



**Township of Southgate
Public Planning Meeting Agenda**

April 26, 2023

1:00 PM

Holstein Council Chambers

	Pages
1. Call to Order	
2. Public Meeting	
2.1 C5-23 - David Gingrich, Con 6 Lot 22 Pt Lot 23, Geographic Township of Egremont	
2.1.1 Background	
<p>The Purpose of the proposed zoning bylaw amendment application is to allow for an on farm diversified use being a small scale Dry Industrial Use. The Dry industrial use will include but is not limited to Wood Working, Metal working and fabricating, as well as the manufacture of concrete and related supplies. The owners wish to add the shop to the list of permitted uses within a new Agricultural exception zone (A1-XXX). The shop will replace the existing shop which will be returned to an agricultural use. The shop including office and power room is proposed to be up to 750m² with outside storage not exceeding 500m².</p> <p>The Effect of the proposed zoning by-law amendment would be to zone a portion of the subject lands to permit the Dry Industrial Use shop within a new agricultural exception zone (A1-XXX).</p>	
2.1.2 Application and Notice of Public Meeting	4 - 22
2.1.3 Comments Received from Agencies and the Public	23 - 30
2.1.4 Questions from Council	
2.1.5 Applicant or Agent	
2.1.6 Members of the Public to Speak	

2.1.7 Further Questions from Council

2.2 C4-23 - Watra Resident Association, Con 21, Pt Lot 11, Registered Plan 812 Lot 20 and 21, BLK 29, Geographic Township of Egremont

2.2.1 Background

The Purpose of the proposed zoning bylaw amendment is to sever a 0.4 hectare parcel that is currently zoned Open Space (OS). The proposed Zoning By-law Amendment would change these lands to Residential Type 6 Exception (R6-XXX). The exception provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.3 meters respectively. The retained parcel is zoned Open Space (OS) and Environmental Protection (EP) and will remain zoned as such. Lots 21 and 22 are currently zoned Environmental Protection (EP), with some Residential Type 6 (R6) zoning along the front portions of these two parcels. The "R6" zoned area will be changed to Open Space (OS). No development or site alteration will be permitted on these lands or on the retained parcel which will merge with these lands.

The Effect of the proposed zoning by-law amendment would be to change the zone simple on the severed lands from Open Space (OS) to R6 exception (R6-XXX) to recognise the new lot and allow for the construction of a house and accessory building. The retained lands will merge with Lot 20 and 21 of Plan 812 and the Zoning on lot 20 and 21 will be changed from Residential Type 6 (R6) to Open Space (OS). The EP boundary may be adjusted based on Conservation Authority Comments.

2.2.2	Application and Notice of Public Meeting	31 - 50
2.2.3	Comments Received from Agencies and the Public	51 - 56
2.2.4	Questions from Council	
2.2.5	Applicant or Agent	
2.2.6	Members of the Public to Speak	

2.2.7 Further Questions from Council

3. 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: C5-23
Pre-Consult Date: January/2023
Date received: _____
Date accepted: March 9, 2023
Accepted by: _____
Roll # 42 07 060 006 05900
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 \$1,674.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,754.00 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	\$1,350.00 application fee — <u>\$1600</u> Major \$2,214.00 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	\$594.00 application fee or \$594.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,674.00 application fee <i>plus</i> \$135.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
Other Required Fees:	
<input type="checkbox"/> Public Notice Sign Fee	\$135.00 — <u>\$145</u>
<input type="checkbox"/> Conservation Authority Fees	SVCA <u>\$260.00</u> GRCA Call directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law. All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Township of Southgate, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee which shall be determined by staff of the Corporation of the Township of Southgate in the event that the amount of the initial contingency fee taken is insufficient.

Be advised that the applicant or a representative is expected to appear at any meetings (including the public meeting) to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: David B Gingrich

Mailing address: [REDACTED]

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

Email Address: None

2. Name of applicant: David B Gingrich

Mailing address: [REDACTED]

Phone#: [REDACTED] Email: [REDACTED]

Applicant's Relationship to Subject Lands:

☒ Registered Property Owner

☐ Holder of Option to Purchase Subject Lands

☐ Signing Officer of Corporation

☐ Other [Specify] _____

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:

Post mortgage to Dad

Mailing Address: 044568 Southgate rd 04

Phone#: [REDACTED]

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: Rd 04 044493

Tax Roll#: _____

Lot 22 Concession 6

Lot _____ of _____ Plan _____

8. The date the subject land was acquired by the current owner: 2016

9. Dimensions of subject property:

frontage 400 ⁶⁰⁹ m depth 812 ¹⁰¹⁵ m area 68 ha sq m/ha

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

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 Farm land

East Lane

South Farm land

West Road way

(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 checked="" 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

Agriculture

Requested zoning

Commercial? Agriculture Exception
A1-XX

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)

Concrete supplys for Agricultural Building

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.

Details are on sketch

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 Wood Structure slop

Setbacks:

front lot line

rear lot line

side lot line

Building/structure:

height _____ dimensions / floor area _____

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

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

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

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

24. Has the subject land ever been the subject of a Zoning By-law Amendment?

Yes ☐ No ☐ Unknown ☐

If yes, and if known, specify the file number and status of the application: _____

Servicing for subject land

25. Facilities existing or proposed for subject lands:

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

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

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

please specify _____

type of sewage disposal

existing proposed

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

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. ?

To Build a shop for fabricating and storage

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

To Build a shop

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

Summer 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)

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? *R*

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),

David Gignac 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.

 Nov 23 2022
Signature of Owner date

Signature of Owner date

37. Owner's Authorization for Agent D NIA.

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

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

Signature of Owner date

Signature of Owner date

38. Owner's Authorization for Access

I/we, David Gignac, and _____
Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

 Nov 23 2022
Signature of Owner 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) David Gingrich
Name(s)

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

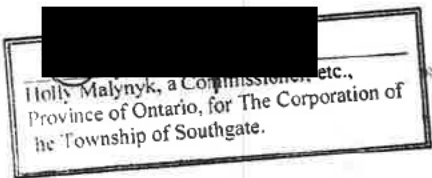
Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the:

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

This 6 day of January, 2023.


Signature of Commissioner




Signature of Applicant
David Gingrich
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: 300 hd Cattle, 60 years, corn and Wheat

(i) How long have you owned the farm? 6 years

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

☒ Yes – For how long?

6 years

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: 68 Ha

(iv) Number of tillable hectares: 52 Ha

(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: 25 Concession: 6

Former Township: Egmont

Total Hectares: 45 Ha

(vii) Is there a barn on the subject property? ☒ Yes ☐ No

Please indicate the condition of the barn: good

How big is the barn? 1950 sq m

What is the present use of the barn? cattle

What is the capacity of the barn, in terms of livestock? 300 hd

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

☒ Storage already exists

☐ 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?

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

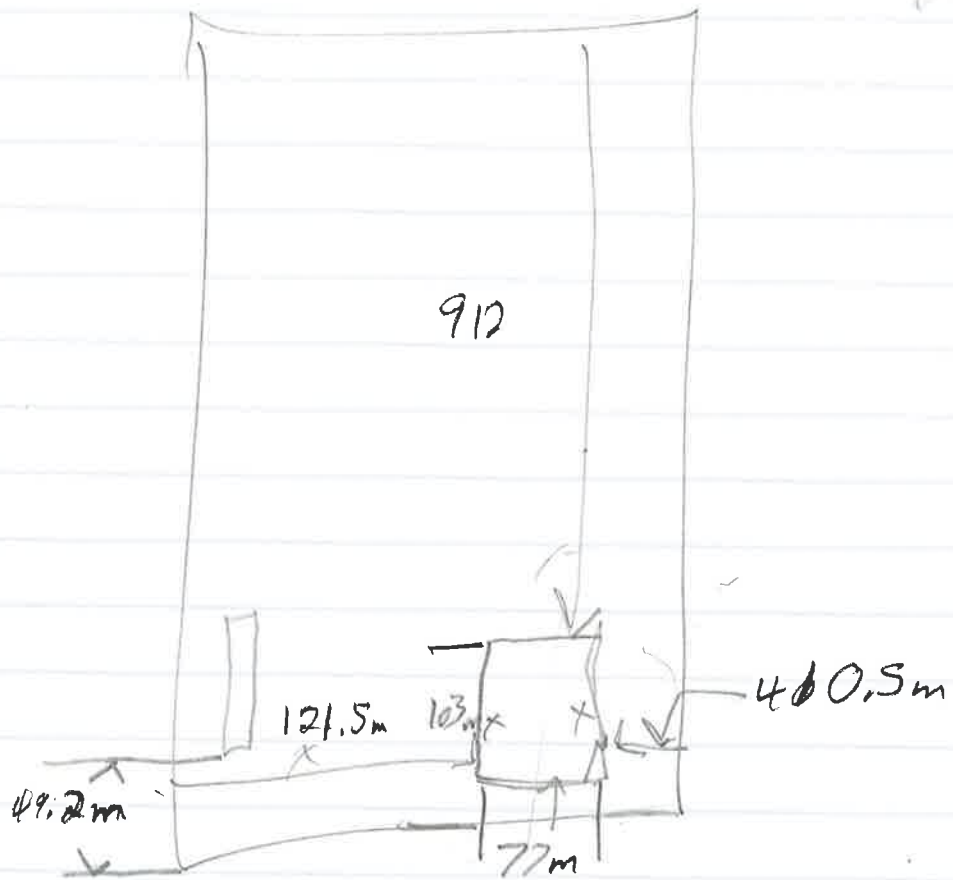
(xii) Indicate the size of the barn(s): _____

(xiii) Capacity of barn in terms of livestock: _____

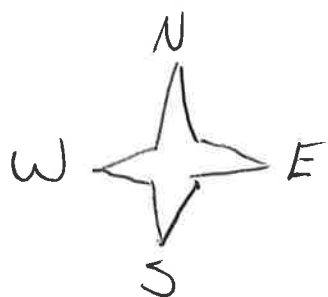
(xiv) Manure Storage facilities on other property (see storage types listed in question above)

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

8160

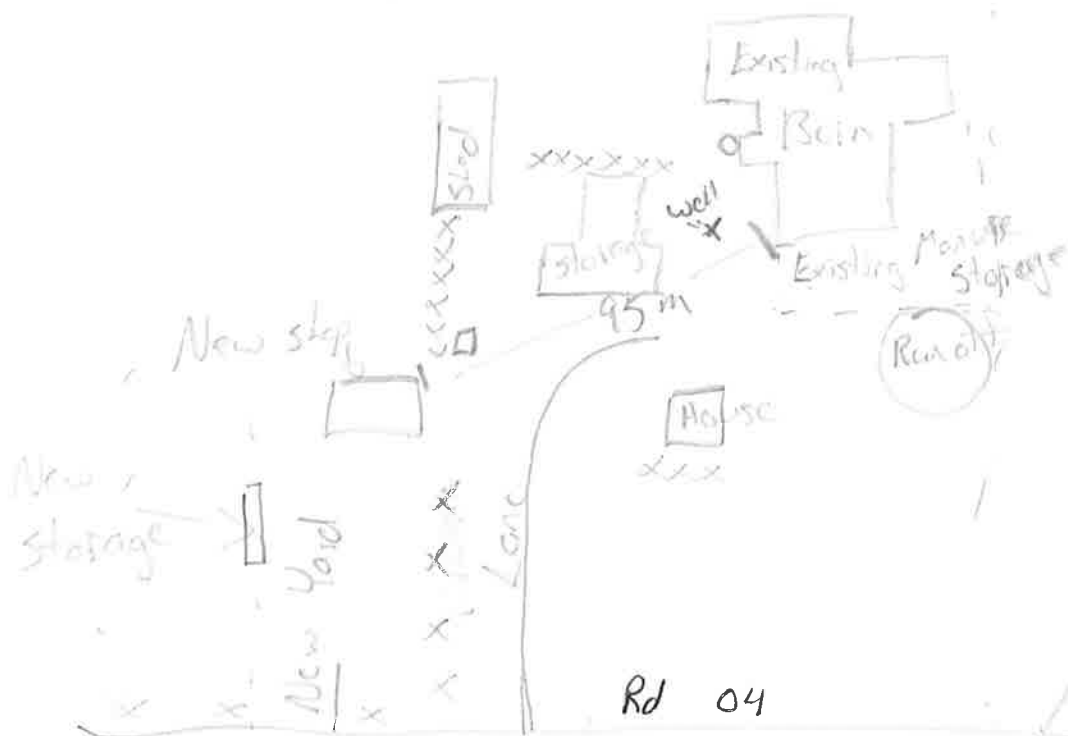


Property 1015m ↑
609m ↔



↑
N

Small Scale Sketch



Length of Farm 2030 m

width of Farm 609 m

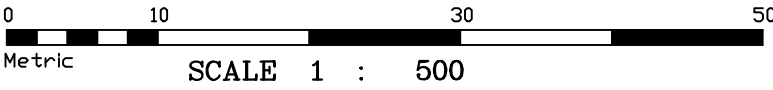
118 m —
to west edge
of new yard

SITE PLAN FOR DAVID GINGRICH
LOT 22 & W 1/2 LOT 23
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF EGREMONT
MUNICIPALITY OF SOUTHGATE
COUNTY OF GREY

LEGEND:

- BM DENOTES BENCH MARK FOUND
- BM SET DENOTES BENCH MARK SET
- OMHSA DENOTES SANITARY MANHOLE
- FH DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
- BP DENOTES BELL PEDISTAL
- H DENOTES HYDRO POLE
- CB DENOTES CATCH BASIN
- OH DENOTES OVERHEAD HYDRO LINES
- LS DENOTES LIGHT STANDARD
- SEP LID DENOTES SEPTIC LID
- GV DENOTES GAS VALVE
- AN DENOTES ANCHOR
- W DENOTES WELL
- TB DENOTES TERMINAL BOX
- CV DENOTES CULVERT INVERT
- M DENOTES MAILBOX
- Z DENOTES NOT TO SCALE

PROJECT NO: 23204
DATE: MARCH 15, 2023
ADDRESS: 044493 SOUTHGATE RD 04



CAUTION: THIS PLAN WAS PREPARED FOR
PLANNING PURPOSES ONLY AND IS
NOT INTENDED TO BE USED AS A
LEGAL SURVEY

NOTE:
ALL COORDINATES, BEARINGS, DISTANCES AND ELEVATIONS CONTAINED
IN THE CAD FILE AND SHOWN ON THIS PLAN ARE DERIVED FROM GPS
(PPP) OBSERVATIONS AND ARE REFERRED TO UNIVERSAL TRANSVERSE
MERCATOR (UTM) ZONE 17 (81° WEST LONGITUDE) EPOCH 2010
ELEVATIONS ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM
1972

DATE DATE
SCOTT BETTS
BETTER MEASURES
Drawn by: Scott Betts
Cell: (519)372-5855
E-Mail : bettermeasures@everus.ca

118.931
TO SW CORNER OF LOT 22

SW CORNER
LOT 22

POSTED AS SOUTHGATE ROAD 04

LOT 22
CONCESSION 6

EXISTING
GARAGE

EXISTING SHOP

EXISTING DRIVEWAY

EX. WELL 101.75
OF PROPOSED SEPTIC BED

CONCRETE WALKWAY

EXISTING
DWELLING

OUTSIDE STORAGE
500 SQUARE METERS

PROPOSED SHOP
636 SQUARE METERS

PROPOSED 3600 L
SEPTIC TANK

PROPOSED SHED
114 SQUARE METERS

PROPOSED GRAVEL AREA

PROPOSED DRIVEWAY

PROPOSED FILTER BED

PROPOSED REZONING AREA
7931 SQUARE METRES

PROPOSED DRIVEWAY

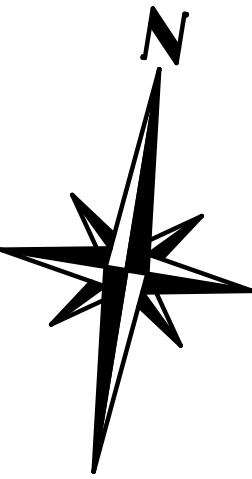
EXISTING DRIVEWAY

EDGE OF GRAVEL

CROWN OF ROAD

EDGE OF GRAVEL

+CV



W



**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 a **public meeting located at the Township of Southgate Council Chambers, 123273 Southgate Road 12, Holstein On, N0G 2A0** on:

April 26, 2023 at 1:00 PM

NOTE: If you wish to speak at the meeting or would like to join electronically, 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 livestreamed on the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

Location of the Subject Land

Applicant: David B Gingrich

Legal Description: Con 6 Lot 22 Pt Lot 23, Geographic Township of Egremont

Civic Address: 044493 Southgate Road 04

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 on farm diversified use being a small scale Dry Industrial Use. The Dry industrial use will include but is not limited to Wood Working, Metal working and fabricating, as well as the manufacture of concrete and related supplies. The owners wish to add the shop to the list of permitted uses within a new Agricultural exception zone (A1-XXX). The shop will replace the existing shop which will be returned to an agricultural use. The shop including office and power room is proposed to be up to 750m² with outside storage not exceeding 500m².

The Effect of the proposed zoning by-law amendment would be to zone a portion of the subject lands to permit the Dry Industrial Use shop within a new agricultural exception zone (A1-XXX).

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 Ontario Land 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 #C5-23.

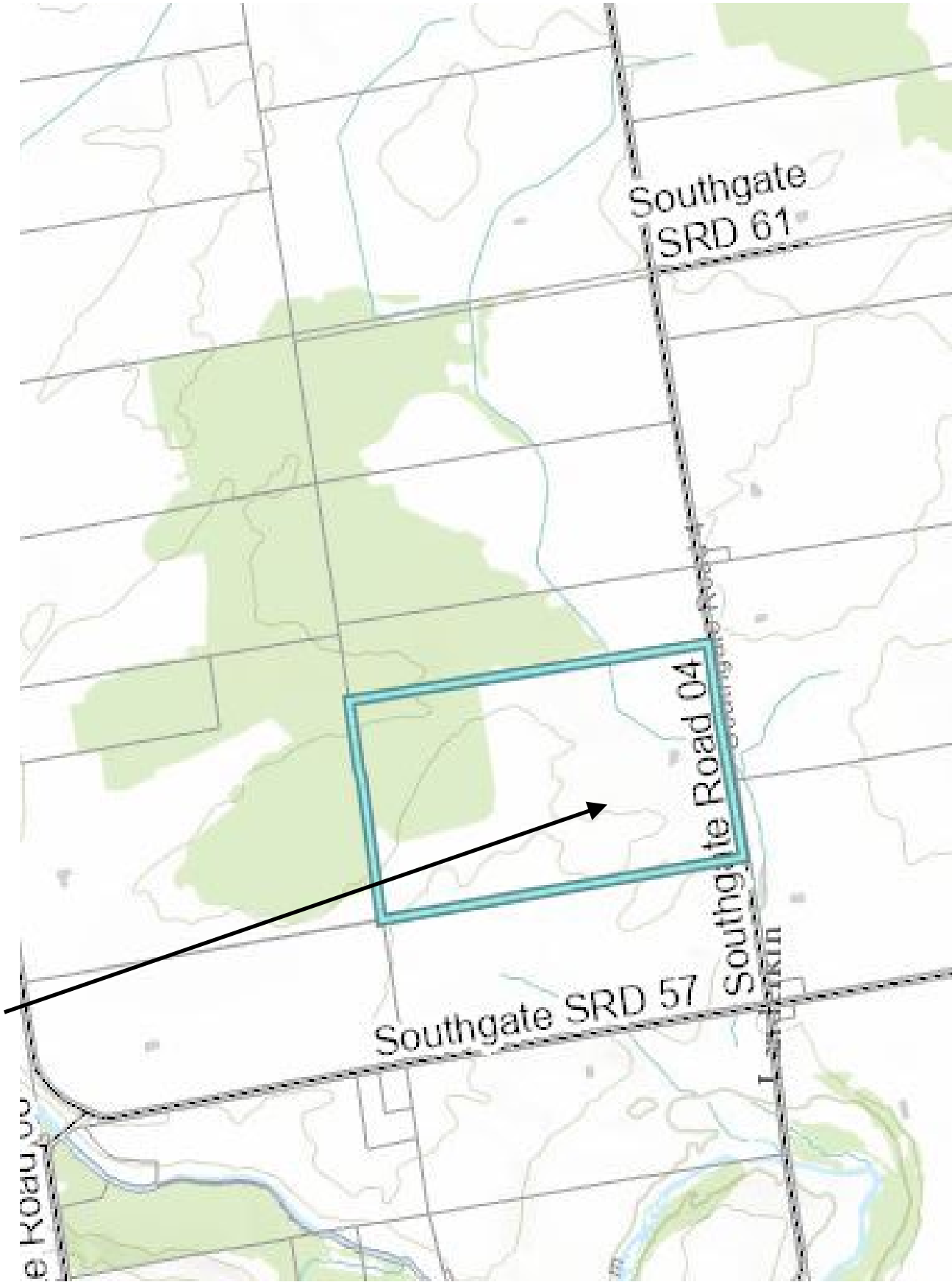
Dated at the Township of Southgate,
this 27th day of March 2023.

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)



Clinton Stredwick

From: Coordinator LRC HSM <hsmlrcc@bmts.com>
Sent: March 28, 2023 10:28 AM
To: Southgate Planning
Subject: Request for Comments - Southgate (Gingrich) - proposed Zoning By-law Amendment

Southgate Municipality

RE: C5-23

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

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

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

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Planning and Development

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

April 17th, 2023

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

RE: Zoning By-law Amendment C5-23
Concession 6, Lot 22, Part Lot 23 (044493 Southgate Road 04)
Township of Southgate (geographic Township of Egremont)
Roll: 420706000605900
Owner/Applicant: David Gingrich

Dear Ms. Green,

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

The purpose and effect of the subject application is to allow for an on farm diversified use being a small scale Dry Industrial Use. The Dry industrial use will include but is not limited to Wood Working, Metal working and fabricating, as well as the manufacture of concrete and related supplies. The owners wish to add the shop to the list of permitted uses within a new Agricultural exception zone (A1-XXX). The shop will replace the existing shop which will be returned to an agricultural use. The shop including office and power room is proposed to be up to 750m² with outside storage not exceeding 500m².

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

Permitted uses in the Agricultural land use type include:

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

In addition, Section 5.2.2(5) of the County OP states,

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 on-farm diversified use is permitted within the Agricultural designation. It is recommended that the use conform to MDS, if indicated within the municipality's Zoning By-Law.

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) of the County OP 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 60 hectares in size which would permit a total area of 8,000 square metres to be used for the proposed OFDU, including all parking, loading, buildings, servicing and outdoor storage. The gross floor area for any structures would be limited to 1,600 square meters. The applicant's proposed use will cover an area of 7,931 square metres and the proposed shop would be 750 square metres, which conforms with the County OP. County Planning staff have no concerns.

Section 5.2.2(19) of the County OP 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.

Schedule A of the County OP indicates the subject lands contain 'Hazard Lands'. The proposed development is located near the boundary of the Hazard Lands. County Planning staff recommend receiving comments from the Conservation Authority to ensure the proposed development is located outside of the Hazard Lands.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands' and a 'Stream'. The proposed development is located outside of the adjacent lands of the natural heritage features; 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.

Provided D-6 Guidelines can be addressed and comments are received from the Conservation Authority regarding the boundaries of the Hazard Lands; 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

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

April 17, 2023

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

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: Proposed Zoning By-law Amendment C5-23 (David Gingrich)
044493 Southgate Road 04
Lot 22 Concession 6
Roll No.: 420706000605900
Geographic Township of Egremont
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 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. The application has also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the proposed zoning bylaw amendment application is to allow for an on farm diversified use being a small scale Dry Industrial Use. The Dry industrial use will include but is not limited to Wood Working, Metal working and fabricating, as well as the manufacture of concrete and related supplies. The owners wish to add the shop to the list of permitted uses within a new Agricultural exception zone (A1-XXX). The shop will replace the existing shop which will be returned to an agricultural use. The shop including office and power room is proposed to be up to 750m² with outside storage not exceeding 500m².

Recommendation

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

Delegated Responsibility and Advisory Comments

Natural Hazards

The natural hazard features affecting the property are: an open channel watercourse (Wakelim Drainage Works), and its floodplain, any other low laying areas, and potentially wetlands/swamps. SVCA Hazardous Lands mapping, depicts areas of the property to be low in elevation associated with the watercourse, its floodplain and other low laying areas. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, Schedule A of the Southgate OP, and the Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002 generally coincide with the Hazardous Lands as plotted by SVCA staff for the property. The area to be rezoned will not include any of the current EP zoned lands.

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 the application is consistent with Section 3.1.1 of the PPS, 2020.

Township of Southgate Official Plan and Grey County Official Plan

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

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact Jim Ellis, Drinking Water Source Protection Risk Management Official at: jellis@southgate.ca.

SVCA Regulation 169/06

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.

Areas of the property are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. For the property the SVCA Approximate Screening Area includes the larger of the following: the watercourse and its floodplain and an area 15 metres outwards from the floodplain of the watercourse; and any wetlands/swamps plus an area 30 metres outwards from any wetlands/swamps. 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.

SVCA Permission for Development or Alteration

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

However, based on the site plan submitted with the application, even though some of the proposal, specifically the proposed driveway and proposed filter bed may encroach into the SVCA Approximate Screening Area, a SVCA permit will not be required for development as proposed.

Outstanding SVCA Matter

Though unrelated to the current development proposal, SVCA staff note that there is an outstanding matter on the property, specifically related to the construction of detached accessory building (sugar shack) located within the hazard lands on the property. SVCA staff (Darren Kenney) has been in communication with the landowner regarding the outstanding matter, however, the matter remains unresolved at this time.

Summary

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

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

- 1) Consistent with Section 3.1, Natural Hazard policies of the PPS; and
- 2) Consistent with Grey County OP and Township of Southgate policies for natural hazards.

Township of Southgate
C5-23 (David Gingrich)
April 17, 2023
Page 4 of 4

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

Sincerely,



Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

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



**The corporation of
The Township of Southgate**

**Application for planning amendment
Official plan and zoning by-law**

**** Pre-consultation is required with the Township before any zoning or official plan amendment applications will be accepted (By-law 66-2012)****

Instructions:

- Please check all applicable boxes and answer all applicable questions
- All measurements MUST be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Further information is on the last two pages for your reference
- Applications are not accepted without the required fees
- All applications for zoning by-law amendment or Official Plan Amendment must

For office use only

C4-23

File no: _____

Pre-Consult Date: _____

Date received: March 8, 2023

Date accepted: _____

Accepted by: _____

Roll # 42 07060 002 10629,10620,10621

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"/> Pre - Consultation Fee	\$ 500
<input type="checkbox"/> Amendment to the Official Plan	Minor \$3,000.00 application fee <i>plus</i> \$2,500.00 contingency fee Major \$5,000.00 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	\$1,600.00 application fee Major \$2,900.00 application fee Major \$3,000.00 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	\$600.00 application fee or \$600.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1674.00 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	\$145.00
---	----------

Note on fees:

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

The application fees were adopted and approved under the Township of Southgate’s fees and charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

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

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Township of Southgate, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee which shall be determined by staff of the Corporation of the Township of Southgate in the event that the amount of the initial contingency fee taken is insufficient.

Be advised that the applicant or a representative is expected to appear at any meetings (including the public meeting) to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Watra Residents Association
Mailing address: _____
Phone# : (H) _____ (B) _____
Email Address: _____

2. Name of applicant: Trevor Warner
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) Ron Davidson Land Use Planning Consultant Inc.
Mailing address: 265 Beattie Street, Owen Sound, ON N4K 6X2
Phone#: 519 371-6829 Email: ronalddavidson@rogers.com

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:

None

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: Watra Road (not assigned address)

Tax Roll No. 42076000210629, 420706000210620, and 420706000210621

Lot _____ Concession _____

Lot Block 29, Lots 20 and 21 Plan Registered Plan 812

8. The date the subject land was acquired by the current owner: 2021 and 2023

9. Dimensions of subject property:
Frontage: Various Depth: Irregular Area: 6.525 ha
Frontage: 48.76 m Depth: 83.3 m+/- Area: 0.348 ha
Frontage: 47.37 m Depth: 83.3 m+/- Area: 0.36 ha

10. Description of the area affected by this application if only a portion of the entire property. Zoning By-law Amendment applies to portions of Block 29, Lot 20 and Lot 21, as illustrated on Figure 2 attached to this application.

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: Forested East: Residential
South: Agriculture West: Residential

☐ 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 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 checked="" type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest	<input checked="" type="checkbox"/>	Solid Waste Management	<input type="checkbox"/>
Fisheries, Wildlife & Environment	<input type="checkbox"/>	Sewage Treatment Plant	<input type="checkbox"/>
Heritage Resources	<input type="checkbox"/>		

13. Official Plan

Indicate the current Official Plan Designation:

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

14. Zoning By-law

Present zoning: R6, OS and EP

Requested zoning: R6-special, OS and EP

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)

Amendment would facilitate the creation of one building lot upon which a detached dwelling would be erected (specific details are unknown as this time) while ensuring that two existing, vacant lots are never developed.

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.

20. The date the existing building(s) or structure(s) on the subject land were constructed: No buildings exist
21. The length of time that the existing uses of the subject land have continued: Lands have always been vacant.
22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): None nearby.
23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached: See Planning Report.
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

_____provincial highway

_____municipal road, maintained year round

_____municipal road, seasonally maintained

_____other public road

please specify _____

_____right of way available

please specify _____

_____water access available

existing

Yes

proposed

Yes

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

type of water supply

_____municipally operated piped water system

_____privately owned/operated individual well

_____privately owned/operated communal well

_____lake or other water body

please specify _____

other means _____

please specify _____

existing

proposed

Yes

type of storm water management

_____storm drainage sewer pipe

_____ditch

_____swale

other means _____

please specify _____

existing

Yes

proposed

Yes

type of sewage disposal existing proposed

_____municipally operated sanitary sewers

_____privately owned/operated individual septic

_____privately owned/operated communal septic

_____privy

_____other means _____

please specify _____

existing

proposed

Yes

6 | Page

36

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 Zoning By-law Amendment would facilitate the creation of a residential lot while ensuring that the retained parcel, along with two adjacent, vacant, non-developable lots are protected from any form of development. The severed lot will be zoned R2-special to allow for a lot having a reduced lot area and frontage of 0.4 hectares and 47.3 metres respectively. The balance of the retained parcel will remain zoned 'OS' and 'EP'. The 'R6' zoning of the two adjacent lots will be changed to 'OS', while the 'EP' zoning of those parcels will remain 'EP'. The retained parcel will merge on title with the two adjacent lots, thereby creating one large conservation block.
29. Describe the reasons for the proposed amendment(s).
- See answer to question 28. Additional information is provided in the Planning Report.
30. Describe the timing of the proposed development, including phasing.
- New lot will be sold. Detached dwelling will be erected at some point in the future.
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)
- Planning 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. Planning Report explains consistency with Provincial Policy Statement

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:

Please see the Planning Report for additional information.

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),

Trevor Warner

Name of Owner(s)

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



Signature of Owner

2023-01-16

date

37. Owner's Authorization for Agent

I(we), Trevor Warner

Name of Owner(s)

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



Signature of Owner

2023-01-16

date

38. Owner's Authorization for Access

I/we, Trevor Warner

Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.



Signature of Owner

2023-01-16

date



Signature of Witness

2023-01-16

date

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) Ron Davidson
Name(s)

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

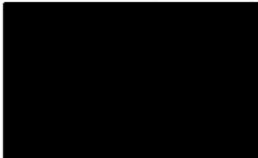
solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.
Declared before me at the:

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

This 25 day of January, 2023



Signature of Commissioner
Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.



Signature of Applicant
Ron Davidson
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 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: _____

(vi) 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.

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

(x) Indicate the number of tillable hectares on other property: _____

(xi) Indicate the size of the barn(s): _____

(xii) Capacity of barn in terms of livestock: _____

(xiii) 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/>

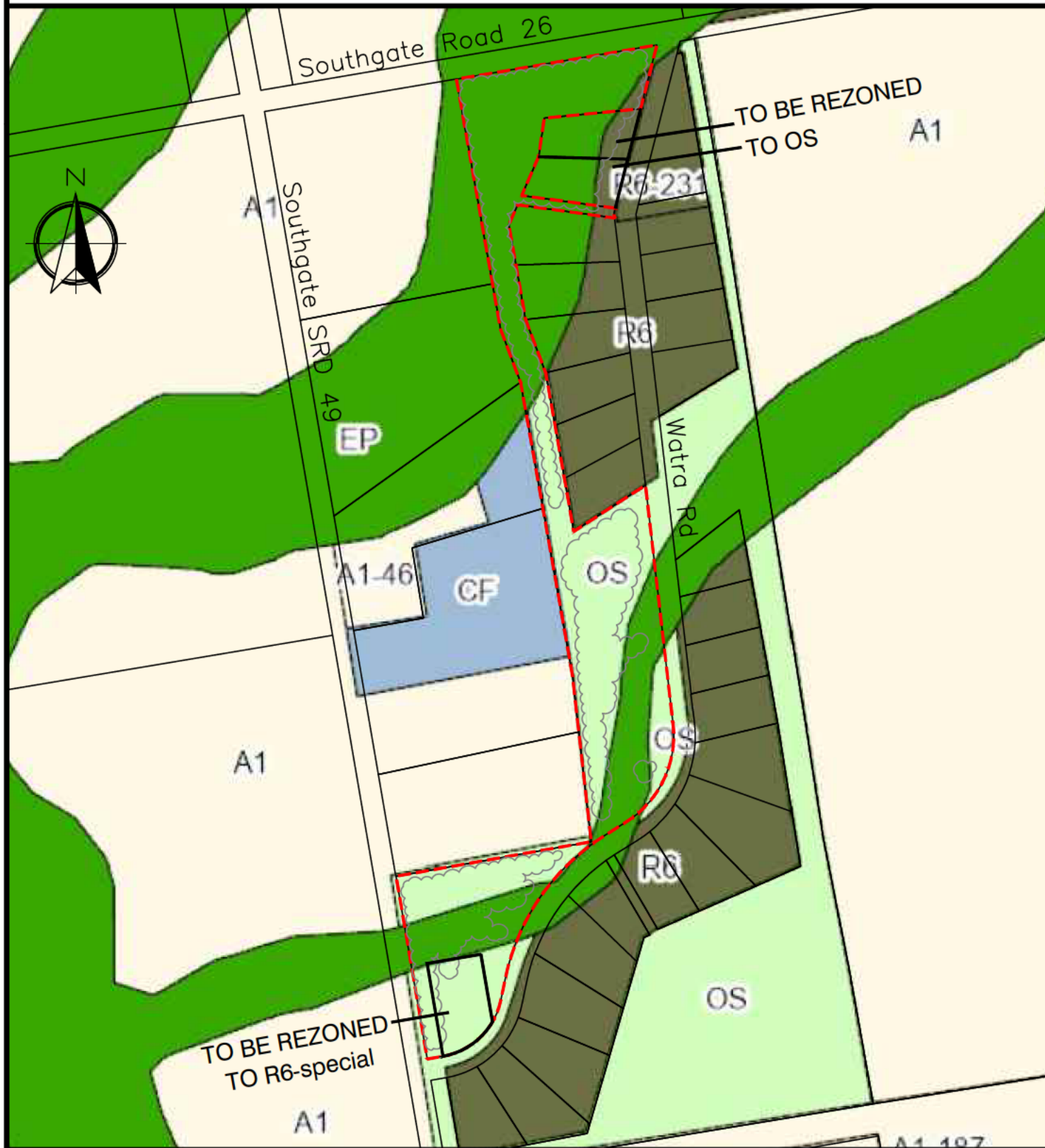
If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

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

Figure 02: Proposed Rezoning



Watra Residents Association
 Lots 20 and 22, and Block 29, Plan 812
 Geographic Township of Egremont
 Township of Southgate

RD **RON DAVIDSON**
 LAND USE PLANNING CONSULTANT INC
 OWEN SOUND, ONTARIO

SCALE 1:5000



**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 a **public meeting located at the Township of Southgate Council Chambers, 123273 Southgate Road 12, Holstein On, N0G 2A0** on:

April 26, 2023 at 1:00 PM

NOTE: If you wish to speak at the meeting or would like to join electronically, 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 livestreamed on the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

Location of the Subject Land

Applicant: Watra Residents Association

Legal Description: Con 21 Pt Lot 11, Registered Plan 812 Lot 20 and 21 and BLK 29, Geographic Township of Egremont, Township of Southgate.

Civic Address: None Assigned

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

The Purpose of the proposed zoning bylaw amendment is to sever a 0.4 hectare parcel that is currently zoned Open Space (OS). The proposed Zoning By-law Amendment would change these lands to Residential Type 6 Exception (R6-XXX). The exception provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.3 meters respectively. The retained parcel is zoned Open Space (OS) and Environmental Protection (EP) and will remain zoned as such. Lots 21 and 22 are currently zoned Environmental Protection (EP), with some Residential Type 6 (R6) zoning along the front portions of these two parcels. The "R6" zoned area will be changed to Open Space (OS). No development or site alteration will be permitted on these lands or on the retained parcel which will merge with these lands.

The Effect of the proposed zoning by-law amendment would be to change the zone simple on the severed lands from Open Space (OS) to R6 exception (R6-XXX) to recognise the new lot and allow for the construction of a house and accessory building. The retained lands will merge with Lot 20 and 21 of Plan 812 and the Zoning on lot 20 and 21 will be changed from Residential Type 6 (R6) to Open Space (OS). The EP 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 Ontario Land 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 #C4-23.

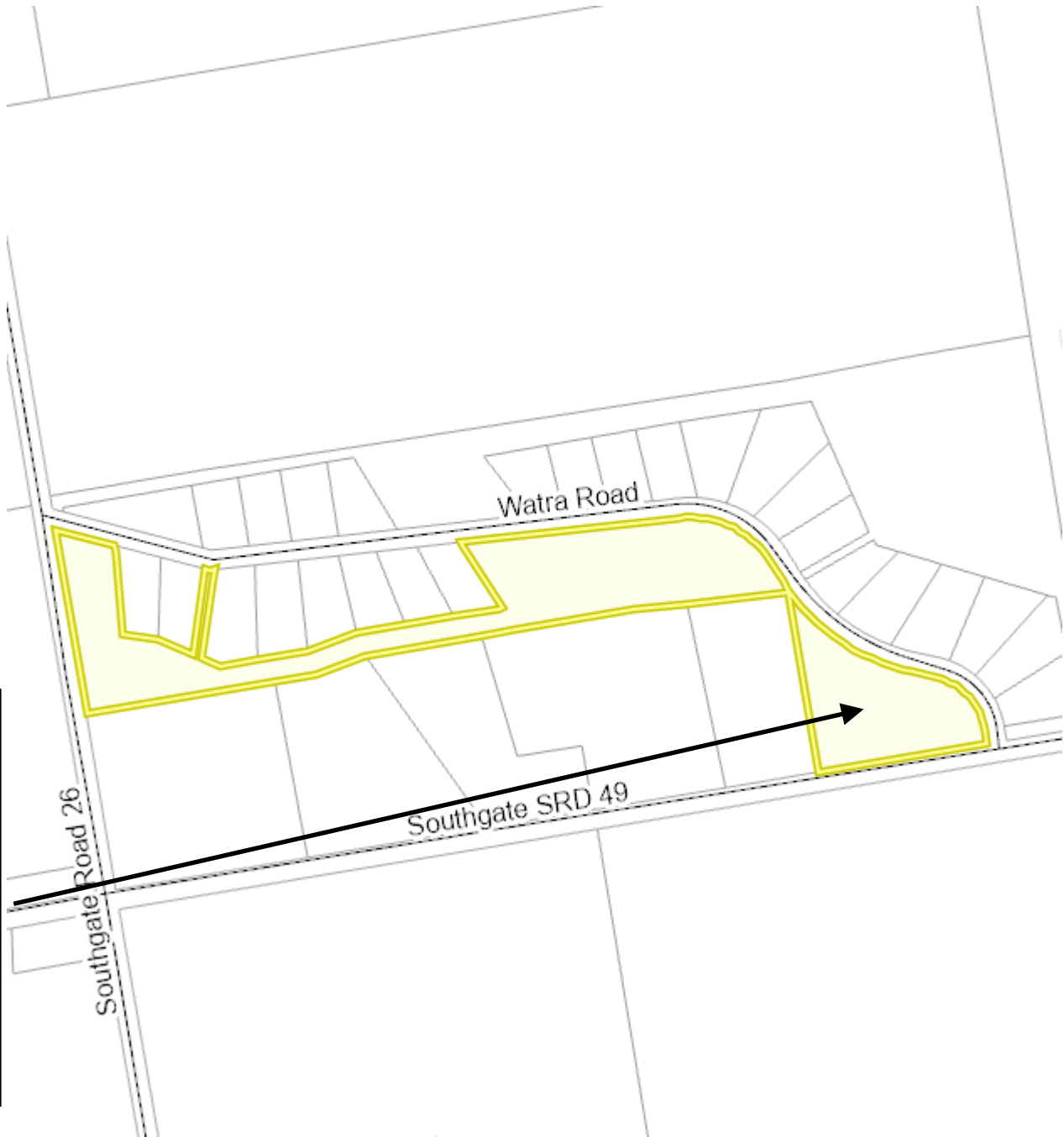
Dated at the Township of Southgate,
this 27th day of March 2023.

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





CORRECTION NOTICE

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

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Applicant: Watra Residents Association

Legal Description: Con 21 Pt Lot 11, Registered Plan 812 Lot 20 and 21 and BLK 29, Geographic Township of Egremont, Township of Southgate.

Civic Address: None Assigned

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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.

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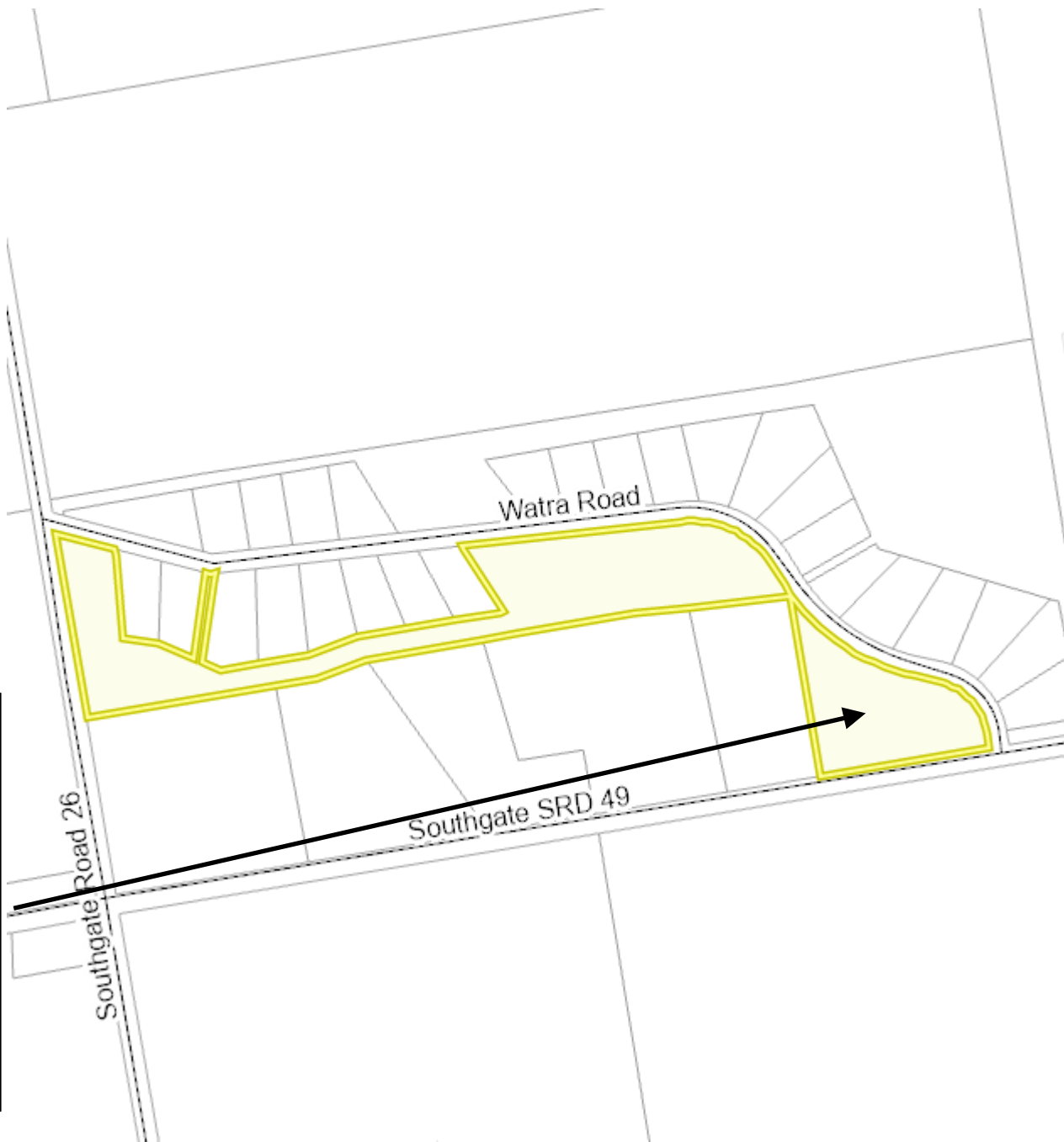
Dated at the Township of Southgate,
this 3rd day of April 2023.

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



Township of Southgate

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

Jim Ellis,

Public Works Manager / Risk Management Official

jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: April 3, 2023

File No.: C4 & B3-23

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

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

From: [Elisha Milne](#)
To: [Holly Malynyk](#)
Subject: FW: County comments for C4-23 Watra Residents Association
Date: April 19, 2023 11:58:00 AM

From: planning@grey.ca <planning@grey.ca>
Sent: Wednesday, April 19, 2023 11:57:42 AM (UTC-05:00) Eastern Time (US & Canada)
To: Southgate Planning <planning@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Elisha Milne <emilne@southgate.ca>
Subject: County comments for C4-23 Watra Residents Association

County comments for C4-23 Watra Residents Association

Hello Southgate,

Please see comments below for the County comments for Zoning application C4-23 Watra Residents Association - Watra Residents Association.

County Planning staff have provided a letter for the associated consent application. Please review that letter for detailed comments.

County Planning staff have no concerns with the associated Zoning.

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

Let us know if you have any questions.

Best regards,

County of Grey, Owen Sound, ON

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

April 19, 2023

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

ATTENTION: Elisha Milne, Administrative & Legislative Assistant

Dear Ms. Milne,

RE: C4-23 and B3-23 (Watra Residents Association)
Unassigned civic address
Lots 20 and 22, and Block 29, Plan 812
Roll Nos.: 420706000210629, 420706000210620, 420706000210621
Geographic Township of Egremont
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 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. The applications have also been screened to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the B3-23 application is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision.

The Purpose of the proposed zoning bylaw amendment is to sever a 0.4 hectare parcel that is currently zoned Open Space (OS). The proposed Zoning By-law Amendment would change these lands to Residential Type 6 Exception (R6-XXX). The exception provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.3 meters respectively. The retained parcel is zoned Open Space (OS) and Environmental Protection (EP) and will remain zoned as such. Lots 21 and 22 are currently zoned Environmental Protection (EP), with some Residential Type 6 (R6) zoning along the front portions of these two parcels. The "R6" zoned area will

be changed to Open Space (OS). No development or site alteration will be permitted.

Recommendation

The proposed consent application and proposed zoning by-law amendment application are acceptable to SVCA staff.

Background

In September 1998, SVCA staff reviewed a similar proposal, for the owner at the time, to delete Lots 20 and 21 and have them merge with Block 29. Then, two new lots were proposed opposite Lots 10 and 11. At that time, SVCA staff found the proposal to be acceptable. It is the understanding of SVCA staff that the 1998 proposal did not proceed.

Delegated Responsibility and Advisory Comments

Natural Hazards

The natural hazard features affecting the properties are watercourses, namely: the Beaty Saugeen River, and an unnamed tributary of the Beaty Saugeen River, and their associated valley and floodplain, any other low laying areas, and potentially wetlands/swamps. SVCA Hazardous Lands mapping, depicts areas of the properties to be low in elevation associated with the floodplain of the watercourses and other low laying areas. It is SVCA staff's opinion that the Hazard Lands designation as shown in Schedule A of the Grey County OP, Schedule A of the Southgate OP, and the Environmental Protection (EP) Zone as shown in the Township of Southgate Zoning By-law 19-2002 generally coincide with the Hazardous Lands as plotted by SVCA staff for the properties. The lot to be created will not include any of the EP zoned lands.

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 the applications are consistent with Section 3.1.1 of the PPS, 2020.

Township of Southgate Official Plan and Grey County Official Plan

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

Drinking Water Source Protection

The subject properties appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact Jim Ellis, Drinking Water Source Protection Risk Management Official at: jellis@southgate.ca.

SVCA Regulation 169/06

SVCA staff has reviewed the applications 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.

Areas of the properties are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. For the properties the SVCA Approximate Screening Area includes the larger of the following: the watercourses and its floodplain and an area 15 metres outwards from the floodplain of the watercourse; and any wetlands/swamps plus an area 30 metres outwards from any wetlands/swamps. 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 properties, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

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

However, based on Figure 01 and 02 of the Planning Justification Report, even though a small portion of the lot to be severed may encroach into the SVCA Approximate Screening Area, a SVCA permit will not be required for development proposed on the lot to be severed, as the lot to be severed will be far enough away from any natural hazard features.

Summary

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

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

- 1) Consistent with Section 3.1, Natural Hazard policies of the PPS; and
- 2) Consistent with Grey County OP and Township of Southgate policies for natural hazards.

Please inform this office of any decisions made by the Township of Southgate with regard to the applications. 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: Barbara Dobreen, SVCA member representing the Township of Southgate (via email)
Ron Davidson Land Use Planning Consultant, agent (via email)