



**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: _____
 Pre-Consult Date: _____
 Date received: _____
 Date accepted: _____
 Accepted by: _____
 Roll # 42 07 _____
 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 \$1,500.00 application fee <i>plus</i> \$1,000.00 contingency fee Major \$2,000.00 application fee <i>plus</i> \$2,000.00 contingency fee <i>*contingency fee required for all Official Plan Amendment applications</i>
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	\$1,000.00 application fee Major \$1,000.00 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	\$400.00 application fee <i>or</i> \$200.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,000.00 application fee

Other Required Fees:

<input type="checkbox"/> Public Notice Sign Fee	\$100.00
<input type="checkbox"/> Conservation Authority Fees	SVCA \$220.00 GRCA Call directly for details

Note on fees:

The above application fees were adopted and approved under By-law No. 86-2014 by the Council of the Township of Southgate. 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: Flato Dundalk Meadows Inc. c/o Shakir Rehmatullah

Mailing address: 3621 Highway 7 East, Markham, ON, L3R 0G6

Phone# : (H) _____ (B) 905-479-9292

Email Address: _____

2. Name of applicant: _____

Mailing address: _____

Phone#: _____ Email: _____

Applicant's Relationship to Subject Lands:

- Registered Property Owner
- Holder of Option to Purchase Subject Lands
- Signing Officer of Corporation
- Other [Specify] _____

3. Name of agent (if applicable) MHBC c/o Kris Menzies

Mailing address: 113 Collier Street, Barrie, ON, L4M 1H2

Phone#: 705-728-0045 x .230 Email: kmenzies@mhbcplan.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:

Mortgagee: Firm Capital Mortgage Fund Inc.

Mailing Address: 163 Cartwright Avenue, Toronto, ON, M6A 1V5

Phone#: 416-635-0221

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: N/A

Tax roll#: _____

Lot Part of Lots 233 and 234 Concession 1

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: September 2015

9. Dimensions of subject property:

frontage 280 (Hwy 10) m depth 1,000 m area 40.22 ha sq m/ha

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

11. Abutting and nearby lands uses

(a) Interest in abutting lands - does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? Yes No

If yes, describe to what extent Ownership of the adjacent lands to the west (Flato West subdivision)

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

North Agricultural (within Settlement Area) East Highway 10

South Woodland/Bushlot West Flato West Draft Approved Subdivision

(c) Agricultural livestock operations

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

12. Environmental Constraints

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

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

13. Official Plan Note: Adopted OPA 14 will re-designate the Site to "Neighbourhood Area" and "Hazard Lands"

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 Restricted Agricultural (A2) and Environmental Protection (EP)

Requested zoning Residential Type 1 Exception (R1-XX-H), Residential Type 3 Exception (R3-XX-H), Open Space (OS) and Environmental Protection (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)

Residential (Single Detached and Townhouse Dwellings) - See proposed Draft Plan

For Official Plan Amendment Applications Only:

14.

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

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

Changes Replaces

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

Yes No

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

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

Yes No

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

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

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

Type of building/structure _____

Setbacks:

front lot line _____

rear lot line _____

side lot line _____

Building/structure: _____

height _____ dimensions / floor area _____

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

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

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

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

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

Servicing for subject land

20. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____ provincial highway	X	X
_____ municipal road, maintained year round	_____	X
_____ 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 <u>Parking to be located in driveway/garage</u>		

type of water supply	existing	proposed
_____ municipally operated piped water system	_____	X
_____ 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	_____	X
_____ ditch	_____	_____
_____ swale	_____	X
_____ other means <u>SWM Ponds</u>	_____	X

please specify _____

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____ X
_____ privately owned/operated individual septic	_____	_____
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____

please specify _____

21. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands?
 Yes No

If yes, has an amendment to the Site Plan and/or Agreement been applied for?
 Yes No

22. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)
 Yes No

Hydro Easement - Please see Draft Plan

Part C
The proposal

23. Describe the **nature** and extent of the relief applied for and the proposed use of the subject lands.
[To re-zone the site to permit single detached and townhouse dwellings, environmental protection areas, stormwater management facilities, and parkland. Please see the Planning Report and Draft Zoning By-law Amendment for more information.](#)

24. Describe the reasons for the proposed amendment(s).
[To implement OPA 14 and permit the proposed Draft Plan.](#)

25. Describe the timing of the proposed development, including phasing.
[TBD](#)

26. Additional Supporting Documents

List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report)
[Planning Report, Traffic Impact Study, Functional Servicing Report, Preliminary Geotechnical Investigation, Preliminary Stormwater Management and Floodplain Assessment Report, Environmental Impact Study and Stage 1 Archaeological Background Study.](#)

Part D
Statement of compliance

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

28. Is the subject land within an area of land designated under any provincial plan or plans?
Yes No

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

Additional requirements

29. Supplementary and support material to accompany application, where applicable
a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.

OR

b) a sketch *drawn to scale* showing the following:

- 1) Boundaries and dimensions of the subject land.
- 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- 4) Current use(s) on land that is adjacent to the subject land.
- 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- 6) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- 7) Location and nature of any easement affecting the subject land.
- 8) North Arrow

Other information

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

Part E
Authorization and affidavit

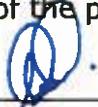
31. Owner's Consent (Freedom of Information):

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

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

Flato Dundalk Meadows Inc. c/o
Shakir Rehmatullah 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.

 Dec. 7 / 2015
Signature of Owner date

Signature of Owner date

32. Owner's Authorization for Agent
Flato Dundalk Meadows Inc. c/o
I (we), Shakir Rehmatullah and _____
Name of Owner(s)

hereby authorize MHBC c/o Kris Menzies to act as our agent(s) for the purpose of this application.

 Dec. 7 / 2015
Signature of Owner date

Signature of Owner date

33. Owner's Authorization for Access
Flato Dundalk Meadows Inc. c/o
I/we, Shakir Rehmatullah, 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

 Dec. 7 / 2015
Signature of Owner date

 Dec. 7 / 2015
Signature of Witness date

Solemn declaration

34. Affidavit

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

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

I/ (We) Kris Menzies
Name(s)

of the City of Barrie in the _____ of _____
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 Barrie in _____ of _____
city/town/municipality county/region

This 10th day of December, 2015

Lynn Marie Stockley
Signature of Commissioner

Lynn Marie Stockley, a Commissioner, etc.,
Province of Ontario, for MacNaughton Hermsen
Britton Clarkson Planning Limited.
Expires July 31, 2016.

Kris Menzies
Signature of Applicant

Kris Menzies
print name

Signature of Applicant

print name