, in terms of livestock?

N/A - Reasoning

(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 (3,280 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?

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(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)

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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.
5. Appeal period  
After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.
6. Decision final  
If not appeal is filed with the Township within the appeal period, the process is complete and the zoning by-law amendment is in full force and effect.

\*\*\*please do not return this page\*\*\*



**The Corporation of the Township of Southgate  
Notice of Public Meeting and Complete application  
Concerning a Proposed Zoning By-law Amendment**

**Take Notice** that the Council of the Corporation of the Township of Southgate has received a complete application for approval of a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

**April 28, 2021 at 1 pm via Electronic Meeting**

**Electronic Access Information:**

**Please join the meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/442563645>

**You can also dial in using your phone.**

Canada: [+1 \(647\) 497-9373](tel:+16474979373)

**Access Code:** 442-563-645 #

**NOTE: If you wish to speak at the meeting, please register in advance by contacting the Acting Clerk, Lindsey Green using the contact information below:**

[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

**Location of the Subject Land**

Applicant: Pallister Farms Livestock Limited

Legal Description: Con 15 Lot 29 W Pt Lot 30, Geographic Township of Proton,

Civic Address: 226281 Southgate Road 22

A key map is attached to this notice for additional information.

**The Purpose** of the proposed zoning bylaw amendment application is to implement a condition of consent for a proposed new lot by amending the zoning standards for the severed parcel to recognize a reduce lot frontage. The retained lot will prohibit future residential development.

**The Effect** of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the property for the severed parcel from Agricultural (A1) to Residential Type 6 exception(R6-XXX), recognizing the reduced lot frontage. The Retained parcel will be zoned from Agricultural (A1) to Agricultural Exception (A1-XXX) to prohibit residential development. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

**When will a decision be made?**

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

**Want to be notified of a decision?**

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

**Making an Oral or Written Submission**

**Any person or public body** is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

**Your rights to appeal a decision**

**If** a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

**If** a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional Information and Comments**

Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at [cstredwick@southgate.ca](mailto:cstredwick@southgate.ca) or at the Township ext. 235. Please quote file #C3-21.

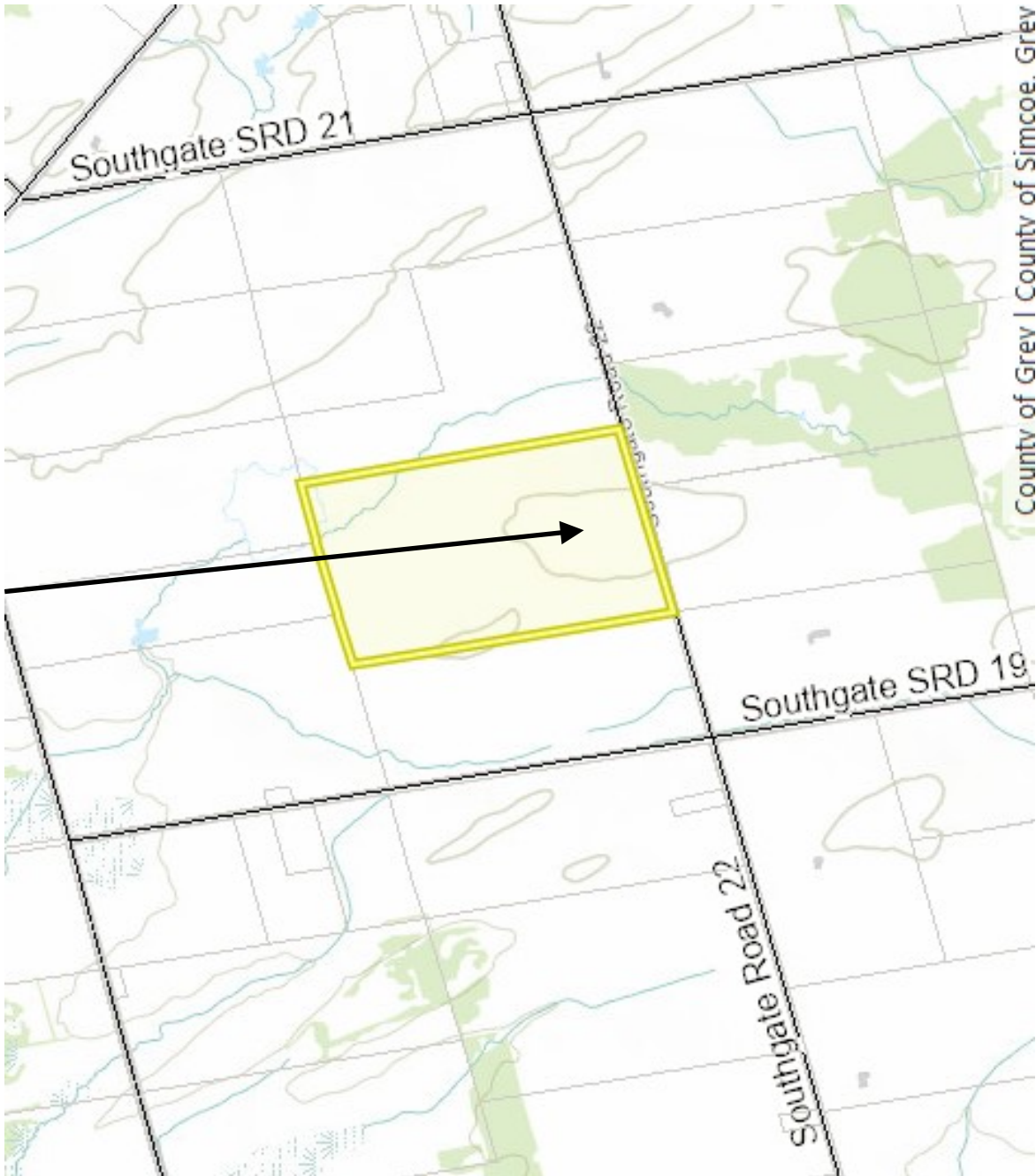
Dated at the Township of Southgate,  
this 7<sup>th</sup> day of April 2021.

Lindsey Green, Clerk  
[lgreen@southgate.ca](mailto:lgreen@southgate.ca)  
Township of Southgate  
185667 Grey Rd 9,  
Dundalk, ON N0C 1B0  
Phone: (519) 923-2110 ext. 230



Key Map (not to scale)

**SUBJECT LAND**





## Planning Application Comments

### Building Department

Date: April 16, 2021

File No: C3-21

Property Owner: Pallister Farms Livestock Ltd.

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- ☒ No Concerns or objections with the application.
- ☐ Development will require applicable permits before construction.
- ☐ A Barrier free washroom will be required with Septic system.
- ☐ Recommend the septic design is considered before proceeding.
- ☐ A detailed septic design is required.
- ☐ Road access and Civic number will be required before development proceeds.
- ☐ May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- ☐ Comments:

If I can be of any further assistance, please do not hesitate to contact me.

**Bev Fisher**  
**Chief Building Official | Township of Southgate**  
📍 185667 Grey County Road 9, Dundalk, ON N0C 1B0  
☎ 519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262  
✉ [bfisher@southgate.ca](mailto:bfisher@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)

**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Planning Southgate](#); [Elisha Milne](#); [Lindsey Green](#)  
**Subject:** County comments for C3-21 Pallister Farms  
**Date:** April 16, 2021 9:24:35 AM

## County comments for C3-21 Pallister Farms

Hello Southgate,

County staff have reviewed Zoning application C3-21 - Pallister Farms Livestock Ltd. The proposed zoning amendment would implement consent B1-21. County staff have no further concerns or comments with respect to this zoning amendment application.

County staff request a notice of any decision rendered with respect to this file.

Let us know if you have any questions.

Best regards,

Planning & Development, Grey County, Owen Sound ON

## Township of Southgate

185667 Grey County Road 9,  
Dundalk, ON N0C 1B0

**Jim Ellis,**

**Public Works Manager / Risk Management Official**  
**jellis@southgate.ca**



**Phone:** 519-923-2110 ext. 250

**Toll Free:** 1-888-560-6607

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: April 8, 2021

File No.: C3-21

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☒ No ☐

Entrance Requirements: Residential existing

Load Restricted Road: Yes ☒ No ☐

Comments:

Property file checked, no survey to indicate Road Widening has been taken.

### Risk Management Office

Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☐ WHPA "D"
- ☒ Not Applicable

Comments:

Signed: \_\_\_\_\_

Jim Ellis, Public Works Manager / Risk Management Official



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, [publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca), [www.svca.on.ca](http://www.svca.on.ca)

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

March 17, 2021

Township of Southgate  
185667 Grey Road 9  
RR 1  
Dundalk, Ontario  
N0C 1B0

ATTENTION: Elisha Milne, Administrative & Legislative Coordinator

Dear Ms. Milne,

RE: Consent B1-21 (Pallister)  
226281 Southgate Road 22  
Lot 29 West Part Lot 30, Concession 15  
Roll No.: 420709000501100  
Geographic Township of Proton  
Township of Southgate

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards, and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the application is to sever 1.165 hectares (ha) of land with 80.3 metres (m) of frontage on Southgate Road 22, from the existing 60 ha lot as the residence is surplus to the farming operations' needs. The retained parcel will be 58.835 ha and have 600 m of frontage on Southgate Road 22. The effect of the application would be to create a surplus farm dwelling lot. The retained lot would remain as agricultural and be zoned to prohibit agricultural uses.

### **Recommendation**

The proposed consent application is acceptable to SVCA staff.



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

### **Delegated Responsibility and Advisory Comments**

**SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.**

#### **Natural Hazards:**

SVCA Hazardous Lands mapping shows the northeastern portion of the property to be low in elevation associated with wetlands and floodplain of a watercourse. An unnamed watercourse may also flow through the northeastern portion of the property. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincide with the Hazardous Lands as plotted by SVCA staff for the property.

#### **Provincial Policy Statement – Section 3.1**

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. It is the opinion of SVCA staff that development as proposed is consistent with Section 3.1.1 of the PPS, 2020.

#### **Township of Southgate Official Plan and Grey County Official Plan**

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. It is the opinion of SVCA staff that the application is consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

#### **Natural Heritage:**

It is the opinion of SVCA staff that the natural heritage features affecting the property include wetlands, significant woodlands, and fish habitat and its adjacent lands.

#### **Provincial Policy Statement – Section 2.1**

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant wetlands, significant woodlands, and fish habitat and its adjacent lands, and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

#### **Township of Southgate Official Plan and Grey County Official Plan Policies**

##### **Significant Woodlands**

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown on lands adjacent to the south of the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological

functions. However, based on the plan submitted with the application, no new buildings or structures are proposed within the lands adjacent to significant woodlands. Therefore, the preparation of an EIS to address impacts to significant woodlands or their adjacent lands is not warranted for this proposal at this time.

#### Wetlands

Wetlands located in the northeastern portion of the property have been included as Other Identified Wetlands on Appendix A Constraint Mapping, of the Grey County OP. However, based on the plan submitted with the application, no new buildings or structures are proposed within the lands adjacent to wetlands. Therefore, the preparation of an EIS to address impacts to wetlands or their adjacent lands is not warranted for this proposal at this time.

#### Fish Habitat and its Adjacent Lands

As mentioned above, a watercourse, an unnamed tributary of the main Saugeen River appears to flow through the northeastern portion of the property. The watercourse is considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP states in part that development and site alteration shall not be permitted within fish habitat and the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Furthermore, Section 6.5.6 of the Southgate OP states in part that new development is not permitted within the adjacent lands to cold and warm water streams. However, based on the plan submitted with the application, no new buildings or structures are proposed within the lands adjacent to fish habitat. Therefore, the preparation of an EIS to address impacts to fish habitat or their adjacent lands is not warranted for this proposal at this time.

#### Statutory Comments

**SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

The northeastern portion of the property, associated with the low laying areas, wetlands and watercourse and its floodplain are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area may require the permission from SVCA, prior to carrying out the work.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

#### SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, and interference with a watercourse and/or wetlands, proposed within the SVCA Approximate Screening Area on the property may require permission (SVCA Permit) prior to those works commencing.

Based on the application, no new buildings are proposed at this time, and so a permit/permission from the SVCA will not be required as part of this application.

#### Summary

SVCA staff has reviewed this application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated..
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Dale Pallister, applicant (via email)  
Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)



**From:** [Chris Hachey](#)  
**To:** [Elisha Milne](#)  
**Subject:** Request for Comments - Southgate (Pallister Farms) - Proposed Zoning By-law Amendment  
**Date:** April 19, 2021 10:49:46 AM

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Your File: C3-21  
Our File: Southgate Municipality

Ms. Milne,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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**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
- All applications for zoning by-law amendment or Official Plan Amendment must

**For office use only**

File no: C4-21  
Pre-Consult Date: \_\_\_\_\_  
Date received: March 9, 2021  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42 07 090 008 04250  
Conservation authority fee required: \_\_\_\_\_  
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 submit an application for: *(check appropriate box)*

<input type="checkbox"/> <b>Amendment to the Official Plan</b>	Minor \$1,500.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,500.00 application fee <i>plus</i> \$5,000.00 contingency fee <i>*contingency fee required for all Official Plan Amendment applications</i>
<input checked="" type="checkbox"/> <b>Amendment to the Zoning By-law</b>	<del>\$1,200.00</del> application fee <b>\$1274</b> Major \$2,000.00 application fee Major \$2,500.00 contingency fee <i>*contingency fee required only for complex applications</i>
<input type="checkbox"/> <b>Removal of a Holding Provision</b> with a related site plan application	\$500.00 application fee <i>or</i> \$500.00 application fee
<input type="checkbox"/> <b>Temporary Use By-Law Amendment</b>	\$1,500.00 application fee

**Other Required Fees:**

<input type="checkbox"/> <b>Public Notice Sign Fee</b>	<del>\$100.00</del> <b>\$108</b>
<input type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA <del>\$230.00</del> <b>\$240</b> 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 application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

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.

**PAID**

### Owner/Agent/Application information

1. Name of registered owner: Elam A / Nancy Martin

**Mailing address:** 260145 Southgate Road 26,Proton Station

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

Email Address: [REDACTED]

2. Name of applicant: same as owner

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 (if applicable) 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

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

TD Bank

**Mailing Address:** 41 Arthur St, Elmira

Phone#: 519-321-0386

## The subject lands

7. Location of subject property (former municipality):

☐ Township of Egremont      ☒ Township of Proton      ☐ Village of Dundalk

Road/street and number: 260145 Southgate Road 26 Proton Station

Tax roll#: 420709000804250

Lot 198-200	Concession 2SWTSR
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Lot \_\_\_\_\_ of Plan \_\_\_\_\_

8. The date the subject land was acquired by the current owner: January 2021

9. Dimensions of subject property:

frontage 516 m depth 585 m area 28.57 sq m/ha

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

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 ag East ag  
South ag West ag

(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 type="checkbox"/>	Aggregate Resources	<input checked="" type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input 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"/>		

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	<input type="checkbox"/>	Agriculture	<input 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 checked="" 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"/>		

14. Zoning By-law

Present zoning rural and A1 with exception

Requested zoning rural and A1 with exception

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)

To use an existing agriculture shed for shop storage

**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.

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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.

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14. 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.

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Type of building/structure\_\_\_\_\_

Setbacks:

front lot line\_\_\_\_\_

rear lot line\_\_\_\_\_

side lot line\_\_\_\_\_

Building/structure:

height \_\_\_\_\_ dimensions / floor area \_\_\_\_\_

15. The date the existing building(s) or structure(s) on the subject land were constructed: \_\_\_\_\_

16. The length of time that the existing uses of the subject land have continued: \_\_\_\_\_

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

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

19. 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

20. Facilities existing or proposed for subject lands:

##### type of access

existing proposed

\_\_\_\_\_ provincial highway

☒ municipal road, maintained year round

\_\_\_\_\_ municipal road, seasonally maintained

\_\_\_\_\_ other public road

please specify Southgate Road 26, 18 m wide

\_\_\_\_\_ right of way available

please specify \_\_\_\_\_

\_\_\_\_\_ water access available

Describe the parking and docking facilities and the approximate distance of these facilities \_\_\_\_\_

##### type of water supply

existing proposed

\_\_\_\_\_ municipally operated piped water system

☒ privately owned/operated individual well

\_\_\_\_\_ privately owned/operated communal well

\_\_\_\_\_ lake or other water body

please specify \_\_\_\_\_

\_\_\_\_\_ other means

please specify \_\_\_\_\_

##### type of storm water management

existing proposed

\_\_\_\_\_ storm drainage sewer pipe

\_\_\_\_\_ ditch

\_\_\_\_\_ swale

☒ other means

please specify sheet flow

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> _____ privately owned/operated individual septic	<input checked="" type="checkbox"/> _____	_____
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____
please specify _____		

21. 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 ☒

22. 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

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

we are applying to use an existing agricultural shed for shop material storage,we would not use more storage than what is currently approved on the existing site plan control but would like to store some products inside instead of outside

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

some products may not be stored outside because of rusting problems

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

ASAP

- ## 26. 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)



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**Part D**  
**Statement of compliance**

27. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?  
Yes ☒ No ☐

28. 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.

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**Additional requirements**

29. 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

30. 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:

There would be no changes anticipated to the current operation of the existing business,just more indoor storage needed. No more truck traffic is anticipated and hours of operation would stay the same

### Authorization and affidavit

### 31. 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),

Elam A Martin and Nancy Martin  
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 \_\_\_\_\_ Feb. 17/2021  
date

Signature of Owner \_\_\_\_\_ Feb. 17/2021  
date

### 32. Owner's Authorization for Agent

I (we), N/A 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

### 33. Owner's Authorization for Access

I/we, Elam A Martin, and Nancy Martin  
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 \_\_\_\_\_ Feb 17/2021  
date  
Signature of Owner \_\_\_\_\_ Feb. 17/2021  
date  
Signature of Witness \_\_\_\_\_ Feb 17/2021  
date

**Solemn declaration**

**34. 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) Elam A Martin /Nancy Martin  
Name(s)

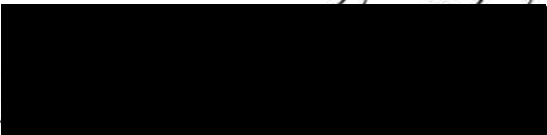
of the Township of Southgate in the County of Grey  
city/town/municipality county/region

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:

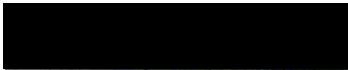
Township of Southgate in County of Grey  
city/town/municipality county/region

This 17<sup>th</sup> day of FEBRUARY, 2021

  
Signature of Commissioner

Annette Marlene Wickens,  
a Commissioner etc., Province of Ontario,  
for Ferris & Celhoffer Professional  
Corporation, Barristers and Solicitors.  
Expires June 14, 2022.

  
Signature of Applicant  
Elam A Martin  
print name

  
Signature of Applicant  
Nancy Martin  
print name

**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: \_\_\_\_\_

(i) How long have you owned the farm? 2021

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

☒ Yes – For how long?

2021

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

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

(iii) Area of total farm holding: 28.57

(iv) Number of tillable hectares: 22

(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: 2 years old

How big is the barn? 669 m2

What is the present use of the barn? beef and horses

What is the capacity of the barn, in terms of livestock? 120 steers, 6 horses

- (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 (3,280 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?

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- (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)

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



**The Corporation of the Township of Southgate  
Notice of Public Meeting and Complete application  
Concerning a Proposed Zoning By-law Amendment**

**Take Notice** that the Council of the Corporation of the Township of Southgate has received a complete application for approval of a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

**April 28, 2021 at 1 pm via Electronic Meeting**

**Electronic Access Information:**

**Please join the meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/442563645>

**You can also dial in using your phone.**

Canada: [+1 \(647\) 497-9373](tel:+16474979373)

**Access Code:** 442-563-645 #

**NOTE: If you wish to speak at the meeting, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:**

[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

**Location of the Subject Land**

Applicant: Elam and Nancy Martin

Legal Description: CON 2 SWTSR PT LOTS 198 TO 200 RP 16R9480 PART 1

Geographic Township of Proton

Civic Address: 260145 Southgate Road 26

A key map is attached to this notice for additional information.

**The Purpose** of the proposed zoning bylaw amendment application is to allow for the conversion of the existing outside storage to inside storage. The existing shed will be converted to storage for the existing shop. The outside storage area will be reduced so that the total combined storage complies with the Official Plan requirements. The existing shop is 647m<sup>2</sup> and the outside storage is 549m<sup>2</sup>.

**The Effect** of the proposed zoning by-law amendment would be to change the zone provisions on the subject lands to permit an existing shed to be used for storage of material within the existing Agricultural Exception A1-293 zone (A1-293). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

**When will a decision be made?**

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

**Want to be notified of a decision?**

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

**Making an Oral or Written Submission**

**Any person or public body** is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**



**Your rights to appeal a decision**

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional Information and Comments**

Please submit written comments to the Acting Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C4-21-Elam-and-Nancy-Martin> or by contacting the Township planner Clinton Stredwick at [cstredwick@southgate.ca](mailto:cstredwick@southgate.ca) or at the Township ext. 235. Please quote file #C4-21.

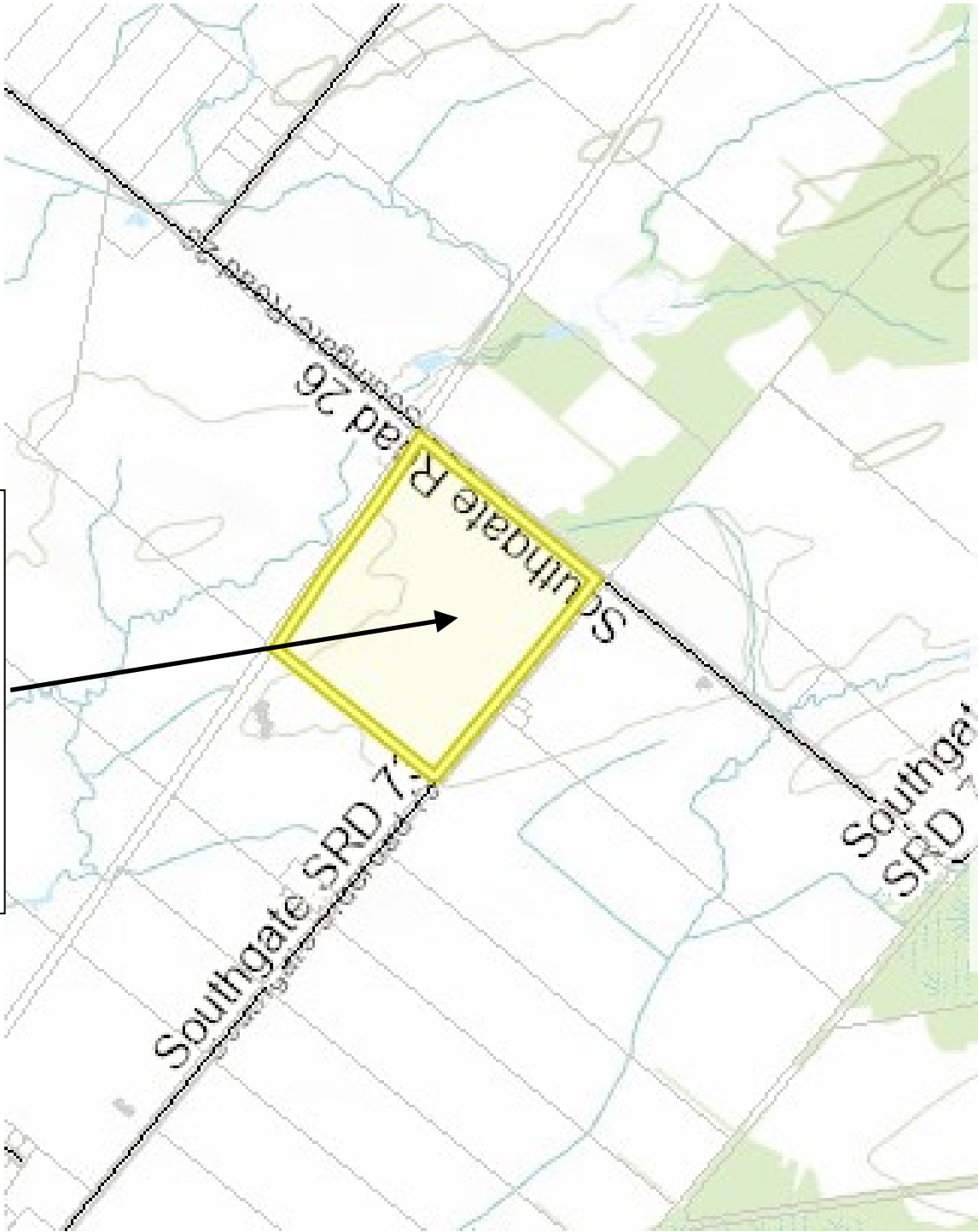
Dated at the Township of Southgate,  
this 7<sup>th</sup> day of April 2021.

Lindsey Green, Clerk  
[lgreen@southgate.ca](mailto:lgreen@southgate.ca)  
Township of Southgate  
185667 Grey Rd 9,  
Dundalk, ON N0C 1B0  
Phone: (519) 923-2110 ext. 230



Key Map (not to scale)

**SUBJECT LAND**



## Planning Application Comments

### Building Department

Date: April 16, 2021

File No: C4-21

Property Owner: Elam, Nancy Martin

The Southgate Building Department is aware of the application noted above and at the present time have the following comments.

- ☐ No Concerns or objections with the application.
- ☒ Development will require applicable permits before construction.
- ☒ A Barrier free washroom may/will be required with Septic system.
- ☐ Recommend the septic design is considered before proceeding.
- ☐ A detailed septic design is required.
- ☐ Road access and Civic number will be required before development proceeds.
- ☐ May require water supply to meet OBC 3.2.5.7 Water requirements for firefighting.
- ☐ Comments:

If I can be of any further assistance, please do not hesitate to contact me.

**Bev Fisher**  
**Chief Building Official | Township of Southgate**

185667 Grey County Road 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262

[bfisher@southgate.ca](mailto:bfisher@southgate.ca) | [www.southgate.ca](http://www.southgate.ca)

## Township of Southgate

185667 Grey County Road 9,  
Dundalk, ON N0C 1B0

**Jim Ellis,**

**Public Works Manager / Risk Management Official**  
**jellis@southgate.ca**



**Phone:** 519-923-2110 ext. 250

**Toll Free:** 1-888-560-6607

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: April 8, 2021

File No.: C4-21

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Commercial paved apron has been installed

Load Restricted Road: Yes ☒ No ☐

Comments: \_\_\_\_\_

### Risk Management Office

Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☐ WHPA "D"
- ☒ Not Applicable

Comments: \_\_\_\_\_

Signed: \_\_\_\_\_

Jim Ellis, Public Works Manager / Risk Management Official



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

April 20th, 2021

Lindsey Green, Clerk  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON N0C 1B0

**RE: Zoning By-law Amendment C04.2021  
CON 2 SWTSR PT LOTS 198 TO 200 RP 16R9480 PART 1  
260145 Southgate Road 26  
Township of Southgate (geographic Township of Proton)  
Applicant: Elam and Nancy Martin**

Dear Ms. Green,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the proposed zoning bylaw amendment application is to allow for the conversion of the existing outside storage to inside storage. The existing shed will be converted to storage for the existing shop. The outside storage area will be reduced so that the total combined storage complies with the Official Plan requirements. The existing shop is 647m<sup>2</sup> and the outside storage is 549m<sup>2</sup>.

The effect of the proposed zoning by-law amendment would be to change the zone provisions on the subject lands to permit an existing shed to be used for storage of material within the existing Agricultural Exception A1-293 zone (A1-293). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

Schedule A of the County OP designates most of the subject lands as 'rural', with a small section being 'hazard lands'. Section 5.4.1 (1) states that all uses permitted under Section 5.2.1 of this Plan are permitted. Section 5.2.1(1)(c) states,

*On-farm diversified uses are a permitted use.*

On-farm diversified uses are required to be limited in area, as per table 8 of the County OP.

*On rural lands 20 hectares or greater, the lesser of; 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres is permitted for the on-farm diversified use.*

Section 5.2.2(16) further states,

*The gross floor area of the buildings (combined total for all buildings associated with the on-farm diversified use) shall not exceed 20% of the total area of the on-farm diversified use.*

The subject property is greater than 20 hectares. The proposed development is within the size parameters outlined by the County Plan. Staff have no concerns with the proposed size of the industrial shop (inclusive of both indoor and outdoor components).

Section 7.2(3) states,

*In the hazard lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of section 7. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.*

The proposed development site appears to be located outside of the hazard lands. County planning staff have no concerns.

Section 5.2.2(2)(e) states,

*MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDSD to apply in their municipal official plan or zoning by-law. For the purposes of MDS, on-farm diversified uses should be considered a Type A land use.*

Should MDS apply for on-farm diversified uses in the Township of Southgate, these requirements are needing to be met.

From a general planning nature, staff recommend including a natural buffer (hedge row, trees) around the subject shop to limit visibility from the roadside.

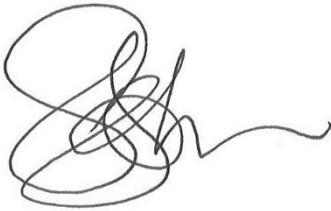
There are no concerns with regard to the CP Rail Trail.

County planning staff have no concerns with the proposed development.

The County requests notice of any decision rendered with respect to these files.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to be 'S. Johnson', with a large loop at the start and a trailing flourish.

Sarah Johnson, MCIP, RPP  
Intermediate Planner/ Forestry-Trails Coordinator  
(519) 372-0219 ext. 1241  
[sarah.johnson@grey.ca](mailto:sarah.johnson@grey.ca)  
[www.grey.ca](http://www.grey.ca)



**From:** [Chris Hachey](#)  
**To:** [Elisha Milne](#)  
**Subject:** Request for Comments - Southgate (Martin) - Proposed Zoning By-law Amendment  
**Date:** April 19, 2021 10:51:30 AM

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Your File: C4-21  
Our File: Southgate Municipality

Ms. Milne,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: [emilne@southgate.ca](mailto:emilne@southgate.ca)

April 17, 2021

Township of Southgate  
185667 Grey Road 9  
RR 1  
Dundalk, Ontario  
NOC 1B0

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: Proposed Zoning By-law Amendment C4-21 (Elam and Nancy Martin)  
260145 Southgate Road 26  
Roll No.: 420709000804250  
Part Lots 198-200, Concession 2SWTRS, Part 1 Plan 16R9480  
Geographic Township of Proton  
Township of Southgate

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards and natural heritage. Furthermore, the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

### **Purpose**

The purpose of the proposed zoning bylaw amendment application is to allow for the conversion of the existing outside storage to inside storage. The existing shed will be converted to storage for the existing shop. The outside storage area will be reduced so that the total combined storage complies with the Official Plan requirements. The existing shop is 647m<sup>2</sup> and the outside storage is 549m<sup>2</sup>. It is the understanding of SVCA staff that no new buildings or structures are proposed as part of the application.

### **Recommendation**

The application is generally acceptable to SVCA staff.



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

### **Delegated Responsibility and Advisory Comments**

**SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the application through our responsibilities as a service provider to the Township of Southgate in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.**

#### **Natural Hazards:**

The natural hazard features affecting the property are floodplain, and unevaluated wetlands. SVCA Hazardous Lands mapping, shows areas of the property to be low in elevation associated with the floodplain of a watercourse that is located on lands to the east of the property, and also areas of the property that are low in elevation associated with wetlands. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, and Schedule A of the Southgate OP, and the EP Zone as shown in the Township of Southgate Zoning By-law 19-2002, as amended, generally coincides with the SVCA Hazardous Lands mapping for the property.

#### **Provincial Policy Statement – Section 3.1**

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Based on the plan submitted with the application, existing buildings and structures are located outside/beyond the hazardous lands. Therefore, it is the opinion of SVCA staff that development is be consistent with Section 3.1.1 of the PPS, 2020.

#### **Township of Southgate Official Plan and Grey County Official Plan**

Section 6.2 of the Southgate OP and Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plan submitted with the application, existing buildings and structures are located outside/beyond the hazardous lands. Therefore, it is the opinion of SVCA staff that development will be consistent with the Southgate OP and Grey County OP.

#### **Natural Heritage:**

It is the opinion of SVCA staff that the natural heritage features affecting the property include significant woodlands, fish habitat and its adjacent lands, wetlands, and potentially habitat of endangered species and threatened species.

#### **Provincial Policy Statement – Section 2.1**

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant woodlands, fish habitat, significant wetlands, and habitat of endangered species and threatened species and the adjacent lands to the above referenced features except in accordance with the specified policies found in Section 2.1.

Township of Southgate Official Plan and Grey County Official Plan Policies

Significant Woodlands

Significant woodlands are identified as per Appendix B Constraint Mapping of the Grey County OP and are shown in the wooded area on the lands adjacent to the property. Section 7.4.1 of the Grey County OP states in part that no development or site alteration may occur within significant woodlands or its adjacent lands unless it has been demonstrated by an Environmental Impact Study (EIS) that there will be no impact on the feature or its ecological functions. However, it is the opinion of SVCA staff the preparation of an EIS to address impacts to significant woodlands may be waived in accordance with section 7.11.3 of the Grey County OP, as based on the plan submitted with the application, development will not be located within the significant woodlands, or their adjacent lands.

Fish Habitat

An unnamed tributary of the Main Saugeen River (via Proton Station Drainage Works) flows through lands adjacent to the east of the property. The watercourse is considered fish habitat by SVCA staff. Section 7.9 of the Grey County OP states in part that development and site alteration shall not be permitted within fish habitat and the adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Furthermore, Section 6.5.6 of the Southgate OP states in part that new development is not permitted within the adjacent lands to cold and warm water streams. It is the opinion of SVCA staff that based on the plan submitted with the application, future development will not be located within fish habitat, or their adjacent lands.

Other Identified Wetlands

Other Identified Wetlands are shown on the Appendix B Constraint Mapping, of the Grey County OP. Although not shown on Appendix B, SVCA staff have identified wetlands in the southwestern portion of the property, and perhaps the wetlands should be included as Other Identified Wetlands in the next update to Appendix B of the Grey County OP. Based on the plan submitted with the application, development will not be located within the wetlands, or their adjacent lands, therefore there is no requirement to address impacts to the wetlands at this time.

Threatened and Endangered Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or adjacent to the property. The SVCA role is to identify habitat through a screening process in consideration of the PPS and local policies, however, it is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS and the local policies have been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be addressed to SAROntario@ontario.ca. As no new buildings and structures are proposed as part of the application, it is the opinion of SVCA staff that impacts to endangered species and threatened species are likely to be negligible.

Statutory Comments

**SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic**

**beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

Large portions of the property are within the Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

"Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

For this property the SVCA Approximate Screening Area includes all wetlands and watercourse on and/or adjacent to the property, any floodplain associated with the wetlands and watercourse, and an offset distance from these features.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

#### Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

Based on the plans submitted as part of the application, all building and structures are currently located outside of the SVCA Approximate Screening Area and as no new buildings or structures are proposed at this time, permission (an SVCA permit) will not be required from the SVCA.

#### Summary

SVCA staff has reviewed this application in accordance with our MOA with the Township of Southgate, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated.
- 3) Consistency with Grey County OP and Township of Southgate policies for natural hazards and natural heritage has been demonstrated.

Please inform this office of any decision made by the Township of Southgate with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO/

cc: Barbara Dobreen, SVCA Authority Member representing the Township of Southgate (via email)