



**Township of Southgate  
Public Planning Meeting Agenda**

**April 24, 2024**

**1:00 PM**

**Electronic Participation**

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	<b>Pages</b>
<b>1. Call to Order</b>	
<b>2. Public Meeting</b>	
<b>2.1 C3-24 - Harvir Khaka, Plan 480 Pt Lot 1 RP 16R11106 Part 3, Geographic Village of Dundalk, Township of Southgate</b>	
<b>2.1.1 Background</b>	
<p>The <b>Purpose</b> of the application is to rezone the subject lands from a Residential 2 and a Residential 3-390 Zone to a new Residential 3 zone with an exception to permit eight rental townhouse dwelling units. The proposed rezoning would include a definition of "Dwelling, Back-to-back townhouses" and building regulations to allow up to 44% lot coverage.</p> <p>The <b>Effect</b> of the proposed amendment would be to permit eight back-to-back townhouse dwelling units on-site with four units facing Doyle Street and four units facing Artemesia Street North.</p>	
<b>2.1.2 Application and Notice of Public Meeting</b>	3 - 18
<b>2.1.3 Comments Received from Agencies and the Public</b>	19 - 27
<b>2.1.4 Questions from Council</b>	
<b>2.1.5 Applicant or Agent</b>	
<b>2.1.5.1 Punya Marahatta, Project Planner/ Manager White Rose Park - Planning Proposal Presentation</b>	28 - 40
<b>2.1.6 Members of the Public to Speak</b>	
<b>2.1.7 Further Questions from Council</b>	

**2.2 C6-24 - Gregory and Margot Ford, Plan 16M5, Lot 33,  
Geographic Township of Egremont, Township of Southgate**

**2.2.1 Background**

**The Purpose** of the application is to rezone an 864 square meter triangle of land, being purchased from the Township, from an Open Space -129 Zone to a Residential Type 5 Zone (R5), and to allow a Garden Suite (known as a granny flat) to be erected on the subject lands as a temporary use.

**The Effect** of the proposed amendment is to rezone a triangle piece of land being purchased from the Township to the same R5 Zoning applicable to the subject land and allow a Garden Suite south and east of the existing residence on the subject land.

<b>2.2.2</b>	<b>Application and Notice of Public Meeting</b>	<b>41 - 53</b>
<b>2.2.3</b>	<b>Comments Received from Agencies and the Public</b>	<b>54 - 58</b>
<b>2.2.4</b>	<b>Questions from Council</b>	
<b>2.2.5</b>	<b>Applicant or Agent</b>	
<b>2.2.6</b>	<b>Members of the Public to Speak</b>	
<b>2.2.7</b>	<b>Further Questions from Council</b>	

**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

**For office use only**

File no: C3-24  
Pre-Consult Date: \_\_\_\_\_  
Date received: \_\_\_\_\_  
Date accepted: Feb 22, 2024  
Accepted by: \_\_\_\_\_  
Roll # 42 07 42-07-110-001-38101  
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 apply for: (check appropriate box)

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

**Other Required Fees:**

<input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b>	\$145.00
<input checked="" type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA \$260.00 GRCA Call directly for details

**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: Harvir Singh Khakh  
Mailing address: 221 Doyle Street, Dundalk, ON N0C 1B0  
Phone# : (H) [REDACTED] (B) [REDACTED]  
Email Address: [REDACTED]
2. Name of applicant: Harvir Khakh  
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) Punya S. Marahatta, PhD, MCIP- RPP  
Mailing address: White Rose Park, 7941 Jane Street, Unit # 201  
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:  
BMO Mortgage Service Centre, 2465  
Mailing Address: 2465 Argenta Road, Mississauga, ON L5B 0B4  
Phone#: +1 800-363-9992

**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: 221 Dundalk street  
Tax Roll#: \_\_\_\_\_
- PT/ Lot 1 E/S Doyle street Concession \_\_\_\_\_  
PT/ Lot 480 Dundalk of PT3 Plan 6R-11106, Township of Southgate
8. The date the subject land was acquired by the current owner: 2022.10.04

9. Dimensions of subject property:

frontage 36.72 m depth 33.92 m area Appx. 1246 sq m/ha

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

property N/A

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 Street

East Residential

South Street

West Residential

(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 N/A

Indicate whether any of the following environmental constraints apply to the subject lands:

Wetlands	<input type="checkbox"/>	Specialty Crop Lands	<input type="checkbox"/>
Floodplains	<input type="checkbox"/>	ANSI's (areas of natural or scientific interest)	<input type="checkbox"/>
Streams, Ravines and Lakes	<input type="checkbox"/>	Aggregate Resources	<input type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input type="checkbox"/>	Solid Waste Management	<input type="checkbox"/>
Fisheries, Wildlife & Environment	<input type="checkbox"/>	Sewage Treatment Plant	<input type="checkbox"/>
Heritage Resources	<input type="checkbox"/>		

13. Official Plan

Indicate the current Official Plan Designation:

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

14. Zoning By-law

Present zoning R2 & R3-390

Requested zoning R3- (??) to accommodate back to back townhouses

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)

Please refer attached planning justification Report.

**For Official Plan Amendment Applications Only:**

14.

N/A

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

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

Changes ☐ Replaces ☐

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes ☐ No ☐

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

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18. Does this application propose to remove land from an area of employment?

Yes ☐ No ☐

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

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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.

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

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
<input checked="" type="checkbox"/> provincial highway	<input checked="" 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 <u>Boyle Street &amp; Artemesia Street</u>		
<input checked="" type="checkbox"/> right of way available	<input checked="" type="checkbox"/>	<input type="checkbox"/>
please specify _____		
<input checked="" type="checkbox"/> water access available	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Describe the parking and docking facilities and the approximate distance of these facilities <u>within the site</u>		

type of water supply	existing	proposed
<input checked="" type="checkbox"/> municipally operated piped water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> privately owned/operated individual well	<input 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 <u>connections available</u>		
<input type="checkbox"/> other means	<input type="checkbox"/>	<input type="checkbox"/>
please specify _____		

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



please specify Please refer Storm Water Management Report attached

**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 to be connected to existing system

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.

Since the proposal is to amend the zoning designation, the relief would be requested for relief from rear yard setback and amenity space requirement.

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

Please refer # 28

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

2024 with the aim of occupancy in Jan 2025

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 Justification Report, Stormwater Management and Functional Servicing 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

**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),

Harvir Kharkh and \_\_\_\_\_  
Name of Owner(s)

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

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

Jan 10 2024  
date

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

\_\_\_\_\_  
date

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

I (we), Harvir Kharkh and \_\_\_\_\_  
Name of Owner(s)

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

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

10/01/24  
date

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

\_\_\_\_\_  
date

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

I/we, Harvir Kharkh, and \_\_\_\_\_  
Name of Owner(s)

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

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

10/01/24  
date

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

\_\_\_\_\_  
date

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

\_\_\_\_\_  
date

#### 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:

This application is made in order to accommodate a 8 unit back to back townhouses for rental purposes. The intended development is to cater lower income community.



**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? \_\_\_\_\_  
\_\_\_\_\_

**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) Harvir Khakh  
Name(s)

of the town of Caledon in the Region of peel  
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:

~~town~~ of Mississauga in Region of Peel  
city/town/municipality county/region

This 10 day of January, 2024

[Redacted Signature]

Signature of Commissioner

[Redacted Signature]

Signature of Applicant

Harvir Khakh

print name



Signature of Applicant

print name

**Anmol Preet Kaur Khakh**  
Barrister, Solicitor & Notary Public  
Unit 7-1200 Derry Road E  
Mississauga, ON L5T 0B3  
Tel: 905-798-1010 | Fax: 289-236-4838

- (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?

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- (xi) Indicate the number of tillable hectares on other property: \_\_\_\_\_

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- (xii) Indicate the size of the barn(s): \_\_\_\_\_

- (xiii) Capacity of barn in terms of livestock: \_\_\_\_\_

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

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

## Zoning amendment process

**Purpose:** a zoning by-law amendment is required to change a zone symbol on a property to permit expanded or different land uses on a specific property. A zoning by-law amendment may also be requested to change a zone provision (setback or similar regulation) or general provision.

**Process:** Discuss your proposal with the municipal planning department prior to submitting your application. Make your application to the planning department along with the required fee. A planning staff report will be prepared and a public meeting will be set. The applicant will be advised of the time and date of this meeting and invited to make representation at this time in order to explain why the zoning amendment request is being made.

You can expect a decision on your application within 150 days. This time is used to review the application, set up a public meeting, post the required public notice, draft a zoning by-law amendment and ensure that all other required documentation is in order.

At least 20 days prior to the public meeting, notice of the public meeting is either sent to every assessed property within 120 metres (400 feet) of the subject property or a notice is placed in the appropriate local newspaper. The applicant or a representative must attend the public meeting to explain why the zoning amendment is required to members of the Council and the public, as well as answer any questions that may arise.

A site plan and agreement may be required to be negotiated prior to any further proceedings of the rezoning process. Following the public meeting and if Council is satisfied with the application, an amending by-law will be considered by Council. Should the by-law be passed, a notice of passing is prepared and sent to everyone on the first mailing list or published in the newspaper. A 20 day appeal period is required to be included in this notice to allow anyone to appeal the by-law to the Ontario Municipal Board.

Should your application not be approved by Council, you also have the right to appeal to the Local Planning Appeals Tribunal within the same 20 day appeal period. More information is available by contacting the municipal planning department or on the Web at: <http://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

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

### Zoning by-law amendment process summary

1. Pre-consultation (required by By-law 66-2012)
2. Submit application
3. Clerk sets a public meeting  
Notice sent to neighbours within 120 metres (400 feet) and various agencies, 20 days prior to public meeting.
4. Public meeting  
Applicant and/or agent should attend to resolve any potential concerns. Council will consider the proposal and may pass a by-law that meeting.
5. Appeal period  
After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.
6. Decision final  
If not appeal is filed with the Township within the appeal period, the process is complete and the zoning by-law amendment is in full force and effect.

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





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

**Correction Notice**

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

**April 24, 2024, at 1:00 PM**

**The Purpose** of the application is to rezone the subject lands from a Residential 2 and a Residential 3-390 Zone to a new Residential 3 zone with an exception to permit eight rental townhouse dwelling units. The proposed rezoning would include a definition of “Dwelling, Back-to-back townhouses” and building regulations to allow up to 44% lot coverage.

**The Effect** of the proposed amendment would be to permit eight back-to-back townhouse dwelling units on-site with four units facing Doyle Street and four units facing Artemesia Street North.

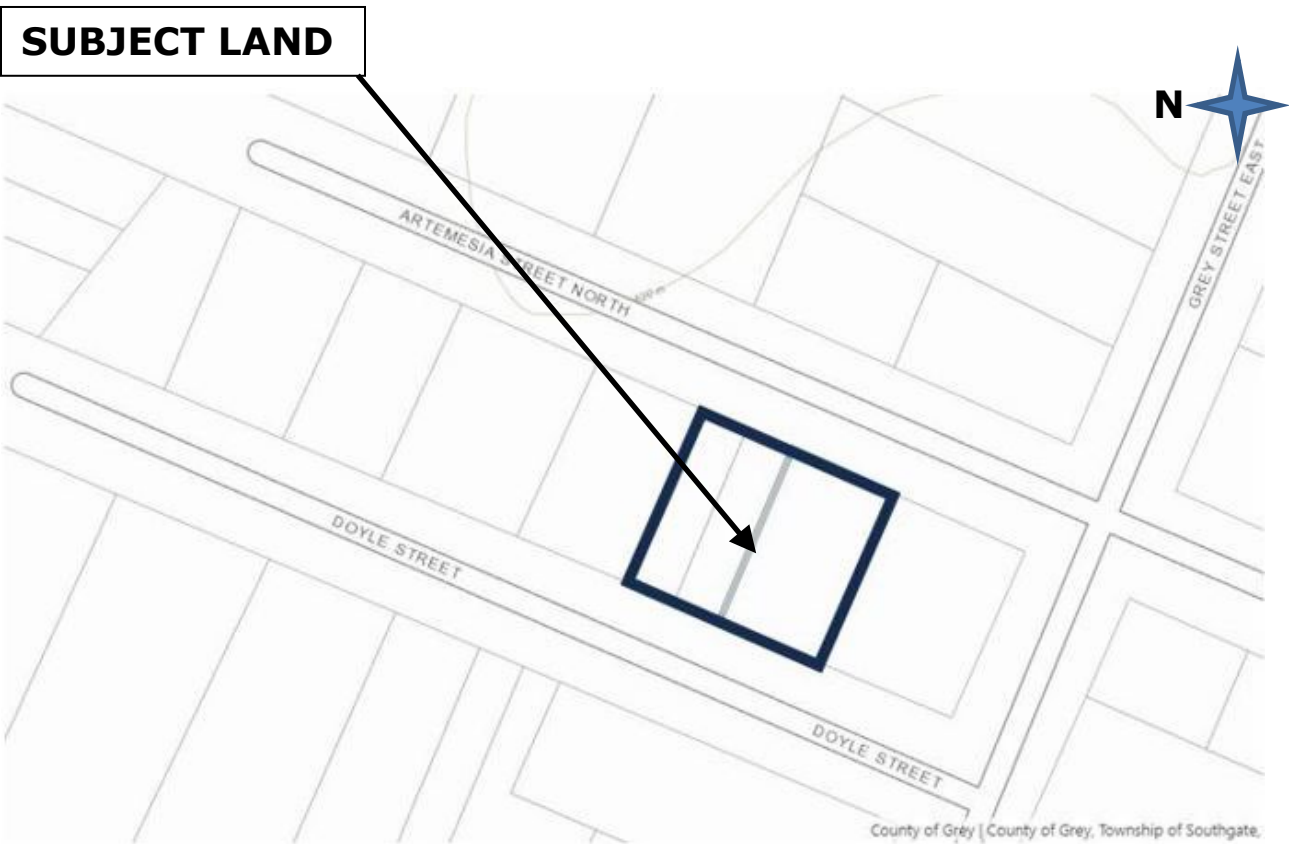
**Description of the Subject Land**

**Registered Owner:** Harvir Khakh

**Legal Description:** Plan 480 Pt Lot 1 RP 16R11106 Part 3, Geographic Village of Dundalk, Township of Southgate

**Civic Address:** 221 Doyle Street

Key Map showing the Subject Land (File C3-24).



Please join the electronic public meeting from your computer, tablet, or smartphone <https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09>  
You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 953 4138 5964 Passcode: 336403

**NOTE: To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:**

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

The meeting will be livestreamed on the Township YouTube Channel:

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

**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.**

**Mandatory wording**

**If** you wish to be notified of the decision of Township of Southgate Council on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Southgate, 185667 Grey Rd 9, Dundalk, ON N0C 1B0.

**If** a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate Council to the Ontario Land Tribunal but the 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.

**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 at the address shown below.

Lindsey Green, Clerk

[lgreen@southgate.ca](mailto:lgreen@southgate.ca)

Township of Southgate

185667 Grey Rd 9,

Dundalk, ON N0C 1B0

Phone: (519) 923-2110 ext. 230

Additional information is also available for public viewing on Southgate's website at

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C3-24-Harvir-Khakh-221-Doyle-St->

Dated at the Township of Southgate, this 27<sup>th</sup> day of March 2024.

**From:** [Municipal Planning](#)  
**To:** [Elisha Milne](#)  
**Subject:** RE: Notice of Public Meeting - ZBA C3-24 Harvir Khaka (221 Doyle)  
**Date:** April 4, 2024 9:23:22 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:  
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to  
[MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)

Sr Analyst, Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

---

**From:** Elisha Milne <emilne@southgate.ca>  
**Sent:** Tuesday, March 26, 2024 10:02 AM  
**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>; Brenna Carroll <bcarroll@southgate.ca>; chad.aitken@bgcdsb.org; Dina Lundy <dlundy@southgate.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Ontario Lands <ONTLands@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group\_PlanningDeptEmails <Group\_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <info@hdi.land>; hsmIrc@bmts.com; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenojibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Laura Warner <lwarner@grandriver.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@saugeenojibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Taylor McMann <tmcmann@southgate.ca>; ONTUGLLandsINQ

<ONTUGLLandsINQ@enbridge.com>; Victoria Mance <vmance@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>

**Cc:** Bill White <bwhite@tritoneng.on.ca>; Victoria Mance <vmance@southgate.ca>; Punya Sagar <punya@whiterosepark.com>

**Subject:** [External] Notice of Public Meeting - ZBA C3-24 Harvir Khaka (221 Doyle)

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good morning,

Please find the below link for the Notice of Public Meeting and application documents for Zoning By-law Amendment Application C3-24.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C3-24-Harvir-Khakh-221-Doyle-St->

The Public Meeting is scheduled **via Zoom** for **April 24, 2024, at 1:00PM**. Please supply all comments on the above notification by **April 17, 2024**, so they may be included in the public agenda.

Comments can be received by:

Email: [emilne@southgate.ca](mailto:emilne@southgate.ca)

Fax: 519-923-9262 Attn: Elisha Milne

Mail: Elisha Milne, Legislative and Planning Coordinator  
185667 Grey County Road 9  
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

**Elisha Milne**

Legislative & Planning Coordinator

**Township of Southgate**

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

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





**From:** [Laura Warner](#)  
**To:** [Elisha Milne](#)  
**Subject:** RE: Notice of Public Meeting - ZBA C3-24 Harvir Khaka (221 Doyle)  
**Date:** March 26, 2024 10:43:14 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Hi Elisha,

The property at 221 Doyle Street does not contain any features that are regulated by the GRCA. Consequently we have no comments to provide with respect to this Zoning By-law Amendment Application (C3-24).

Kind regards,  
Laura

**Laura Warner**  
Resource Planner  
Grand River Conservation Authority

400 Clyde Road, PO Box 729  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2231  
Toll-free: 1-866-900-4722  
Email: [lwarn@grandriver.ca](mailto:lwarn@grandriver.ca)  
[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

---

**From:** Elisha Milne <emilne@southgate.ca>  
**Sent:** Tuesday, March 26, 2024 10:02 AM  
**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 <jayne\_bastarache@bwdsb.on.ca>; Brenna Carroll <bcarroll@southgate.ca>; chad.aitken@bgcdsb.org; Dina Lundy <dlundy@southgate.ca>; Enbridge <municipalplanning@enbridge.com>; Enbridge Gas <ONTLands@enbridge.com>; firechief@southgate.ca; Group\_PlanningDeptEmails <Group\_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <info@hdi.land>; hsmrcc@bmts.com; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenogibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Laura Warner <lwarn@grandriver.ca>; lgreen@southgate.ca; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@saugeenogibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Taylor McMann <tmcmann@southgate.ca>; Union Gas <ontugllandsinq@uniongas.com>; Victoria Mance <vmance@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>  
**Cc:** Bill White <bwhite@tritoneng.on.ca>; Victoria Mance <vmance@southgate.ca>; Punya Sagar <punya@whiterosepark.com>

**Subject:** Notice of Public Meeting - ZBA C3-24 Harvir Khaka (221 Doyle)

Good morning,

Please find the below link for the Notice of Public Meeting and application documents for Zoning By-law Amendment Application C3-24.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C3-24-Harvir-Khakh-221-Doyle-St->

The Public Meeting is scheduled **via Zoom** for **April 24, 2024, at 1:00PM**. Please supply all comments on the above notification by **April 17, 2024**, so they may be included in the public agenda.

Comments can be received by:

Email: [emilne@southgate.ca](mailto:emilne@southgate.ca)  
Fax: 519-923-9262 Attn: Elisha Milne  
Mail: Elisha Milne, Legislative and Planning Coordinator  
185667 Grey County Road 9  
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

**Elisha Milne**

Legislative & Planning Coordinator

**Township of Southgate**

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

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



April 11<sup>th</sup>, 2024

Elisha Milne  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Zoning By-law Amendment C3-24 Khakh**  
**221 Doyle Street**  
**Rolls: 420711000138101, 420711000138106, 420711000138107**  
**Township of Southgate (geographic Township of Proton)**  
**Owner: Harvir Singh Khakh**  
**Applicant: Punya S Marahatta. RPP**

Dear Ms. Milne,

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

The purpose of the application is to rezone the subject lands from a Residential 2 and Residential 3-390 Zone to a new Residential 3 zone with an exception to permit eight rental townhouse dwelling units. The proposed rezoning would include a definition of "Dwelling, Back-to-back townhouses" and building regulations to allow up to 44% lot coverage. The Effect of the proposed amendment would be to permit eight back-to-back townhouse dwelling units on-site with four units facing Doyle Street and four units facing Artemesia Street North.

A Planning Justification Report and a Functional Servicing Report have been prepared to support the proposed development. The applicants have also completed the Province's Criteria for Evaluating Archaeological Potential check-list and have concludes that an Archaeological Assessment is not required.

County staff understand that the tenure of the proposed townhouses will be long-term rental units and there is no intention for the units to be subdivided and/or held in condominium ownership. Should the applicant intend to apply for Condominium Exemption in future, County staff would request that this be acknowledged by the

applicant at this time, to ensure that all relevant information is provided to the public through the current circulation and engagement process and to ensure eligibility later.

Schedule A of the County's OP designates the subject lands as 'Primary Settlement Area.' A full range of housing options are permitted within Primary Settlement Areas, subject to the availability of sufficient municipal servicing. The proposed development would constitute an in-fill development within an existing low-density residential area. Section 3.5 (5) of the County's Official Plan stipulates that the Township of Southgate shall achieve a minimum residential density target of (at least) 20 units per net hectare. While the submitted planning justification report has not submitted a density calculation for the proposed development, County staff would suggest that the proposed density well exceeds the minimum density criteria established in the OP. Staff have no concerns in this respect.

Section 4.2 of the County's Official Plan speaks to the need for a range of different housing types to meet the financial and space needs of a wide variety of residents. This includes affordable and market-rate rental units, both of which are highly needed across Grey. The subject development constitutes a form of 'missing middle' housing, which would gently densify an existing built-up area without infringing on farmlands, ecological features, etc. County staff support the intention of the development to offer both 2 and 3-bedroom units, which will likely be appealing to small families. County staff would request that Southgate staff ensure that there is sufficient municipal park space within walking distance to the proposed development, given the lack of outdoor amenity space proposed within the current concept plan.

The Functional Servicing and Stormwater Management Report prepared by Municipal Development & Planning Services Inc. (dated March 20, 2024) suggests that the existing municipal water and sewer infrastructure should be sufficient to accommodate the proposed development. County staff would kindly defer to Southgate Engineering staff for a more detailed technical review of this information. The Stormwater assessment proposes to increase the runoff coefficient on the property from a coefficient of 0.37 to 0.74. Generally, post-development flows shall not exceed pre-development flows. Section 8.9.2 of the County's Official Plan speaks to increasing opportunities to maintain stormwater on site:

*5) The incorporation of stormwater quality best management practices and low impact development (LID) practices or a hybrid of LID and traditional stormwater practices into land use restrictions -and long-term maintenance of development proposals will be encouraged.*

*8) Permeable parking areas will be encouraged where feasible to reduce the amount of stormwater runoff.*

A previous version of the report indicated that the applicants were considering the use of rain gardens to assist with managing stormwater on site. County staff would inquire if rain gardens and/or permeable parking areas may assist with lessening stormwater flows into the Township's storm sewer, and would encourage further discussion in this respect.

County staff acknowledge that the subject lands currently consist of three separately conveyable properties. As the subject zoning application would apply a single zoning provision across all three properties, County staff would recommend that the Township consider the addition of a holding provision, whereby a building permit may only be granted after the subject lands have been formally merged into a singular parcel.

Finally, the subject application has been reviewed by the County's Planning Ecologists, Forest and Trails staff, Transportation Services and Paramedic Services. These departments have indicated no concerns.

In summary, County staff would suggest that Southgate ensure that:

- The proposal is for rental housing purposes, and the applicant is not intending to seek a Condominium Exemption from the County in the near future;
- There is sufficient public park space within walking distance to the proposed development;
- Low-impact development opportunities are explored with the applicant, to reduce stormwater runoff;
- That a holding provision be added to the subject properties, such that the lands be merged, prior to approval of any forthcoming building permit(s).

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,

A handwritten signature in black ink, appearing to read 'R. Hillyer' with a stylized flourish at the end.

Becky Hillyer  
Intermediate Planner  
548 877 0715  
[becky.hillyer@grey.ca](mailto:becky.hillyer@grey.ca)  
[www.grey.ca](http://www.grey.ca)

## Township of Southgate

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

**Jim Ellis,**

**Public Works Manager / Risk Management Official**

**jellis@southgate.ca**



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

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

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: January 29, 2024

File No.: 221 Doyle St

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Urban asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Residential Entrances required, curb cuts & repair.

Load Restricted Road: Yes ☒ No ☐

#### Comments:

Splitting of water & sewer services may have to be altered or hook up to mains installed at developer's costs to meet their needs of lot adjustments.

Complete width of asphalt to be restored for servicing excavation at Developer's cost on Artemesia & Doyle Streets

Servicing design to be peer review by Triton Engineering

### Risk Management Office

Property is located in a Well Head Protection Area:

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

#### Comments:

Well Head Protection Area "D" - Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

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

Jim Ellis, Public Works Manager / Risk Management Official

## 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 15, 2024

File No.: C3-24

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: Stormwater outlet at property line

Road Standard: Urban asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Residential entrance permits required, & curb cuts

Load Restricted Road: Yes ☒ No ☐

Comments:

Water & sewer services may have to be installed at developer's costs to meet their needs.

### Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments:

Well Head Protection Area "D" - Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

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

Jim Ellis, Public Works Manager / Risk Management Official



**White Rose Park**  
Building With Passion™  
SINCE 1977

**Proposed rental back-to-back townhouse  
on**

**221 Doyle Street,  
Township of Southgate**

Punya S Marahatta, PhD, MCIP, RPP  
Project planner/ manager  
Whiterose Park  
Vaughan, ON  
April 24, 2024









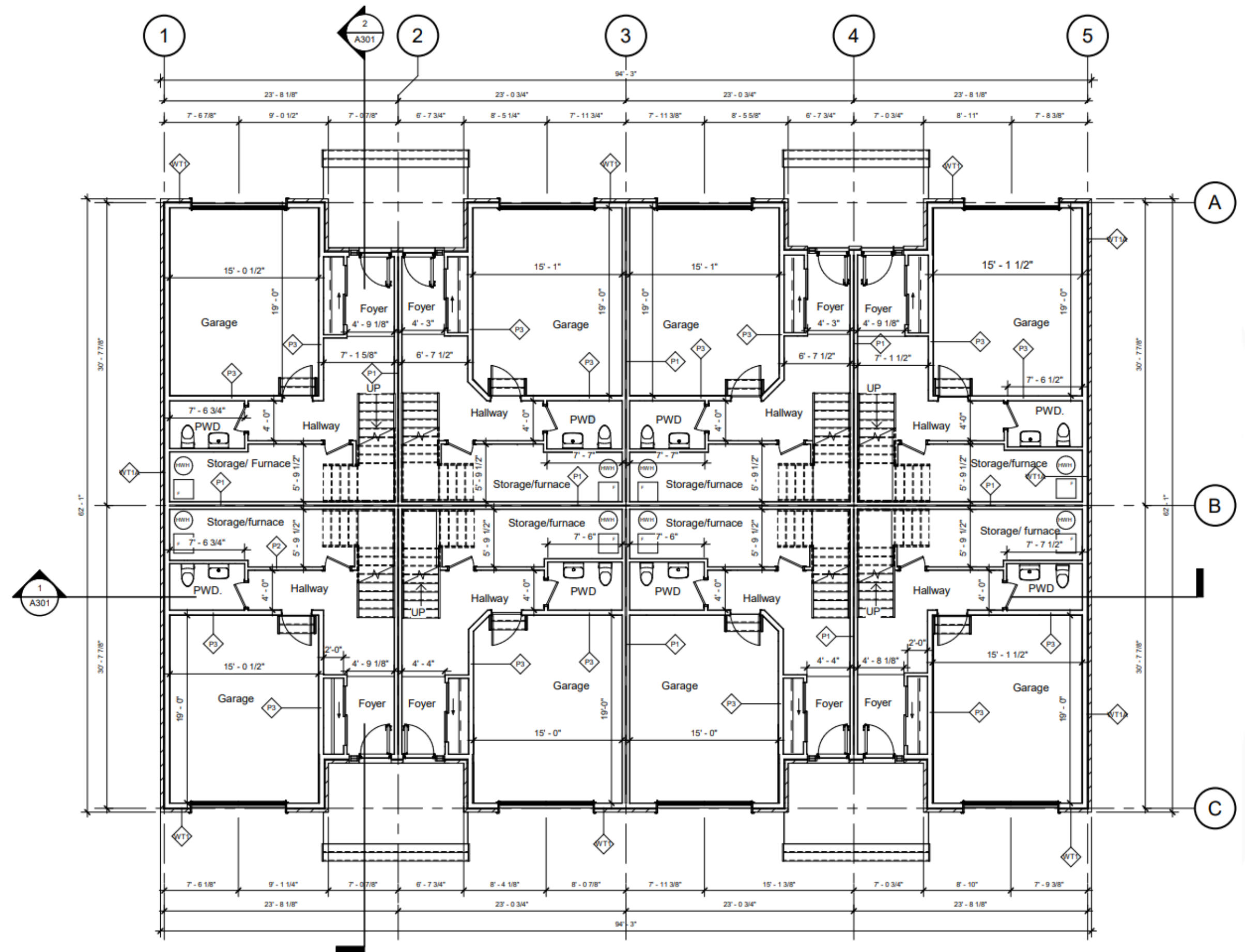
## Zoning Info

- Address: 221 Doyle Street, Dundalk
- Current zone: R2 and R3-390
- Townhouse: permitted

31

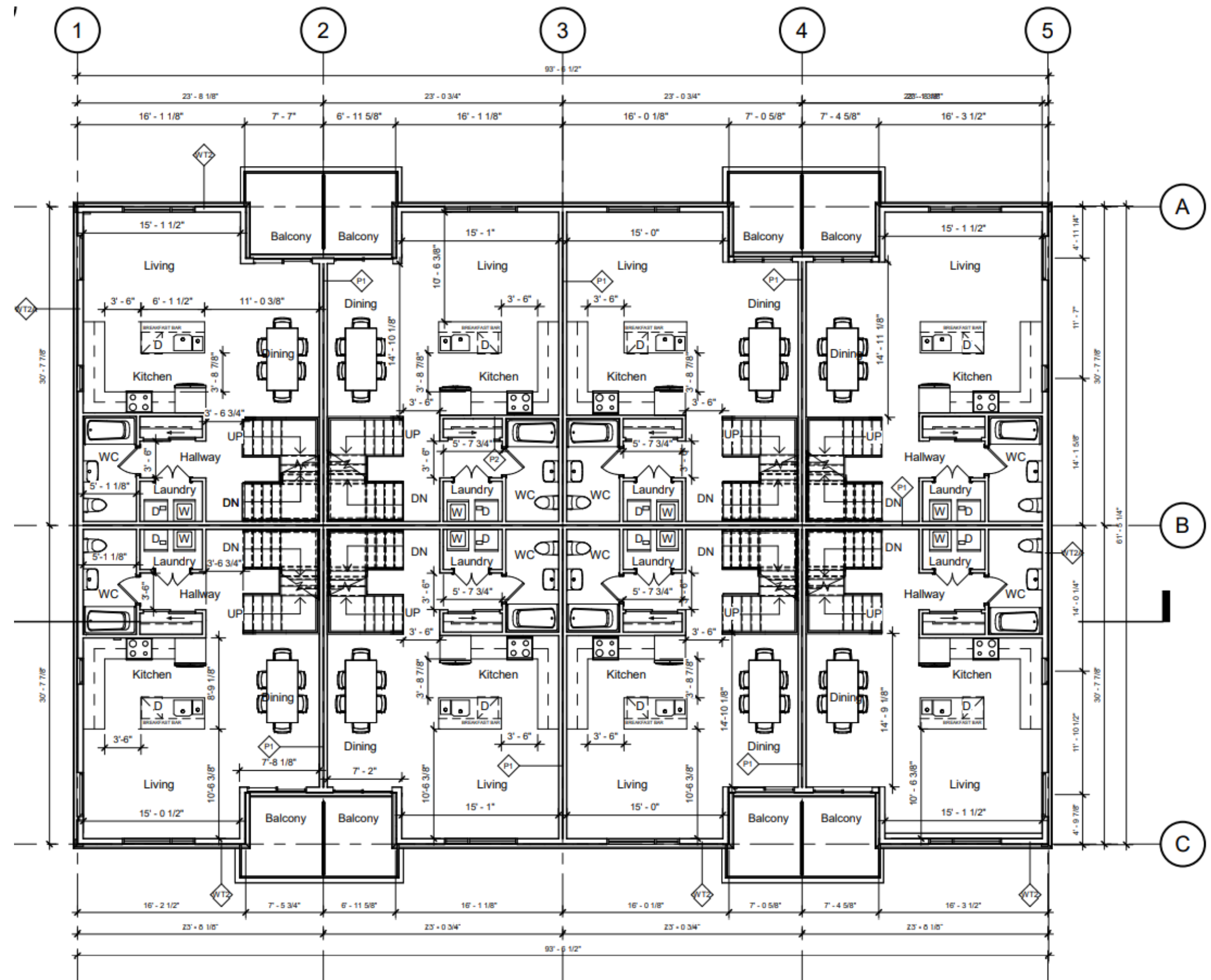


## Proposed Main Floor Plan





## Proposed Second Floor Plan







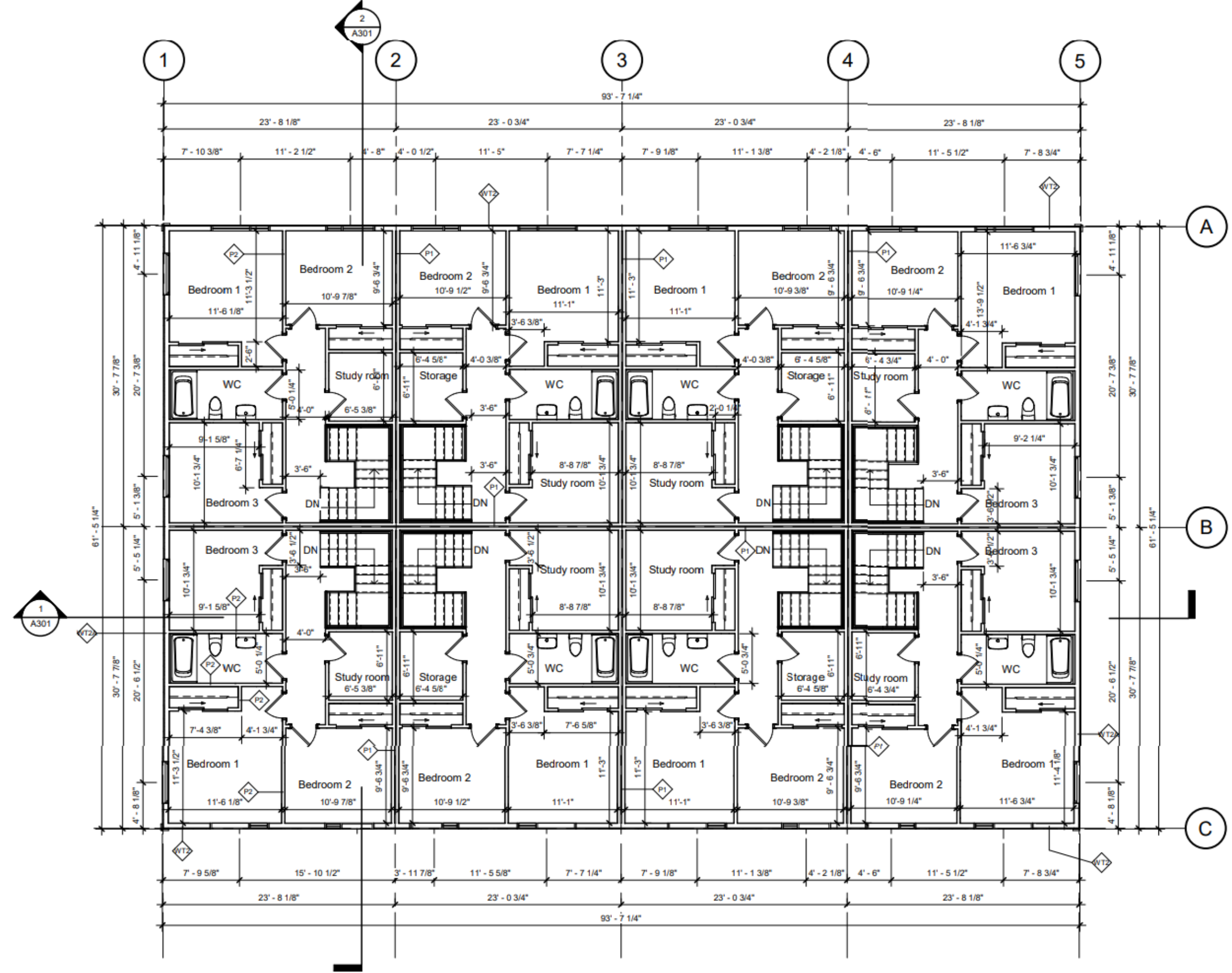
### End Unit

- 3 Bedrooms
- 1 Study room/Den

### Middle Unit

- 2 Bedrooms
- 1 Study room/den
- 1 storage room

## Proposed Third Floor Plan

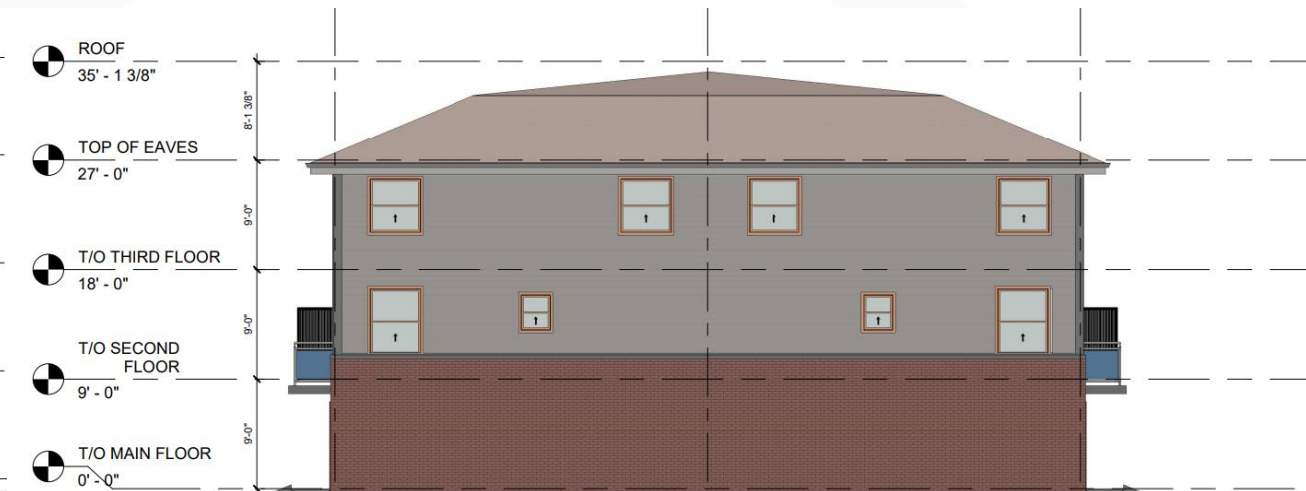




## Proposed Elevations



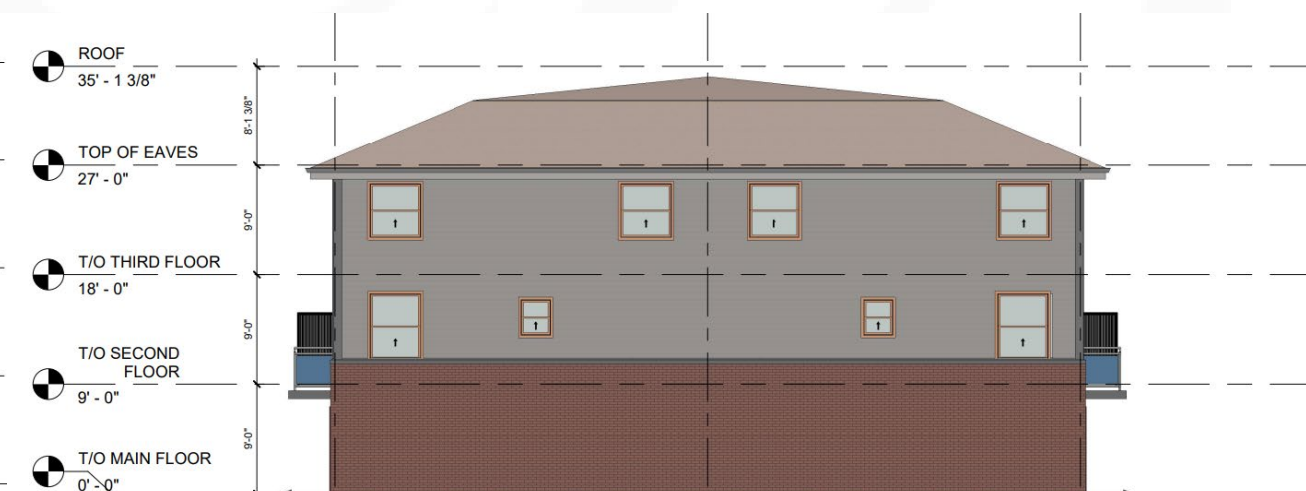
North Elevation



West Elevation



South Elevation



East Elevation



## Variance from the existing by-law

1. **Back-to-back Towns** instead of conventional street townhouses:  
**Best Land Use**
  - Rationale: supporting PPS and OP on intensifying the land use in serviced area within the settlement boundary and good urban design practice of facing houses to municipal streets
2. Lot coverage of **44%** as opposed to 35%: reduced lot size to accommodate more units on smaller lot
  - Rationale: same as #1
3. Min rear yard: **0 m** as opposed to 10 m: back-to-back townhouses to accommodate more units on smaller lot
  - Rationale: same as #1
4. Play space and amenity area: too small lot for this, willing to negotiate with cash-in-lieu





## Summary of Amended by-law

1. Avoid split zoning of the property with R2 and R3-390
2. Rezone the property to R3 with exception to accommodate Back-to-back Townhouses as defined below:
  - *“Dwelling, back-to-back townhouse” shall mean one group of four or more attached dwelling units of two to four storeys sharing side and back walls with neighboring units separated vertically which have independent entrances at ground level on at least one side of the building developed on a block of lands”*



## Conclusion

1. Proposed development complementary to:
  - A. The municipal goal supporting residential development within existing communities,
  - B. Municipal and provincial goal to encourage market-driven housing development within urban boundaries, that benefits the community.
2. Approval of the zoning by-law amendment supporting the municipality's goals and objectives as stated in the county and local official plans.
3. Sections 5.2.1.2.3 of grey county official plan supporting intensification through relief from one or more provisions of the township's zoning by-law.
  - A. Application sought relief as per local and regional policies



## Conclusion

1. Proposed development:
  - i. Appropriate to the site
  - ii. Contributes to meeting the community's aspirations.
  - iii. A project with merit.
2. The landowner and developer looking forward to working with the municipality in good faith to accomplish the success of these applications and occupancy ready by end of 2024.
  - i. Building permit package currently under review
3. We request the approval of these amendments.



**White Rose Park**  
Building With Passion™  
— Since 1977 —

**THANK YOU!**



**The corporation of  
The Township of Southgate**

**Application for Planning Amendment  
Official Plan and Zoning By-law**

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

**Instructions:**

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

**For office use only**

File no: C6-24  
Pre-Consult Date: \_\_\_\_\_  
Date received: Feb 23/24  
Date accepted: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Roll # 42 07 060.005.055.00  
Conservation authority fee required: SVCA  
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 apply for: (check appropriate box)

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

**Other Required Fees:**

<input checked="" type="checkbox"/> <b>Public Notice Sign Fee</b>		\$145.00
<input checked="" type="checkbox"/> <b>Conservation Authority Fees</b>	SVCA	\$260.00
	GRCA	Call directly for details

**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.

Part A

Owner/Agent/Application information

\*To be completed by the applicant

1. Name of registered owner: MARGOT FORD, GREG FORD

Mailing address: 40 UNCLE TOM CRESCENT

Phone# : (H) 5-419-XXXX (B) XXXX-XXXX

Email Address: XXXXXXXXXX@XXXXXX.XXX

2. Name of applicant: MARGOT FORD

Mailing address: 40 UNCLE TOM CRESCENT

Phone#: XXXXXX-XXXXXX Email: XXXXXXXXXX@XXXXXX.XXX

Applicant's Relationship to Subject Lands:

- ☒ Registered Property Owner  
☐ Holder of Option to Purchase Subject Lands  
☐ Signing Officer of Corporation  
☐ Other [Specify] \_\_\_\_\_

3. Name of agent (if applicable) N/A

Mailing address: \_\_\_\_\_

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

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

5. Preferred Method of communication: ☐ Phone ☒ email ☐ Postal Mail

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

KINDRED CREDIT UNION

Mailing Address: 116 MAIN ST NORTH, MOUNT FOREST

Phone#: 888-672-6728

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: 40 UNCLE TOM CRESCENT

Tax Roll#: 420706 000 505560

Lot \_\_\_\_\_ Concession \_\_\_\_\_

Lot 33 of \_\_\_\_\_ Plan 16M-5

8. The date the subject land was acquired by the current owner: NOV 19, 2021



9. Dimensions of subject property:

frontage 68.0 +/- m depth 200.5 +/- m area 1.00 +/- ~~sq m~~ ha

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

GRANNY FLAT TO BE LOCATED BETWEEN DETACHED GARAGE AND RESIDENTIAL DWELLING

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 OPEN SPACE (STORM WATER POND) East RESIDENTIAL  
South BUSH West AGRICULTURAL

(c) Agricultural livestock operations

☐ if an existing livestock operation is located within 450 metres of the subject lands, N/A 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 N/A

Indicate whether any of the following environmental constraints apply to the subject lands:

Wetlands <input type="checkbox"/>	Specialty Crop Lands <input type="checkbox"/>
Floodplains <input type="checkbox"/>	ANSI's (areas of natural or scientific interest) <input type="checkbox"/>
Streams, Ravines and Lakes <input type="checkbox"/>	Aggregate Resources <input type="checkbox"/>
Water Resources <input type="checkbox"/>	Thin Overburden <input type="checkbox"/>
Wooded Areas & Forest Management <input type="checkbox"/>	Solid Waste Management <input type="checkbox"/>
Fisheries, Wildlife & Environment <input type="checkbox"/>	Sewage Treatment Plant <input type="checkbox"/>
Heritage Resources <input type="checkbox"/>	

13. Official Plan

Indicate the current Official Plan Designation:

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

⊗ 14. Zoning By-law

Present zoning RS, RS-H, and OS-129  
Requested zoning RS w/GRANNY FLAT

15. Specific proposed use(s) of subject property that this amendment would authorize: (provide a sketch showing locations and approximate size for each building or structure)

TO ALLOW A GRANNY FLAT TO BE CONSTRUCTED AND  
CHANGE A RECENTLY ADDED TRIANGULAR PORTION TO R5 FROM OS-120

**For Official Plan Amendment Applications Only:**

14.

N/A

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

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

Changes ☐ Replaces ☐

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes ☐ No ☐

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

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18. Does this application propose to remove land from an area of employment?

Yes ☐ No ☐

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

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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.

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Type of building/structure GRANNY FLAT

Setbacks: front lot line 21.5 m +/-

rear lot line 132 m +/-

side lot line 10.6 m +/-

Building/structure:

height 3.8 m +/- dimensions / floor area 60<sup>±</sup> sq m (640<sup>±</sup> sq ft)

20. The date the existing building(s) or structure(s) on the subject land were constructed: RESIDENTIAL DWELLING- OCT 2021

21. The length of time that the existing uses of the subject land have continued: SINCE OCT 2021

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:

TO ALLOW A GRANNY FLAT TO BE CONSTRUCTED, WHICH IS NOT CURRENTLY LISTED AS A PERMITTED USE, AND CHANGE A RECENTLY ADDED TRIANGULAR PORTION FROM "OS" TO "RS"

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	_____	_____
✓ _____ municipal road, maintained year round	✓ _____	✓ _____
_____ municipal road, seasonally maintained	_____	_____
_____ other public road	_____	_____
please specify _____		
_____ right of way available	_____	
please specify _____		
_____ water access available	_____	
Describe the parking and docking facilities and the approximate distance of these facilities _____		

type of water supply	existing	proposed
_____ municipally operated piped water system	_____	
✓ _____ privately owned/operated individual well	✓ _____	
_____ privately owned/operated communal well	_____	
_____ lake or other water body	_____	
please specify _____		
_____ other means	_____	
please specify _____		

type of storm water management	existing	proposed
_____ storm drainage sewer pipe	_____	
✓ _____ ditch	✓ _____	
_____ swale	_____	
_____ other means	_____	

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

**type of sewage disposal**

**existing      proposed**

_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> privately owned/operated individual septic	<input checked="" type="checkbox"/>	<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 ☐

FOR UTILITIES, ADJACENT TO UNCLE TOM  
CRESCENT

**Part C**

**The proposal**

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

TO ALLOW FOR A GRANNY FLAT, WHEREAS IT IS NOT CURRENTLY  
A PERMITTED USE IN THE ZONING, AND CHANGE A  
RECENTLY ADDED PORTION FROM "OS-129" TO "RS"

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

TO ALLOW FOR A GRANNY FLAT, AND ALLOW FOR A  
CONSISTENT ZONING ACROSS OUR ENTIRE PARCEL

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

SPRING 2024

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

- X 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:

A RECENT ADDED PORTION OF LAND (~864 sq.m) IS  
CURRENTLY ZONED "OS", AND IS TO BE CHANGED TO "RS"  
IN ADDITION TO THE REQUEST FOR A GRANNY FLAT.



**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),

MARGOT FORD 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 also be available to the general public.

[Redacted Signature]

22 FEB 2004  
date

Signature of Owner

date

37. Owner's Authorization for Agent

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

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

Signature of Owner

date

Signature of Owner

date

38. Owner's Authorization for Access

I/we, MARGOT FORD 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.

[Redacted Signature]

22 FEB 2004  
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) MARGOT FORD  
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 25 day of JANUARY, 2024

[Redacted Signature]

Signature of Commissioner

[Redacted Signature]

Signature of Applicant

MARGOT FORD

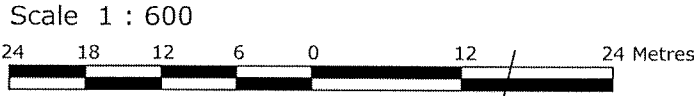
print name

**Gregory Ian Ford, a Commissioner, etc.  
Province of Ontario, for Wilson-Ford  
Surveying & Engineering Ltd.  
Expires May 3, 2026**

Signature of Applicant

print name

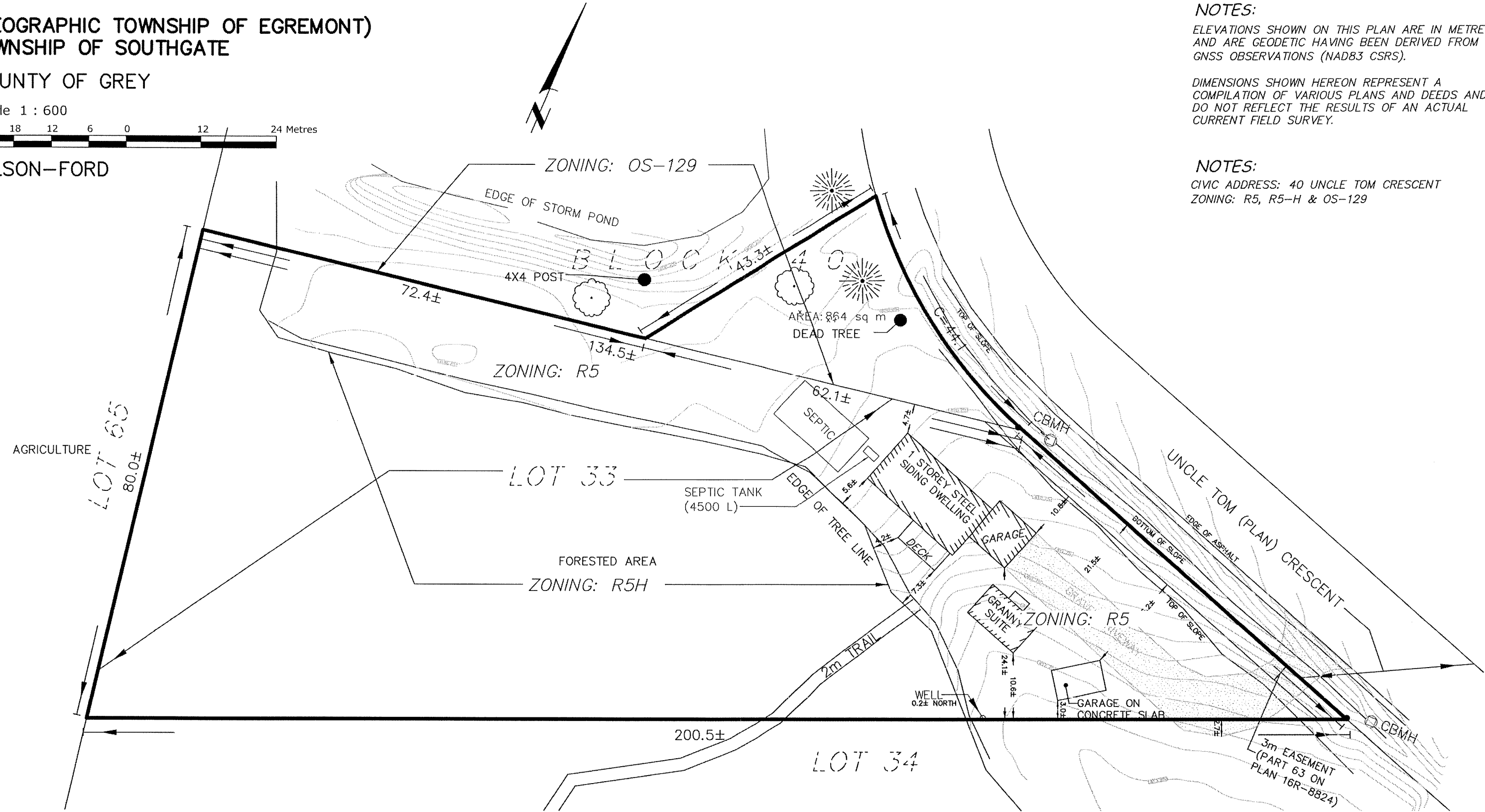
SKETCH FOR ZONING BY-LAW AMENDMENT  
(GEOGRAPHIC TOWNSHIP OF EGREMONT)  
TOWNSHIP OF SOUTHGATE  
COUNTY OF GREY



WILSON-FORD

NOTES:  
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES  
AND ARE GEODETIC HAVING BEEN DERIVED FROM  
GNSS OBSERVATIONS (NAD83 CSRS).  
  
DIMENSIONS SHOWN HEREON REPRESENT A  
COMPILATION OF VARIOUS PLANS AND DEEDS AND  
DO NOT REFLECT THE RESULTS OF AN ACTUAL  
CURRENT FIELD SURVEY.

NOTES:  
CIVIC ADDRESS: 40 UNCLE TOM CRESCENT  
ZONING: R5, R5-H & OS-129



CAUTION: THIS SKETCH IS NOT A PLAN OF  
SURVEY AND SHALL NOT BE USED FOR ANY  
PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.  
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- LEGEND:
- 399.99 EXISTING GRADE
  - 400.00 PROPOSED GRADE
  - FLOW DIRECTION
  - BM ● BENCHMARK

THIS SKETCH WAS PREPARED FOR MARGOT FORD  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.  
  
6 MARCH, 2024  
  
GREG FORD, P.Eng(CIVIL)  
ONTARIO LAND SURVEYOR

WILSON - FORD  
Surveying & Engineering  
120 KING ST. E., Box 294,  
MOUNT FOREST ON, N0G 2L0  
PHONE (519)323-2451  
  
PROJECT No.: 20-9293 FORDOWSKI



## **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 a Zoning By-law Amendment and is notifying the public pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

**April 24, 2024, at 1:00 PM**

**The Purpose** of the application is to rezone an 864 square meter triangle of land, being purchased from the Township, from an Open Space -129 Zone to a Residential Type 5 Zone (R5), and to allow a Garden Suite (known as a granny flat) to be erected on the subject lands as a temporary use.

**The Effect** of the proposed amendment is to rezone a triangle piece of land being purchased from the Township to the same R5 Zoning applicable to the subject land and allow a Garden Suite south and east of the existing residence on the subject land.

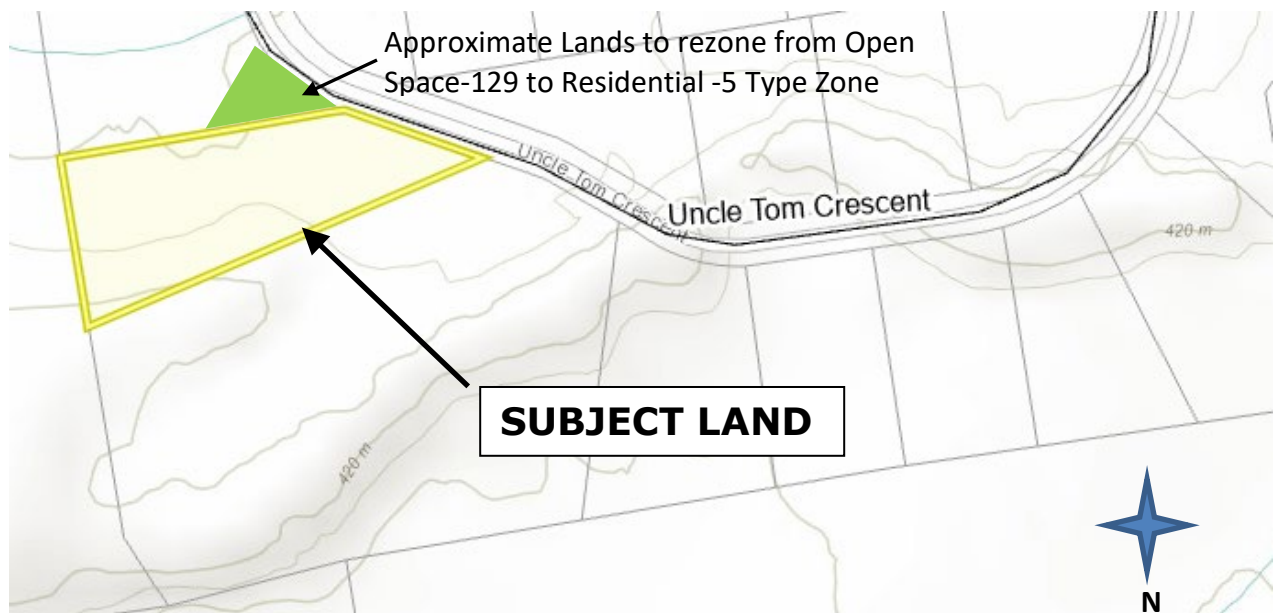
### **Description of the Subject Land**

**Registered Owner:** Gregory Ford and Margot Ford

**Legal Description:** Plan 16M5, Lot 33, Geographic Township of Egremont, Township of Southgate

**Civic Address:** 40 Uncle Tom Crescent

Key Map showing the Subject Land (File C6-24)



Please join the electronic public meeting from your computer, tablet, or smartphone  
<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09>  
You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 953 4138 5964 Passcode: 336403

**NOTE: To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:**

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

The meeting will be livestreamed on the Township YouTube Channel:  
<https://www.youtube.com/user/SouthgateTownship>

**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.

**Mandatory wording**

**If** you wish to be notified of the decision of Township of Southgate Council on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Southgate, 185667 Grey Rd 9, Dundalk, ON N0C 1B0.

**If** a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate Council to the Ontario Land Tribunal but the 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.

**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 at the address shown below.

Lindsey Green, Clerk

[lgreen@southgate.ca](mailto:lgreen@southgate.ca)

Township of Southgate

185667 Grey Rd 9,

Dundalk, ON N0C 1B0

Phone: (519) 923-2110 ext. 230

Additional information is also available for public viewing on Southgate's website at

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C6-24-Gregory-and-Margot-Ford>

Dated at the Township of Southgate, this 26<sup>th</sup> day of March 2024.

April 11<sup>th</sup>, 2024

Elisha Milne  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Zoning By-law Amendment C6-24**  
**Plan 16M5, Lot 33 (40 Uncle Tom Crescent)**  
**Township of Southgate (geographic Township of Egremont)**  
**Roll: 420706000505560**  
**Owners/Applicants: Margot and Greg Ford**

Dear Ms. Milne,

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 rezone an 864 square meter triangle of land, being purchased from the Township, from an Open Space -129 Zone to a Residential Type 5 Zone (R5), and to allow a Garden Suite (known as a granny flat) to be erected on the subject lands as a temporary use. This will rezone a triangle piece of land being purchased from the Township to the same R5 Zoning applicable to the subject land and allow a Garden Suite south and east of the existing residence on the subject land.

Schedule A of the County OP designates the subject lands as 'Rural'. Section 5.2.1(6) states,

*Additional residential units are permitted in the main house and in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within hazard lands. Additional residential units and garden suites are required to be in the farm cluster.*

In addition, Section 4.2.6 states,



*The County will encourage development of garden suites. Council or the local municipality will require a temporary use by-law to be passed to allow the temporary use of land for garden suites. This by-law must not exceed 20 years, but council may through by-law grant further periods of not more than three years each. At the end of 20 years, consideration by council could be given to making a garden suite permanent.*

The garden suite is located directly next to the primary dwelling and therefore would be considered as being in the farm cluster. Further, the proposed by-law would permit the construction of a garden suite as a temporary use. Therefore, County Planning staff have no concerns.

Schedule B of the County OP indicates that the subject lands contain 'Aggregate Resource Area'. Section 5.6.2(1) states,

*The Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.*

The proposed development is located outside of the Aggregate Resource Area; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have no concerns.

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  
(548) 877 0857  
[Derek.McMurdie@grey.ca](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://www.grey.ca)

**From:** [Municipal Planning](#)  
**To:** [Elisha Milne](#)  
**Subject:** RE: Notice of Public Meeting - ZBA C6-24 Gregory and Margot Ford  
**Date:** April 4, 2024 9:25:02 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:  
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to  
[MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)

Sr Analyst, Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

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**From:** Elisha Milne <emilne@southgate.ca>  
**Sent:** Tuesday, March 26, 2024 10:13 AM  
**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>; Brenna Carroll <bcarroll@southgate.ca>; chad.aitken@bgcdsb.org; Dina Lundy <dlundy@southgate.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Ontario Lands <ONTLands@enbridge.com>; Fire Chief <firechief@southgate.ca>; Group\_PlanningDeptEmails <Group\_PlanningDeptEmails@grey.ca>; Haudenosaunee <info@hdi.land>; Historic Saugeen Metis <hsmrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenojibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <associate.ri@saugeenojibwaynation.ca>; Taylor McMann <tmcmann@southgate.ca>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>

**Cc:** Bill White <bwhite@tritoneng.on.ca>; Victoria Mance <vmance@southgate.ca>

**Subject:** [External] Notice of Public Meeting - ZBA C6-24 Gregory and Margot Ford

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good morning,

Please find the below link for the Notice of Public Meeting and application documents for Zoning By-law Amendment Application C6-24

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C6-24-Gregory-and-Margot-Ford>

The Public Meeting is scheduled **via Zoom** for **April 24, 2024, at 1:00PM**. Please supply all comments on the above notification by **April 17, 2024**, so they may be included in the public agenda.

Comments can be received by:

Email: [emilne@southgate.ca](mailto:emilne@southgate.ca)

Fax: 519-923-9262 Attn: Elisha Milne

Mail: Elisha Milne, Legislative and Planning Coordinator  
185667 Grey County Road 9  
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

**Elisha Milne**

Legislative & Planning Coordinator

**Township of Southgate**

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

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



## Township of Southgate

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

**Jim Ellis,**

**Public Works Manager / Risk Management Official**

**jellis@southgate.ca**



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

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

**Fax:** 519-923-9262

**Cell:** 519-378-3777

### Public Works Department

Date: April 15, 2024

File No.: C6-24

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: N/A

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