



**Township of Southgate
Public Planning Meeting Agenda**

August 24, 2022

1:00 PM

Electronic Participation

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. C12-22 - Ammon and Elvina Bauman, Con 18 Pt Lot 2, Lot 3, 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 dry Industrial Use shop. The Owners wish to add the shop to the list of permitted uses for the A1 zone. The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m².

The Effect of the proposed zoning by-law amendment would be to change the zone on a portion of the subject lands from Agricultural (A1) to Agricultural Exception (A1-XXX) to permit the dry Industrial Use shop. Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority Comments.

3.1.2. Application and Notice of Public Meeting

3 - 23

3.1.3. Comments Received from Agencies and the Public

24 - 35

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. C14-22 - Rosalyn Outdoor Centre, Concession 7, Lot 8,
Geographic Township of Proton

3.2.1. Background

The Purpose of the proposed zoning bylaw amendment is to add a Group Home to the list of permitted uses. The group home will be limited to 10 residents and is a conversion of an existing building.

The Effect of the proposed zoning by-law amendment would be to change the zone on a portion of the subject lands to permit the Group Home use within the existing Recreational Commercial exception zone (C5-211). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

3.2.2. Application and Notice of Public Meeting 36 - 53

3.2.3. Comments Received from Agencies and the Public 54 - 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

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: C12-22
Pre-Consult Date: _____
Date received: _____
Date accepted: _____
Accepted by: _____
Roll # 42 07 090 003 10800
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"/> Amendment to the Official Plan	Minor \$1,625.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,708.00 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"/> Amendment to the Zoning By-law	\$1,300.00 application fee Major \$2,166.00 application fee Major \$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>	
<input type="checkbox"/> Removal of a Holding Provision with a related Site Plan Application	\$542.00 application fee or \$542.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,625.00 application fee <i>plus</i> \$111.00 agreement fee <i>plus</i> \$2,500.00 contingency fee

Other Required Fees:

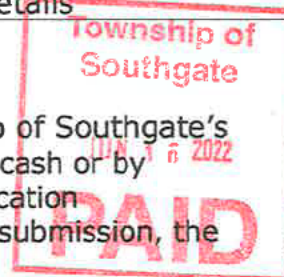
<input checked="" type="checkbox"/> Public Notice Sign Fee	\$111.00
<input checked="" type="checkbox"/> Conservation Authority Fees	SVCA \$260.00 GRCA Call directly for details

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: Ammon & Elvina Bauman
Mailing address: 4322 Weimer line RR#3 Wellesley Ont. N0B 2T0
Phone# : (H) [REDACTED] (B) [REDACTED]
Email Address: [REDACTED]

2. Name of applicant: _____
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) Eli Sherk
Mailing address: 2994 Hackbart Rd St Clements Ont. N0B 2M0
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:

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: 265068 Southgate Rd 26

Tax Roll#: 420709000310500

Lot PT LOT 2 LOT 3 Concession CON 18 E

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: 2014

9. Dimensions of subject property:

frontage 720 m depth 1005 m area 72.5ha sq m/ha

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

property Proposed rezoning of a small portion at the northwest corner of the subject 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 Ammon & Elvina bought the farm abutting on the east side

(b) Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North Agriculture

East Agriculture

South Agriculture

West Agriculture

(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 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 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 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 smallscale 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.

19. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes ☐ No ☒

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure Workshop c/w attached office area & detached power room

Setbacks:
front lot line 122.55m

rear lot line 848m

side lot line 78.6m

Building/structure:

height 9m dimensions / floor area 749.88

20. The date the existing building(s) or structure(s) on the subject land were constructed: Prior 1980

21. The length of time that the existing uses of the subject land have continued: 100+ years

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

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

24. Has the subject land ever been the subject of a Zoning By-law Amendment?
Yes ☐ No ☒ Unknown ☐
If yes, and if known, specify the file number and status of the application: _____

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
<input type="checkbox"/> provincial highway	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> municipal road, maintained year round	<input checked="" 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 checked="" type="checkbox"/> ditch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> swale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> other means	<input type="checkbox"/>	<input type="checkbox"/>

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"/> _____	<input checked="" type="checkbox"/> _____
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____
please specify_____		

26. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands?

Yes ☐ No ☒

If yes, has an amendment to the Site Plan and/or Agreement been applied for?

Yes ☐ No ☒

27. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)

Yes ☐ No ☒

Part C
The proposal

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

_____The proposal is to allow a small scale workshop to be used for dry manufacturing

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

_____To substitute the farm income and eliminate the need of off farm employment
_____to try and make ends meet

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

_____Later 2022 if possible

31. 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)

Part D
Statement of compliance

32. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?
Yes ☒ No ☐
33. Is the subject land within an area of land designated under any provincial plan or plans?
Yes ☐ No ☒

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

34. Supplementary and support material to accompany application, where applicable
- a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.
- OR
- b) a sketch *drawn to scale* showing the following:
 - 1) Boundaries and dimensions of the subject land.
 - 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
 - 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
 - 4) Current use(s) on land that is adjacent to the subject land.
 - 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
 - 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

35. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

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

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

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documents I (we),

Ammon Bauman and Elvina Bauman

Name of Owner(s)

hereby acknowledge the above-noted and provide my (our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

<u>[Redacted Signature]</u>	<u>June 14 2022</u>
Signature of Owner	date
<u>[Redacted Signature]</u>	<u>June 14 2022</u>
Signature of Owner	date

37. Owner's Authorization for Agent

I(we), Ammon Bauman and Elvina Bauman

Name of Owner(s)

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

<u>[Redacted Signature]</u>	<u>June 14 2022</u>
Signature of Owner	date
<u>[Redacted Signature]</u>	<u>June 14 2022</u>
Signature of Owner	date

38. Owner's Authorization for Access

I/we, Ammon Bauman, and Elvina Bauman

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.

<u>[Redacted Signature]</u>	<u>June 14 2022</u>
Signature of Owner	date
<u>[Redacted Signature]</u>	<u>June 14 2022</u>
Signature of Owner	date
<u>[Redacted Signature]</u>	<u>June 14 2022</u>
Signature of Witness	date

Solemn declaration

39. Affidavit

To be completed by owner(s), agent(s), or applicant(s) having completed the application form

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

I/ (We) 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.

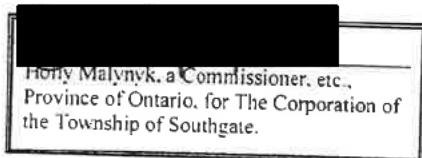
Declared before me at the:

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

This 15 day of June, 2022


Signature of Commissioner


Signature of Applicant



Eli Sherk
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: 50 Beef Cows with offspring

(i) How long have you owned the farm? 8 years

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

☐ Yes – For how long?

Currently the land is rented out, there is a Beef Cow Barn proposed

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: 72.5ha

(iv) Number of tillable hectares: 38ha

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

If yes, indicate locations: Lot: 4 Concession: 18 E

Former Township: Proton

Total Hectares: 40

(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: The existing barn was demolished this year

How big is the barn? n/a

What is the present use of the barn? n/a

What is the capacity of the barn, in terms of livestock? n/a

(viii) Indicate the manure storage facilities on the subject lands

- ☐ Storage already exists
- ☐ No storage required (manure/material is stored for less than 14 days)
- ☐ Liquid
 - ☐ inside, underneath slatted floor
 - ☐ outside, with permanent, tight fitting cover
 - ☐ (treated manure/material) outside, no cover
 - ☐ outside, with a permanent floating cover
 - ☐ outside, no cover, straight-walled storage
 - ☐ outside, roof but with open sides
 - ☐ outside, no cover, sloped-sided storage
- ☐ Solid
 - ☐ inside, bedded pack
 - ☐ outside, covered
 - ☐ outside, no cover, $\geq 30\%$ DM
 - ☐ outside, no cover, 18-30% DM, with covered liquid runoff storage
 - ☐ outside, no cover, 18-30% DM, with uncovered liquid runoff storage

(ix) Are there any barns on other properties within 450 meters (1,476.38 ft) of the subject lands? ☒ Yes ☐ No

If yes, these barns and distances to the subject property must be shown on the sketch. The following questions must be answered for each property containing a barn regardless of current use.

(x) What type of farming has been conducted on this other property?

Beef cows in the past , barn is currently empty

(xi) Indicate the number of tillable hectares on other property: 28ha

(xii) Indicate the size of the barn(s): 400m²

(xiii) Capacity of barn in terms of livestock: 25 beef cows

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

outside, no cover, $\geq 30\%$ DM

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

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.

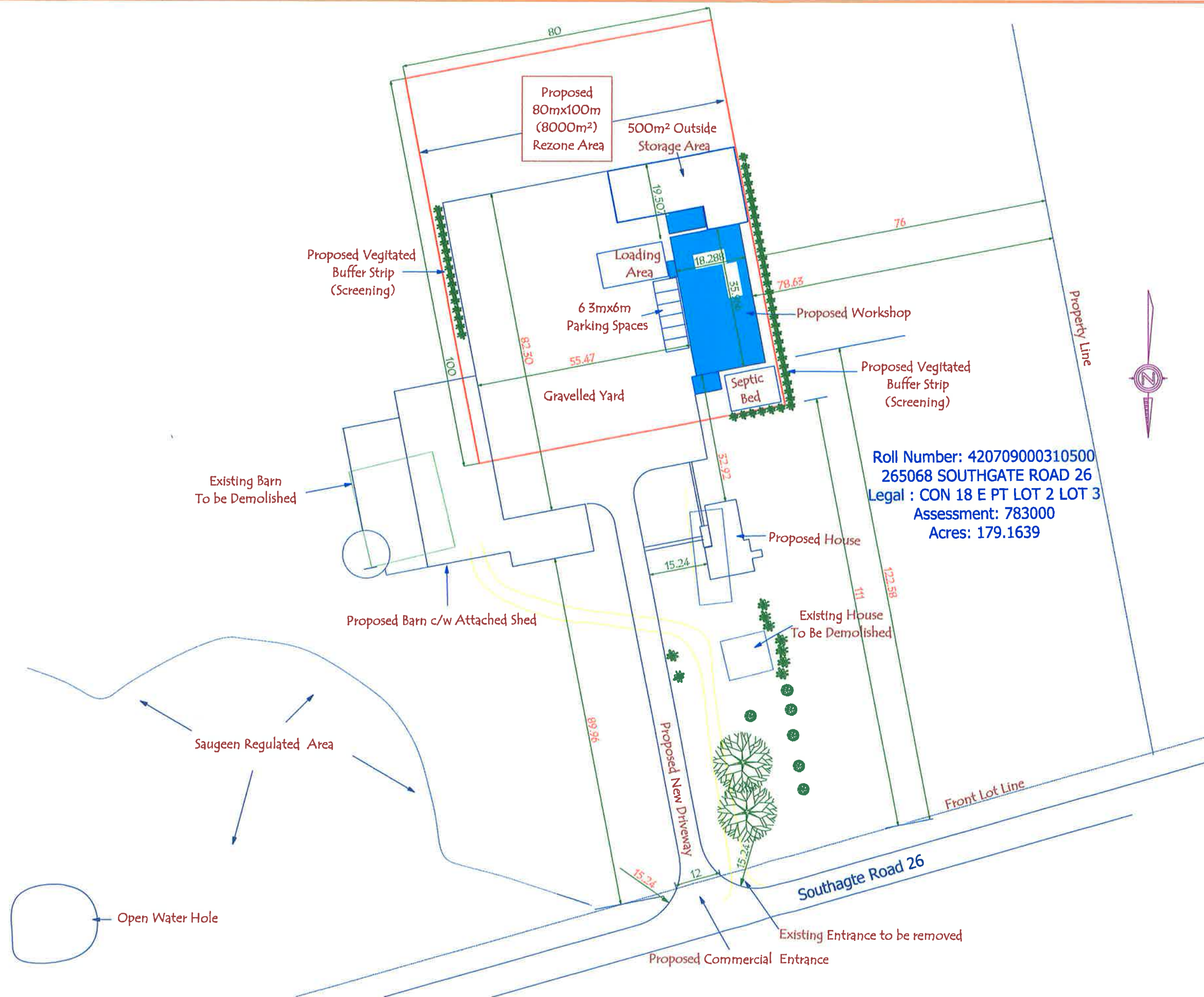
Zoning by-law amendment process summary

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

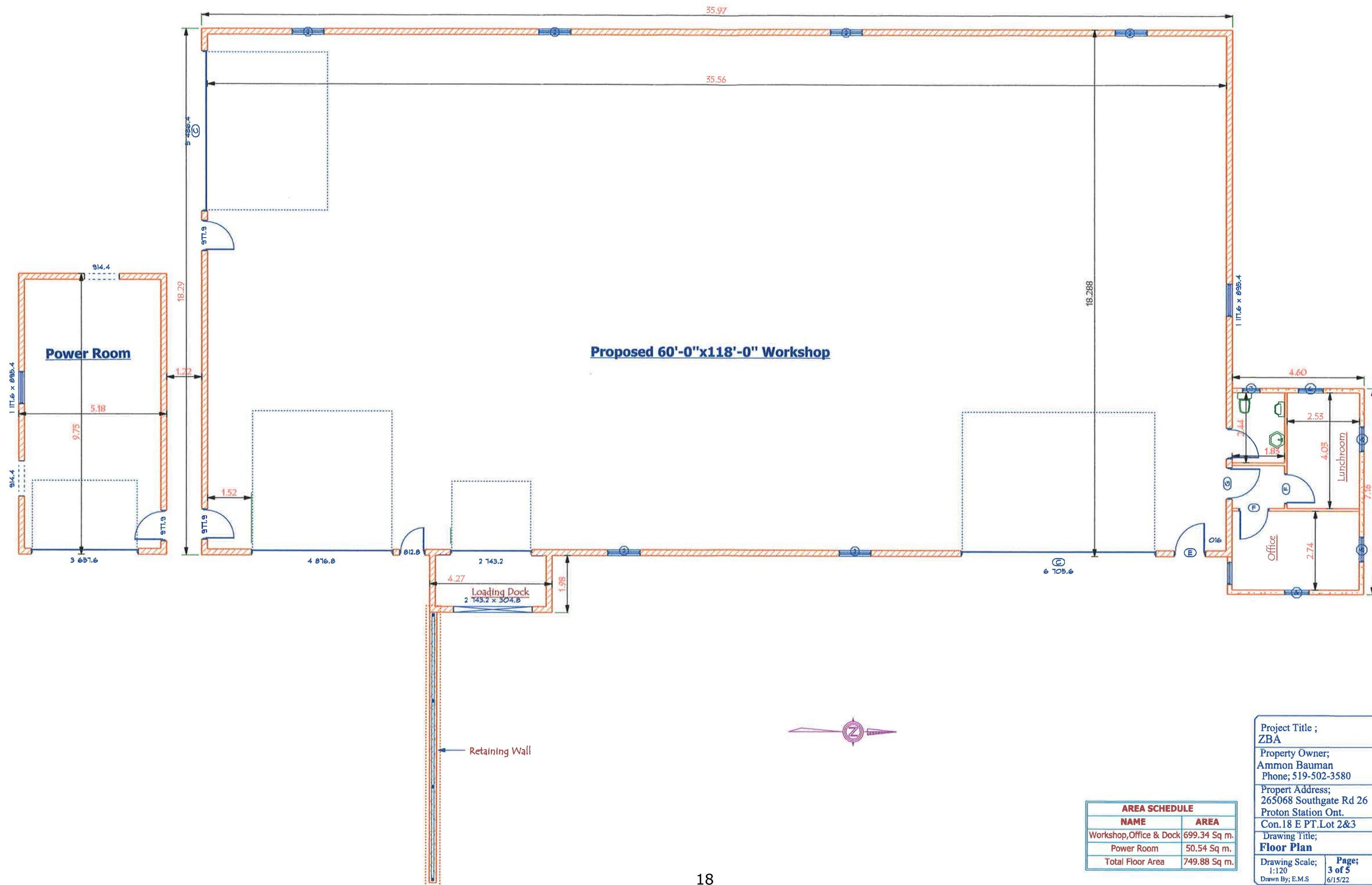


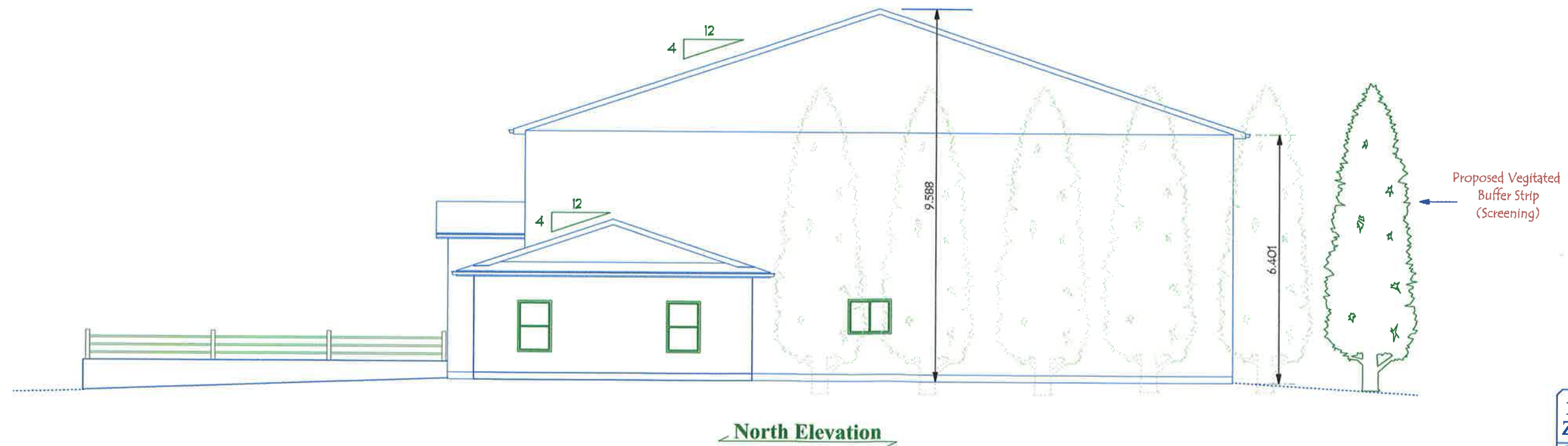
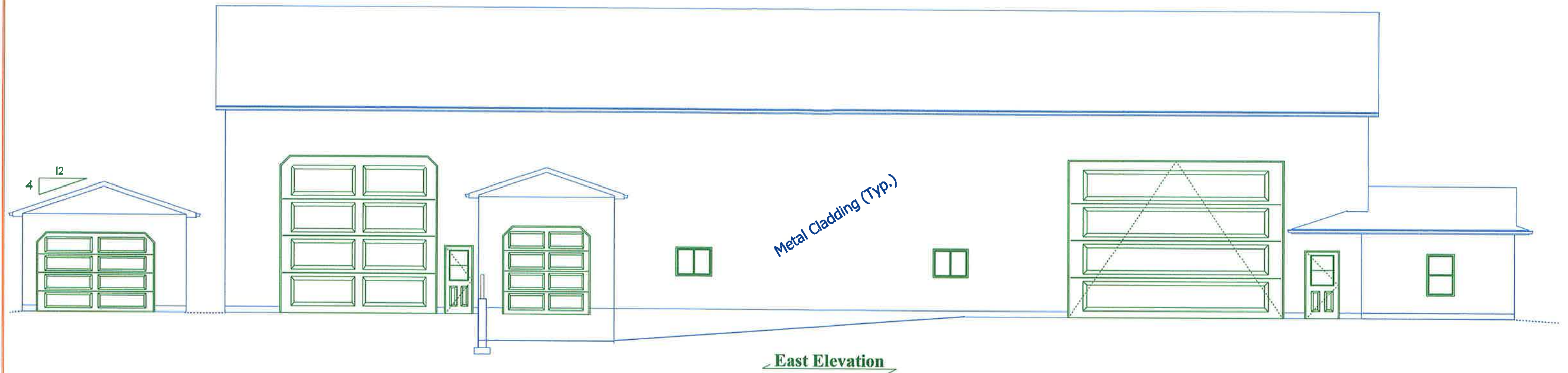
Project Title ; ZBA	
Property Owner; Ammon Bauman Phone; 519-502-3580	
Propert Address; 265068 Southgate Rd 26 Proton Station Ont. Con.18 E PT.Lot 2&3	
Drawing Title; Overview	
Drawing Scale; N.T.S. Drawn By; E.M.S	Page; 1 of 5 6/15/22



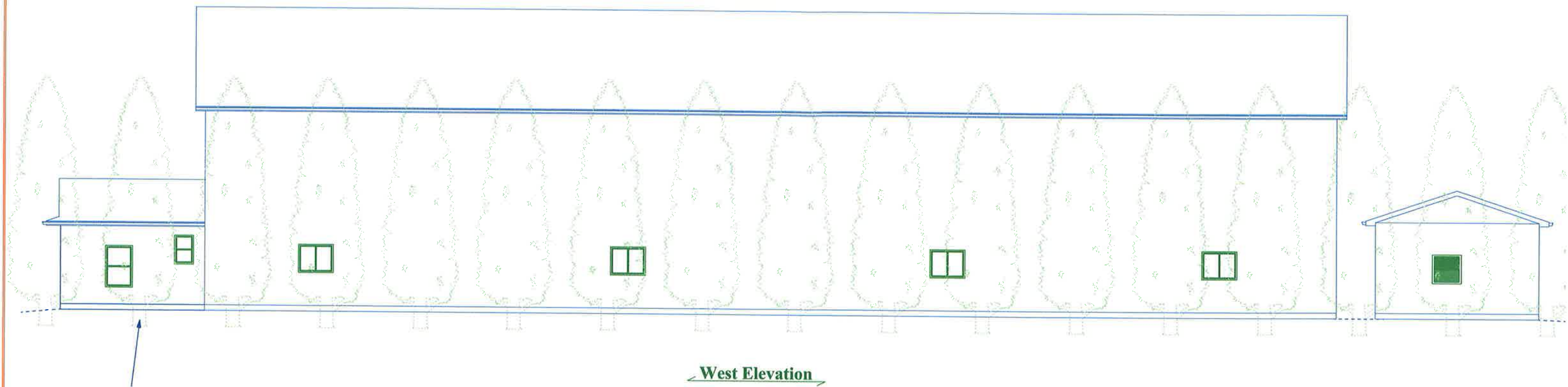
Note:
The screening trees are to be a minimum 1.5m in height and coniferous in order to provide screening of the outdoor storage areas and to blend the building in with the landscape.

Project Title ; ZBA	
Property Owner; Ammon Bauman Phone; 519-502-3580	
Property Address; 265068 Southgate Rd 26 Proton Station Ont. Con.18 E PT.Lot 2&3	
Drawing Title; Site Plan	
Drawing Scale; 1:1000 Drawn By; E.M.S	Page; 2 of 5 6/15/22

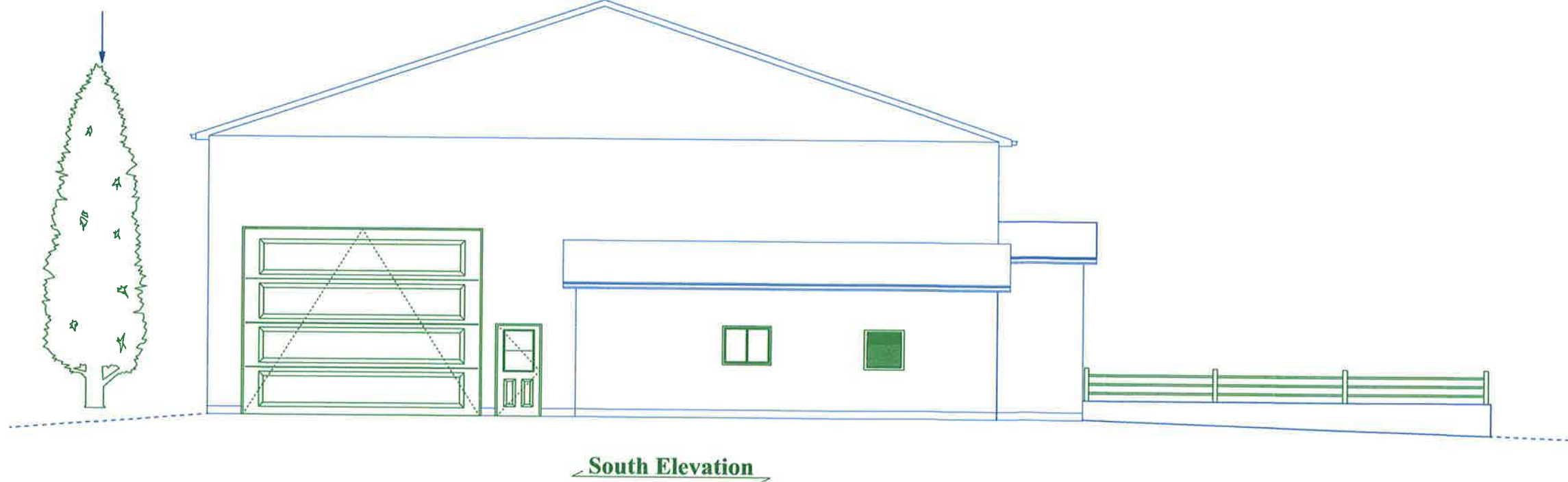




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Property Owner; Ammon Bauman Phone; 519-502-3580	
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Drawing Title; Elevations-A	
Drawing Scale; 1:120 Drawn By; E.M.S	Page; 4 of 5 6/15/22



Proposed Vegetated
Buffer Strip
(Screening)



Project Title ; ZBA	
Property Owner; Ammon Bauman Phone; 519-502-3580	
Propert Address; 265068 Southgate Rd 26 Proton Station Ont. Con.18 E PT.Lot 2&3	
Drawing Title; Elevations-B	
Drawing Scale; 1:120 Drawn By; E.M.S	Page; 5 of 5 6/15/22



**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:

August 24, 2022 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 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: Ammon Bauman and Elvina Bauman

Legal Description: Con 18 E Pt Lot 2, Lot 3, Geographic Township of Proton

Civic Address: 265068 Southgate Rd 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 an Agricultural related use being a small scale dry 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 up to 750m² with outside storage of approximately 500m².

The Effect of the proposed zoning by-law amendment would be to change the zone on a portion of the subject lands to from Agricultural (A1) to Agricultural Exception (A1-XXX) to permit the dry Industrial Use shop. 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 Ontario Land 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 or at the Township ext. 235. Please quote file #C12-22.

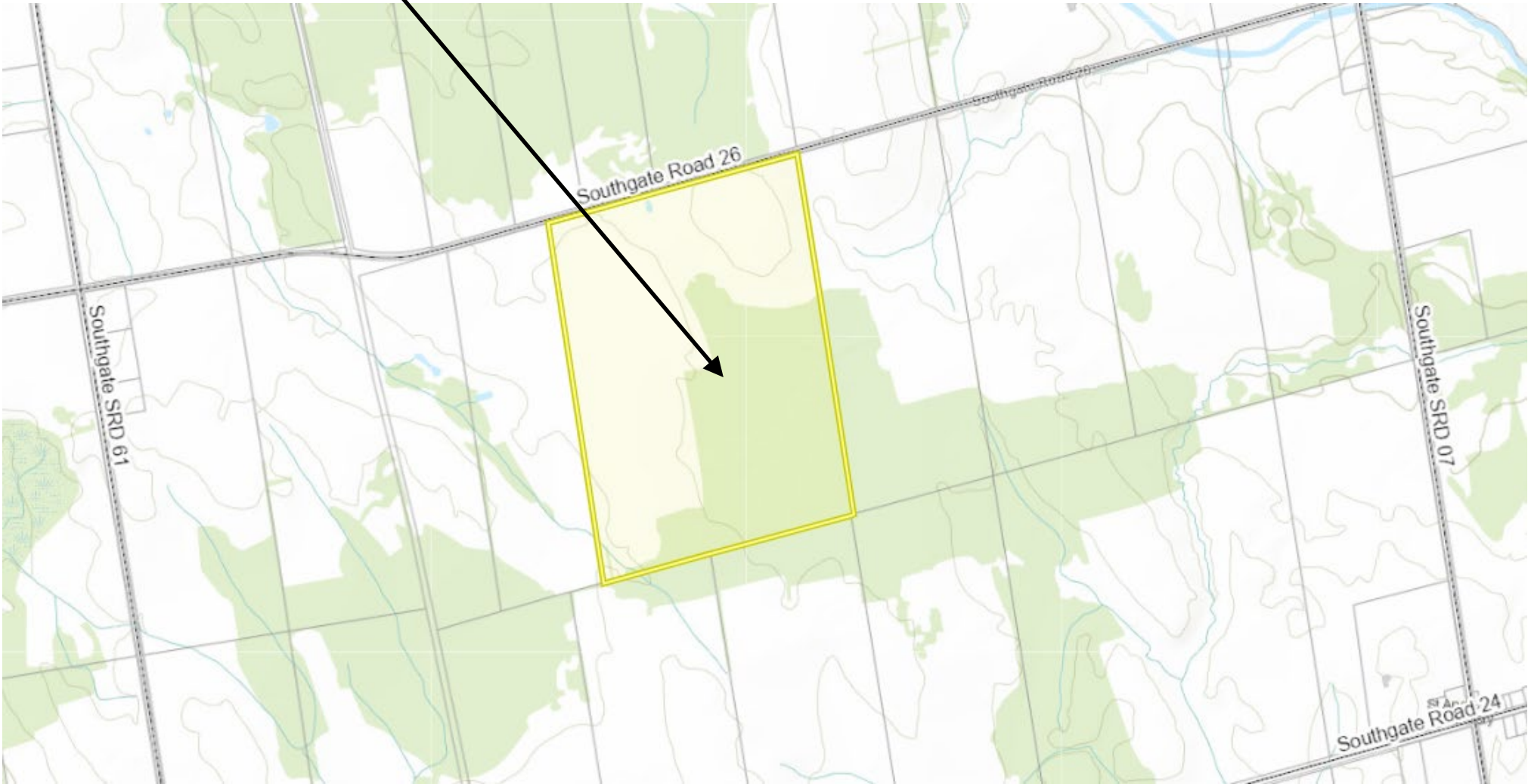
Dated at the Township of Southgate,
this 3rd day of August, 2022.

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



SUBJECT LAND

Key Map (*not to scale*)



From: [CA - Circulations](#)
To: [Holly Malynyk](#)
Subject: RE: Notice of Public Planning Meeting - C12-22 Ammon and Elvina Bauman
Date: August 3, 2022 12:40:05 PM
Importance: Low

Thank you for your circulation on Notice of Public Planning Meeting - C12-22 Ammon and Elvina Bauman. Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated on any future materials related to this development project or infrastructure/policy initiative. Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

If you have any questions, please contact planninganddevelopment@bell.ca directly. *Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.*



wsp.com

From: Holly Malynyk <hmalynyk@southgate.ca>
Sent: Tuesday, August 2, 2022 2:03:50 PM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; Dave Milliner <dmilliner@southgate.ca>; Derek Malynyk <firechief@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development

Institute <hdi2@bellnet.ca>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenobjibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; Newdevelopment@rci.rogers.com <Newdevelopment@rci.rogers.com>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Riel Warrilow <associate.ri@saugeenobjibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; CA - Circulations <CA.Circulations@wsp.com>

Cc: Brianna Francis <bfrancis@southgate.ca>

Subject: Notice of Public Planning Meeting - C12-22 Ammon and Elvina Bauman

Good morning,

Please find below the link for the notice of Public Meeting for Zoning By-law Amendment Application C12-22.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C12-22-Ammon-and-Elvina-Bauman>

The meeting is scheduled for August 24, 2022 at 1:00PM. Please supply all comments on the above notification by August 17, 2022 so they may be included in the public agenda.

Comments can be received by:

Email: hmalynyk@southgate.ca

Fax: 519-923-9262 Attn: Holly Malynyk

Mail: Holly Malynyk, Legislative and Administrative Assistant
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Holly Malynyk
Administrative and Legislative Assistant
Township of Southgate

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

519-923-2110 ext. 233 | Fax 519-923-9262

✉ hmalynyk@southgate.ca | www.southgate.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI



Planning and Development

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

August 17th, 2022

Clinton Stredwick
Township of Southgate
185667 Grey Road 9
Dundalk, ON
N0C 1B0

RE: Zoning By-law Amendment C12-22
Concession 18 East Part Lot 2, Lot 3 (265068 Southgate Road 26)
Township of Southgate (geographic Township of Proton)
Owners/Applicants: Ammon and Elvina Bauman

Dear Mr. Stredwick,

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

The purpose and effect of Zoning By-law Amendment C12-22 is to allow for an Agricultural related use, which is a small scale dry Industrial use shop, and for the use to be added to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be up to 750m² with an outside storage area of 500m².

Schedule A of the County OP designates the subject lands as 'Agricultural'. Section 5.2.1(1) states,

Permitted uses in the Agricultural land use type include:

b) On-farm diversified uses (See Table 7);

Further, Section 5.2.2(5) of the County OP states,

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Provincial MDS formulae.

e) MDS I will generally not be required for on-farm diversified uses, except where a municipality has required MDS to apply in their municipal official plan or zoning by-law.

The proposed use is on-farm diversified; therefore, it is permitted within Agricultural lands and a MDS calculation is not required. County planning staff have no concerns.

Section 5.2.2 Table 8 states that the on-farm diversified use shall be,

The lessor of: 2% of the total size of the property, or a maximum combined area of the use of 8,000 square metres.

Further, Section 5.2.2(16) states,

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

The subject property is approximately 72 hectares in size which would allow for a proposed small scale industrial use shop of 8,000 square metres. The applicant proposed use will cover an area of 8,000 square metres. This is permitted as 8,000 square metres is the lessor option. The gross floor area of all buildings associated with the on-farm diversified use is less than 20%. County planning staff have no concerns.

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.

Municipal staff shall review the applicability of the D-6 guidelines to the proposed development. County Planning staff have no further concerns.

Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County. Except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the

Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

d) Individual in-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.

From a general planning perspective, it should be ensured that the subject site can safely provide on-site sewage servicing.

Schedule A of the County OP designates areas of the subject lands as 'Hazard Lands'. 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 is outside of the Hazard Lands; therefore, County planning staff have no concerns.

Appendix B of the County OP indicates that the subject lands contain 'Significant Woodlands' Section 7.4(1) states,

No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. Adjacent lands are defined in Section 7 and 9.18 of this Plan.

Further, Appendix B of the County OP indicates that areas of the subject lands contain Streams, Rivers, or Lakes. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced. Landowners are encouraged to forest areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections.

Lastly, Appendix B of the County OP indicates that areas of the subject lands contain 'Other Wetlands'. Section 7.3.2(1) states,

No development or site alterations are permitted within Other Wetlands or their adjacent lands, shown on Appendix B, or as identified by conservation authorities, unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

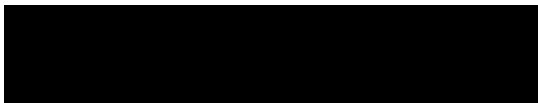
The proposed development is outside the areas covered by these designations and their adjacent lands; therefore, County planning staff have no concerns. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County planning staff have no concerns with the subject application.

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

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

Yours truly,



Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
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: August 4, 2022

File No.: C12-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Commercial entrance being 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

SENT ELECTRONICALLY ONLY: hmalynyk@southgate.ca

August 17, 2022

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

ATTENTION: Holly Malynyk, Legislative and Administrative Assistant

Dear Ms. Malynyk,

RE: Proposed Zoning By-law Amendment C12-22 (Ammon and Elvina Bauman)
265068 Southgate Road 26
East Part Lot 2 Lot 3 Concession 18
Roll No.: 420709000310500
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 dry 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 up to 750m² with outside storage of approximately 500m².

Recommendation

The proposed zoning by-law amendment application is acceptable to SVCA staff.

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 depicts areas of the property to be low in elevation associated with potential unevaluated wetlands and their floodplain. 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 coincides with the Hazardous Lands as plotted by SVCA staff for the property.

Based on the plans (dated 6/15/22) submitted with the application, it is the opinion of SVCA staff that the location of the proposed development, including the area to be rezoned, will all not be located in 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. 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. As mentioned above, it is the opinion of SVCA staff that the area to be rezoned will not be located within the Hazard Lands designation. 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:

Based on SVCA desktop review, it is the opinion of SVCA staff that the significant natural heritage features affecting the property include: significant woodlands, 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, 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 property and on 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.

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's role is to identify habitat through a screening process in consideration of the PPS, 2020 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 OPS 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.

Large areas of the property are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the Approximate Screening Area requires 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 the SVCA Approximate Screening Area 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. For the property the SVCA Approximate Screening Area includes any wetlands located on the property as well as a 30 metre offset distance outwards from the wetland edge.

SVCA Permission for Development or Alteration

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

However, based on the plans (dated 6/15/22) submitted with the application, proposed development, including the area to be rezoned will not be located within the SVCA Approximate Screening Area. Therefore, review and permit from the SVCA is not required based on the plans submitted with the application.

Summary

SVCA staff has reviewed the 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 the 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 Coordinator
Saugeen Conservation
MO/

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



The corporation of
The Township of Southgate

DocuSigned by:
Wesley Gowing
FBA9TAF795D244D...

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: C14-22
Pre-Consult Date: _____
Date received: _____
Date accepted: _____
Accepted by: _____
Roll # 42 07 190-001-10350
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)

- ☐ **Amendment to the Official Plan**
- | | |
|-------|--|
| Minor | \$1,625.00 application fee <i>plus</i> |
| | \$2,000.00 contingency fee |
| Major | \$2,708.00 application fee <i>plus</i> |
| | \$5,000.00 contingency fee |

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

- ☒ **Amendment to the Zoning By-law**
- | | |
|-------|----------------------------|
| | \$1,300.00 application fee |
| Major | \$2,166.00 application fee |
| Major | \$2,500.00 contingency fee |

**contingency fee required only for complex applications*

- ☐ **Removal of a Holding Provision**
- | | |
|--------------------------------------|-----------------------------|
| with a related Site Plan Application | \$542.00 application fee |
| | or \$542.00 application fee |

- ☐ **Temporary Use By-Law Amendment**
- | | |
|--|--|
| | \$1,625.00 application fee <i>plus</i> |
| | \$111.00 agreement fee <i>plus</i> |
| | \$2,500.00 contingency fee |

Other Required Fees:

- ☐ **Public Notice Sign Fee** \$111.00

- ☐ **Conservation Authority Fees**
- | | |
|------|---------------------------|
| SVCA | \$260.00 |
| 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

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Howard Dalal
Mailing address: 105261 Southgate Rd 10, N0G1N0
Phone# : (H) [REDACTED] (B) [REDACTED]
Email Address: [REDACTED]
2. Name of applicant: D+H Architects Inc. (Wesley Gowing)
Mailing address: 45 Mill Street, Orangeville, Ontario, L9W2M4
Phone#: 519-941-0912 x226 Email: wgowing@dharchitects.ca
Applicant's Relationship to Subject Lands:
☐ Registered Property Owner
☐ Holder of Option to Purchase Subject Lands
☐ Signing Officer of Corporation
☒ Other [Specify] Architect for Project
3. Name of agent (if applicable) _____
Mailing address: _____
Phone#: _____ Email: _____
4. Send all correspondence to (choose only one): ☒ Applicant ☐ Agent
5. Preferred Method of communication: ☐ Phone ☒ email ☐ Postal Mail
6. Name any mortgages, charges or encumbrances, in respect to the subject lands:
Rosl ynHolding Company. Holding corporation number is 823590328 RC0001
Mailing Address: 105261 Southgate Road 10 R R 3 Conn On N0G 1N0
Phone#: 416-720-7830

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: _____
Tax Roll#: 4207090001103500000
Lot 8 Concession 7
Lot _____ of Plan _____
8. The date the subject land was acquired by the current owner: Early 2012

9. Dimensions of subject property:
frontage 397 m depth 1101 m area 437,097 sq m/ha
10. Description of the area affected by this application if only a portion of the entire
property Location of existing building directly north of the pond.

11. Abutting and nearby lands uses
(a) Interest in abutting lands - does the owner or applicant of the subject lands own
or have a legal interest in any lands abutting the subject lands? Yes ☐ No ☒
If yes, describe to what extent _____
(b) Use of abutting and nearby lands - describe the present use on all properties
abutting and opposite the subject lands.

North _____ East _____
South _____ West _____

(c) Agricultural livestock operations
☐ if an existing livestock operation is located within 450 metres of the subject lands,
prepare a sketch showing locations and approximate size of livestock barns (as per
Additional Requirements 20. (b) request) and you must fill out Schedule "A".

12. Environmental Constraints
Indicate whether any of the following environmental constraints apply to the
subject lands:

Wetlands <input checked="" type="checkbox"/>	Specialty Crop Lands <input type="checkbox"/>
Floodplains <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 C5-211H
Requested zoning C5-211H

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)

Addition of Group Home use for less than 10 residents.

For Official Plan Amendment Applications Only:

16. Please answer the following about this proposed Official Plan Amendment:
Does this application change or replace a designation in the Official Plan?
Changes ☐ Replaces ☐

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?
Yes ☐ No ☒

If yes, please provide the details of the official plan or the official plan amendment that deals with this matter.

18. Does this application propose to remove land from an area of employment?
Yes ☐ No ☒

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

19. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes ☐ No ☒

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure One storey wood (portable construction)

Setbacks:
front lot line 371.655 m rear lot line 611,665 m
side lot line 87.160m/282970 m

Building/structure:

height 5m dimensions / floor area 347.4 m2

20. The date the existing building(s) or structure(s) on the subject land were constructed: May 2012
21. The length of time that the existing uses of the subject land have continued: 8 years
22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.):
23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:
Addition of Group Home use to property.
24. Has the subject land ever been the subject of a Zoning By-law Amendment?
Yes ☐ No ☐ Unknown ☒
If yes, and if known, specify the file number and status of the application:

Servicing for subject land

25. Facilities existing or proposed for subject lands:

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

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

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

please specify SWM Pond

SWM Pond

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

26. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands?

Yes ☒ No ☐

If yes, has an amendment to the Site Plan and/or Agreement been applied for?

Yes ☐ No ☒

27. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)

Yes ☐ No ☒

Part C

The proposal

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

Addition of Group Home use to property.

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

Requirements of owner has changed.

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

Construction to begin August 2022 and complete Feb 2023

31. 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)

See attached site plan

Part D
Statement of compliance

32. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?
Yes ☒ No ☐
33. Is the subject land within an area of land designated under any provincial plan or plans?
Yes ☐ No ☒

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

34. Supplementary and support material to accompany application, where applicable
- a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.
- OR
- b) a sketch *drawn to scale* showing the following:
 - 1) Boundaries and dimensions of the subject land.
 - 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
 - 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
 - 4) Current use(s) on land that is adjacent to the subject land.
 - 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
 - 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

35. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

Part E
Authorization and affidavit

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

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documents I (we),

Howard Dalal _____ 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 _____ 6/30/2022
date

Signature of Owner date

37. Owner's Authorization for Agent

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

hereby authorize D+H Architects Inc. (Wesley Gowing) _____ to act as our agent(s) for the purpose of this application.

Signature of _____ 6/30/2022
date

Signature of Owner date

38. Owner's Authorization for Access

I/we, Howard Dalal _____, 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 p

Signature _____ 6/30/2022
date

Signature of Owner date

Signature of Witness date

Solemn declaration

39. Affidavit


To be completed by owner(s), agent(s), or applicant(s) having completed the application form

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


I/ (We) Howard DAIAI
Name(s)
of the Conn of Southgate in the grey of county
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 28 day of July, 2022


Signature of Commissioner


Signature of Applicant
Howard DAIAI
print name


Holly Malynuk, a Commissioner, etc.,
Province of Ontario, for The Corporation of
the Township of Southgate.

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? _____

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

☐ Yes – For how long? _____

☐ No – When did you stop farming? _____
For what reason did you stop farming? _____

(iii) Area of total farm holding: _____

(iv) Number of tillable 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: _____

How big is the barn? _____

What is the present use of the barn? _____

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

- (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, >= 30% DM
 - ☐ outside, no cover, 18-30% DM, with covered liquid runoff storage
 - ☐ outside, no cover, 18-30% DM, with uncovered liquid runoff storage
- (ix) Are there any barns on other properties within 450 meters (1,476.38 ft) of the subject lands? ☒ Yes ☐ No

If yes, these barns and distances to the subject property must be shown on the sketch. The following questions must be answered for each property containing a barn regardless of current use.

- (x) What type of farming has been conducted on this other property?
- _____
- _____
- _____
- (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)
- _____
- _____
- _____

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:

August 24, 2022 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 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: Rosalyn Outdoor Centre Inc, Howard Dalal

Legal Description: Concession 7, Lot 8, Geographic Township of Proton

Civic Address: 105261 Southgate Rd 10

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

The Purpose of the proposed zoning bylaw amendment is to add a Group Home to the list of permitted uses. The group home will be limited to 10 residents and is a conversion of an existing building.

The Effect of the proposed zoning by-law amendment would be to change the zone on a portion of the subject lands to permit the Group home use within the existing C5-211 exception zone (C5-211). 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and Comments

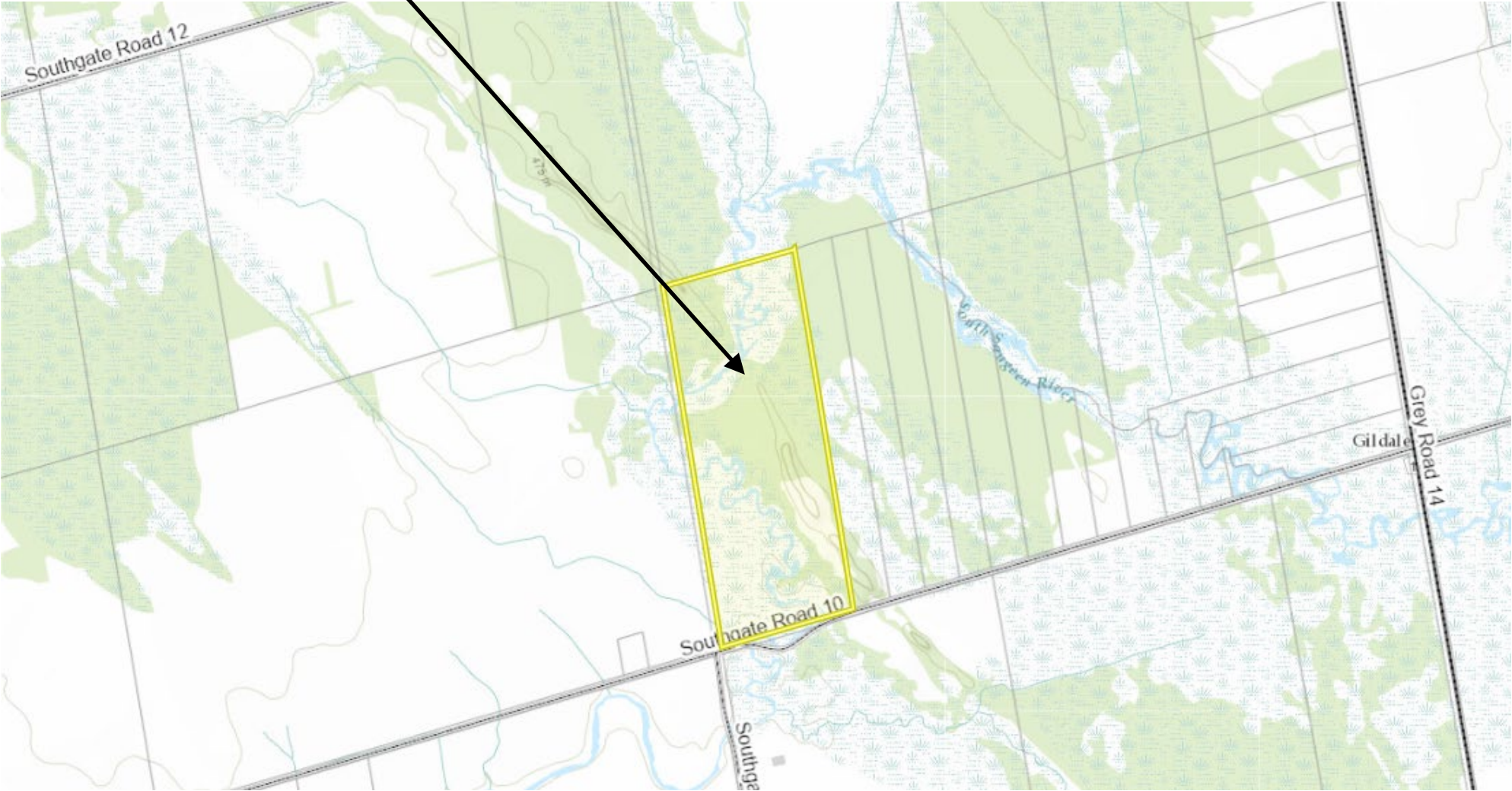
Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C14-22.

Dated at the Township of Southgate,
this 3rd day of August, 2022.

Lindsey Green, Clerk
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





July 18, 2022

Township of Southgate
185667 Grey County Road 9
Dundalk ON N0C 1B0
Attention: Clinton Stredwick

Re: Zoning Amendment Application
For Residence at Roslyn Centre Located At 105261 Southgate Road 10 (21-167)
Further Submission Requirements – Letter and Drawings

Dear Clinton,

As a response to the email dated July 11, 2022 requesting further information for the application process, we are pleased to submit this letter and the site plan drawing for the Planning Department review.

We are writing on behalf of our client, Howard Dalal, pertaining to the proposed renovation of the existing camp dining hall building located at the property noted above. The proposed renovation involves the conversion of three separate buildings into one to become a permanent group home accommodating eight developmentally disabled individuals. There is one staff on site as well. This group home is being run by the owner whose personal residence is also on the same property. The property will furthermore continue as a camp for 30 campers on a seasonal basis.

The following current services will be maintained and augmented as required: electrical, septic, water, propane. A mechanical and electrical engineer are working with us to determine specific requirements and will have drawings as part of the building permit set. There is a current well on the property that serves the existing building being renovated and will continue to do so post renovation. There is a current septic system designed for 48 campers. The owner is willing to reduce the number of campers to accommodate the group home use and remain within the existing system capacity. Our calculations indicate a reduction to 30 campers with the group home in place. There will be a need for fire protection of the renovated building in which case we will be designing a fire route to a draft port which will draw water from the pond as we have done on several other projects similar to this.

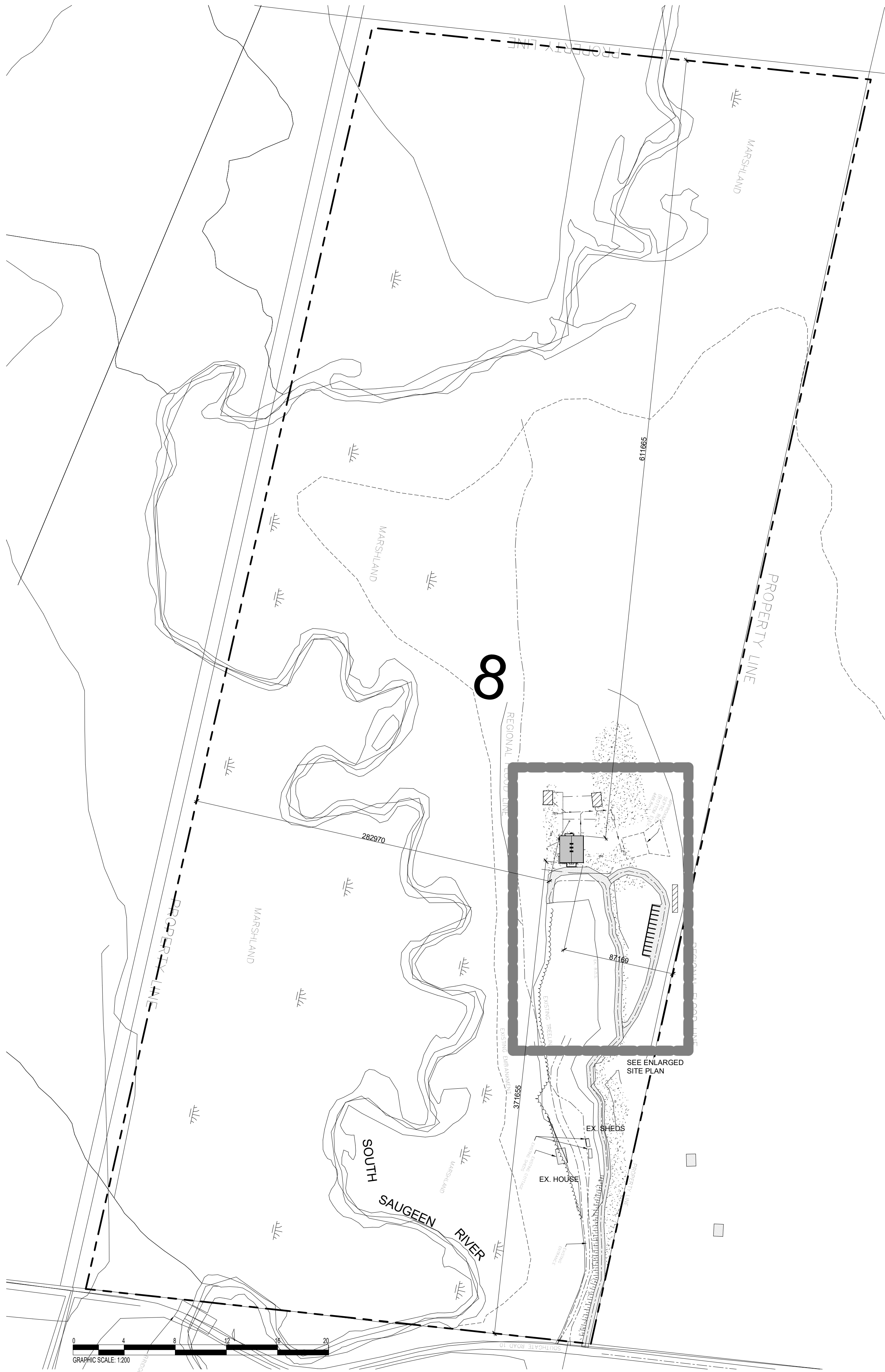
Please refer to the attached site plan for further information. Feel free to contact me directly if you wish to discuss this project or have questions.

Sincerely,

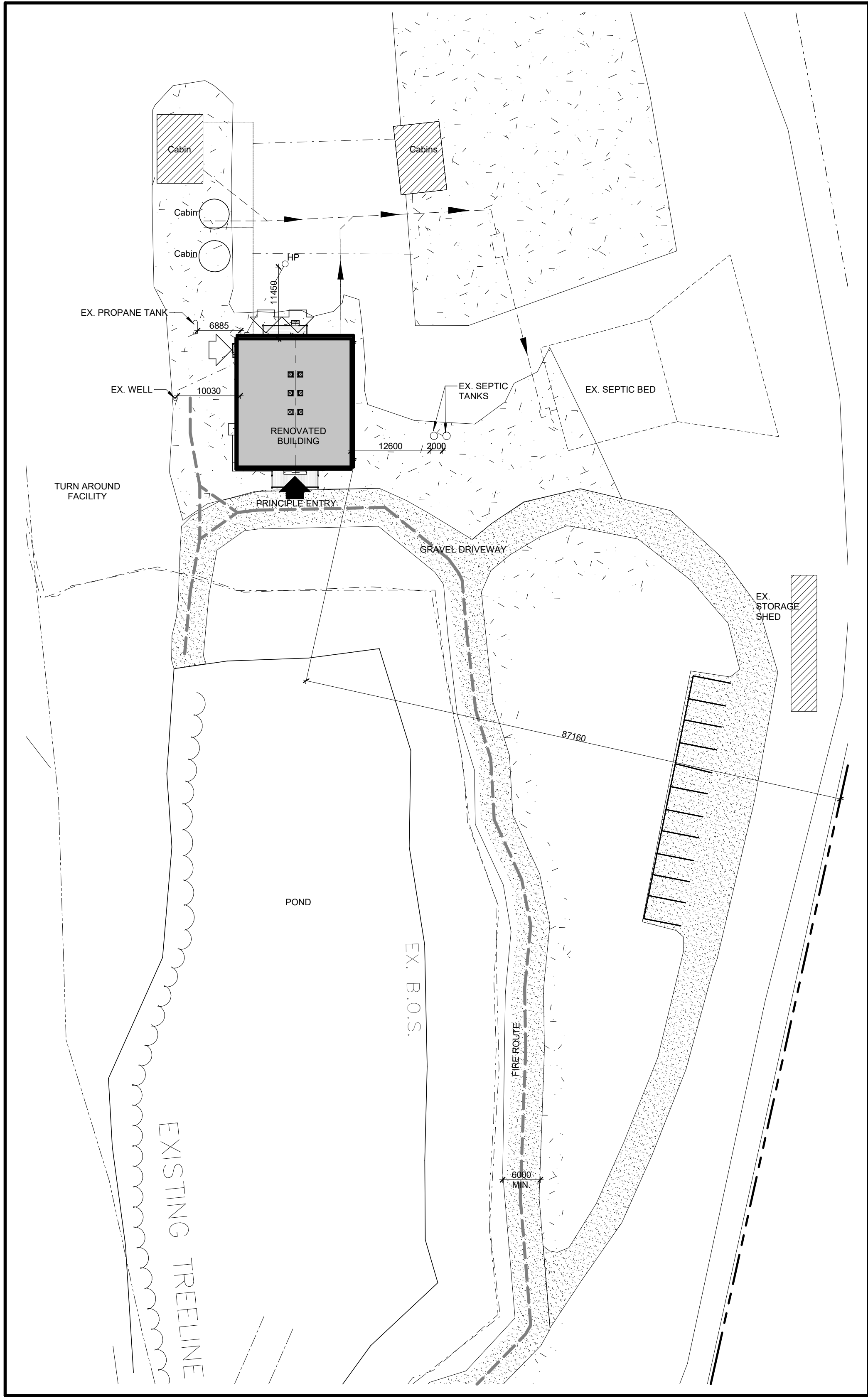


Wesley Gowing, Architect
D+H Architects Inc.
M.Arch., OAA

cc/ Howard Dalal and Gayla Lipson
Enclosure: Site Plan Drawing



2 FULL SITE PLAN
A1.0 1 : 2000



1 ENLARGED SITE PLAN
A1.0 1 : 500



KEY MAP PLAN
1 : 100

- PROPERTY LINE
BUILDING SETBACKS
LANDSCAPING SETBACKS
CONC. CURB
CONC. CURB & GUTTER
WATER MAIN
SANITARY SEWER
STORM SEWER
WEEPING TILE
MANHOLE
CATCH BASIN
CATCH BASIN/MANHOLE
FIRE HYDRANT
EXISTING ELEVATION
NEW ELEVATION
SWALE
SLOPE
HYDRO POLE
WALL-PACK LIGHT FIXTURE
LIGHT STANDARD
OVERHEAD HYDRO
BELL TELEPHONE
GAS LINE
RELOCATED DRIVE WAY LIGHTS
NEW DRIVE WAY LIGHTS
BOREHOLE
TESTPIT
BARRIER FREE PARKING SPACE
- Legend symbols for various features and elevations.

LEGAL DESCRIPTION

LOT 7, CONC 8 FORMERLY IN THE TOWNSHIP OF PROTON

SITE DESCRIPTION

ZONING (CURRENT): CS-211-H

BUILDING CLASSIFICATION

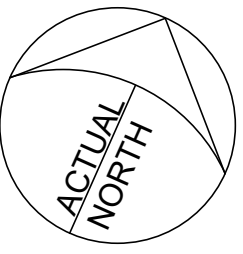
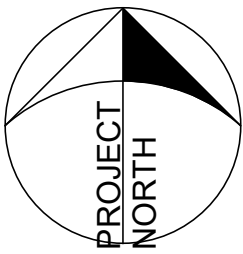
OCCUPANCY: GROUP HOME

CLASSIFICATION: B3

BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m ²	S.F.
EXISTING	293.5	3159
PROPOSED	53.9	581
GFA - TOTAL	347.4	3740

DIMENSIONS & SCALE NOTICE:
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE THIS DRAWING. ANY DISCREPANCY OBSERVED SHOULD BE
REPORTED IMMEDIATELY TO D+H ARCHITECTS INC.
COPYRIGHT NOTICE:
COPYRIGHT IN THIS DRAWING BELONGS TO D+H ARCHITECTS INC. THIS
DRAWING MAY NOT BE USED FOR ANY OTHER PURPOSE THAN FOR WHICH IT
WAS INTENDED WITHOUT THE EXPRESS CONSENT OF D+H ARCHITECTS INC.



No.	Description	Date
2	SITE PLAN FOR ZONING	JULY 15, 2022
1	SITE PLAN FOR ZONING AMEND	JUNE 29, 2022



45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

CONSULTANT

PROJECT RENOVATION FOR
RESIDENCE AT ROSLYN CENTRE
SOUTHGATE 105261 Southgate Road 10 ONTARIO
SHEET TITLE
SITE PLAN

PROJ. NO.	21-167
DATE	MARCH 2022
DRAWN BY	JS
CHECKED	WG
SCALE	As indicated
DATE PLOTTED	15/07/2022 14:37:24
DRAWING NO.	

A1.0

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C14-22 Rosalyn Outdoor Centre Inc
Date: August 17, 2022 4:26:35 PM

County comments for C14-22 Rosalyn Outdoor Centre Inc

Hello Southgate,

Please note that County Staff have reviewed Zoning application C14-22 Rosalyn Outdoor Centre Inc - Howard Dalal.

The subject lands are designated 'Rural,' 'Hazard Lands,' and 'Provincially Significant Wetlands' in Schedule A of the County's Official Plan; a small portion of 'Aggregate Resource Area' in Schedule B; and largely designated 'Core' in Schedule C.

Per Appendix B, the subject lands are largely covered in Significant Woodlands, contain a water course, Significant Valleylands, and an ANSI - Earth Sciences feature.

It is understood that the proposed group home would be located within an existing building located in the Rural designation, but adjacent to the Hazard Lands and within ~50 meters of the Provincially Significant Wetland. Generally, County staff would require the completion of an Environmental Impact Study to ensure that the existing natural heritage features on the property would not be impacted by the proposed development. In this case, given that the property already exists as a summer camp, and the proposed group home would be accommodated within an existing building, County staff would defer to the Conservation Authority to determine if further study would be warranted.

"Institutional uses" and "Resource Based Recreational Uses" are permitted within the Rural designation; and "Reuse of existing buildings and structures" is permitted within the Core designation, per Table 10. Given the extent of the wetlands within the vicinity of the property, and the proposed year-round use of the group home facility, County staff have concerns about potential flooding on the property, particularly as a portion of the existing driveway is located within the Hazard Lands. It is recommended that further comments be provided by SVCA to ensure that safe, all-season access can be attained to the subject property. County staff would support the completion of a flood plain study in this regard.

Per Section 5.6.2, new non-agricultural uses that require a zoning by-law amendment on existing lots of record are generally not permitted within the Aggregate Resource Area. In this case, the ARA mapping on the existing lot is quite minimal in extent, and the summer camp use has already been established on the subject property. County staff therefore have no significant concerns.

County staff would recommend that MDS be considered and achieved to the proposed Group Home structure.

In summary, County staff would support the completion of a floodplain study in order to ensure that safe, all-season access can be achieved to the subject property. If a previous study has been undertaken, or additional technical information can be provided by the Conservation Authority to address this consideration, this requirement may be waived. Staff would defer to SVCA staff to determine if an Environmental Impact Study would be warranted for the proposed use.

County staff have no further comments.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON

Township of Southgate

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Jim Ellis,

Public Works Manager / Risk Management Official
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Public Works Department

Date: August 4, 2022

File No.: C14-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: None

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