



**The Corporation of
The Township of Southgate**

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

**** Pre-consultation is strongly encouraged with the Township prior to submitting any zoning or official plan amendment applications. ****

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: _____
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 apply for: (*check appropriate box*)

Pre- Consultation Fee	\$500.00
Amendment to the Official Plan	Minor \$4,500.00 application fee <i>plus</i> \$4,000.00 contingency fee
	Major \$7,000.00 application fee <i>plus</i> \$6,000.00 contingency fee
Amendment to the Zoning By-law	\$3,250.00 application fee \$2,000.00 contingency fee
	Complex \$4,500.00 application fee <i>plus</i> \$5,000.00 contingency fee
Removal of Holding Provision	\$1,041.00 application fee or \$625.00 application fee (with related Site Plan Agreement)
Temporary Use By-Law Amendment	\$1,742.00 application fee <i>plus</i> \$417.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
<u>Other Required Fees:</u>	
Public Notice Sign Fee	\$151.00
Conservation Authority Fee	\$600.00 Saugeen Valley Conservation Grand River Conservation – Call directly for details
County of Grey Municipal Review Fee	\$400.00

*Contingency fees are required for all Official Plan Amendment applications

*Contingency fees are required for all Zoning By-law Amendment applications

Note on fees:

Potential applicants are strongly encouraged to 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.

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.

Owner/Agent/Application Information

1. Name of registered owner: JJC Farms c/o JR McLaughlin

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

2. Name of applicant: same as above

Phone#: _____ Email: _____

☐ Registered Property Owner

☐ Holder of Option to Purchase Subject Lands

☐ Signing Officer of Corporation

☐ Other [Specify] _____

Mailing address: 978 First Ave West Owen Sound, N4K 4K5

Phone#: 519 372 9790 Email: cuesta@cuestaplanning.com

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

Mailing Address: _____

The Subject Lands

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

Road/street and number: 184678 Grey Road 9

Tax Roll#: 420706000414300

Lot PT LOT 26 W PT LOT 27 Concession CON 15 S

Lot _____ of Plan _____

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6. Dimensions of subject property:

frontage 234 m depth irregular m area 66.20 sq m/ha

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

The non-agricultural area is to be merged with adjoining

lands (4.12ha) owned by the applicant.

8. 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 4.12ha parcel with frontage on Grey Road 9

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

North agriculture East woodlands/ wetlands

South woodland West non-farm residential, woodland

- 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".

9. Environmental Constraints

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

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

10. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	☐	Agriculture	☒
Downtown Commercial	☐	Rural	☐
Arterial Commercial	☐	Inland Lakes	☐
Industrial	☐	Space Extensive Industrial/Commercial	☐
Public Space	☐	Hazard Lands	☒
Special Policy Area	☐	Wetlands	☒
Major Open Space	☐	Mineral Aggregate Extraction	☒
Village Community	☐		

11. Zoning By-law

Present zoning A1 Agriculture, W Wetland, EP Environmental Protection

Requested zoning _____

12. 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). *If proposal is for an On Farm Diversified Use, please specify use (metal works, woodworking) and include Building Code Occupation Classification:

To merge ±13.58ha with the adjoining property to the north-east, which is also owned by the applicant (see Figure 3 of the PJR);

To recognize a lot for a surplus farm severance (Figure 4 of the PJR); and

To permit an on-farm diversified use (private recreation area, Figure 5 of the PJR).

Type of building/structure: One existing hunt cabin

Setbacks: ±270m

Front lot line: ±154m Rear lot line: ±421m

Side lot line: west: irregular east: ±575m

Building structure:

Height: _____ Dimensions/Floor Area: _____

The date the existing building(s) or structure(s) on the subject land were constructed: Farm house - 1951

The length of time that the existing uses of the subject land have continued: Farming ±75 years; Hunt cabin ±10 years

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

non-residential (hunt camp) - N/A

existing farm house - N/A

For Official Plan Amendment Applications Only (13 – 18):

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

Changes ☐ Replaces ☐

14. 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.

15. 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.

16. 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.

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

N/A

18. 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:

N/A

Servicing for Subject Land

19. 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	Grey Rd 9	Grey Rd 9
Please Specify:		
Type of Water Supply:	Existing	Proposed
☐ Municipally operated piped water system		
☒ Privately owned/operated individual well	x	
☐ Privately owned/operated communal well		
☐ Lake or other body of water		
Please Specify:		
☐ Other Means		
Please Specify:		

Type of Storm Water Management:	Existing	Proposed
☐ Storm drainage sewer pipe	_____	_____
☐ Ditch	_____	_____
☒ Swale	_____x_____	_____x_____
☐ Other Means	_____	_____
Please Specify: _____		

Type of Sewage Disposal:	Existing	Proposed
☐ Municipally operated sanitary system	_____	_____
☒ Privately owned/operated individual septic	_____x_____	_____
☐ Privately owned/ operated communal septic	_____	_____
☐ Privy	_____	_____
☐ Other Means	_____	_____
Please Specify: _____		

20. 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 ☒

21. 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

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

Creation of a lot size and dimensions for a surplus farm house consent. See Figure 4 of the PJR

Creation of a wetland/ hazard area to be merged with the adjoining property. See Figure 3 of the PJR.

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

Creation of a lot for an existing farm house and to define a hazard area/

wetland area to be merged with the adjoining property and to remove this area from the agricultural portion (cash crop) of the subject property.

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

Consent applications are being filed.

25. 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)

A scoped Environmental Impact Study, Hydrogeological Report, Planning Justification Report.

Part D
Statement of compliance

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

27. 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.

See the accompanying Planning Justification Report.

Additional requirements

28. 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

29. 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:

See the accompanying planning report

Part E
Authorization and affidavit

30. 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),

JR McLaughlin 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.



June 12/26
Date

Signature of Owner

Date

31. Owner's Authorization for Agent

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

hereby authorize Cuesta Planning Consultants Inc. to act as our agent(s) for the purpose of this application.



June 12/26
Date

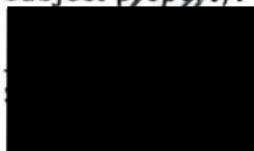
Signature of Owner

Date

32. Owner's Authorization for Access

I/we, JR McLaughlin, 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.



June 12/26
Date

Signature of Owner

Date

Signature of Witness

Date

Solemn declaration

33. 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) Jani Bruwer
Name(s)

of the Township of Georgian Bluffs in the County of Grey
(city/town/municipality) (county/region)

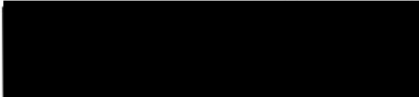
Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the:

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

This 11 day of June, 2026


Signature of Commissioner


Signature of Applicant Agent

Jani Bruwer
Name (please print)

Rebecca Francine Porter, a Commissioner,
etc., Province of Ontario, for Anya Shahabi
Professional Corporation, Barrister and
Solicitor. Expires August 24, 2027.

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? _____ 15 years

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

☒ Yes – For how long?

15 years

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: _____ ±66.16ha

(iv) Number of tillable hectares: _____ ±45ha

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

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

(vi) Do you rent any other land for farming purposes? ☒ Yes ☐ No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

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

Please indicate the condition of the barn: _____

How big is the barn? _____

What is the present use of the barn? _____

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

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

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

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

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

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

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

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

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

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

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

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/>

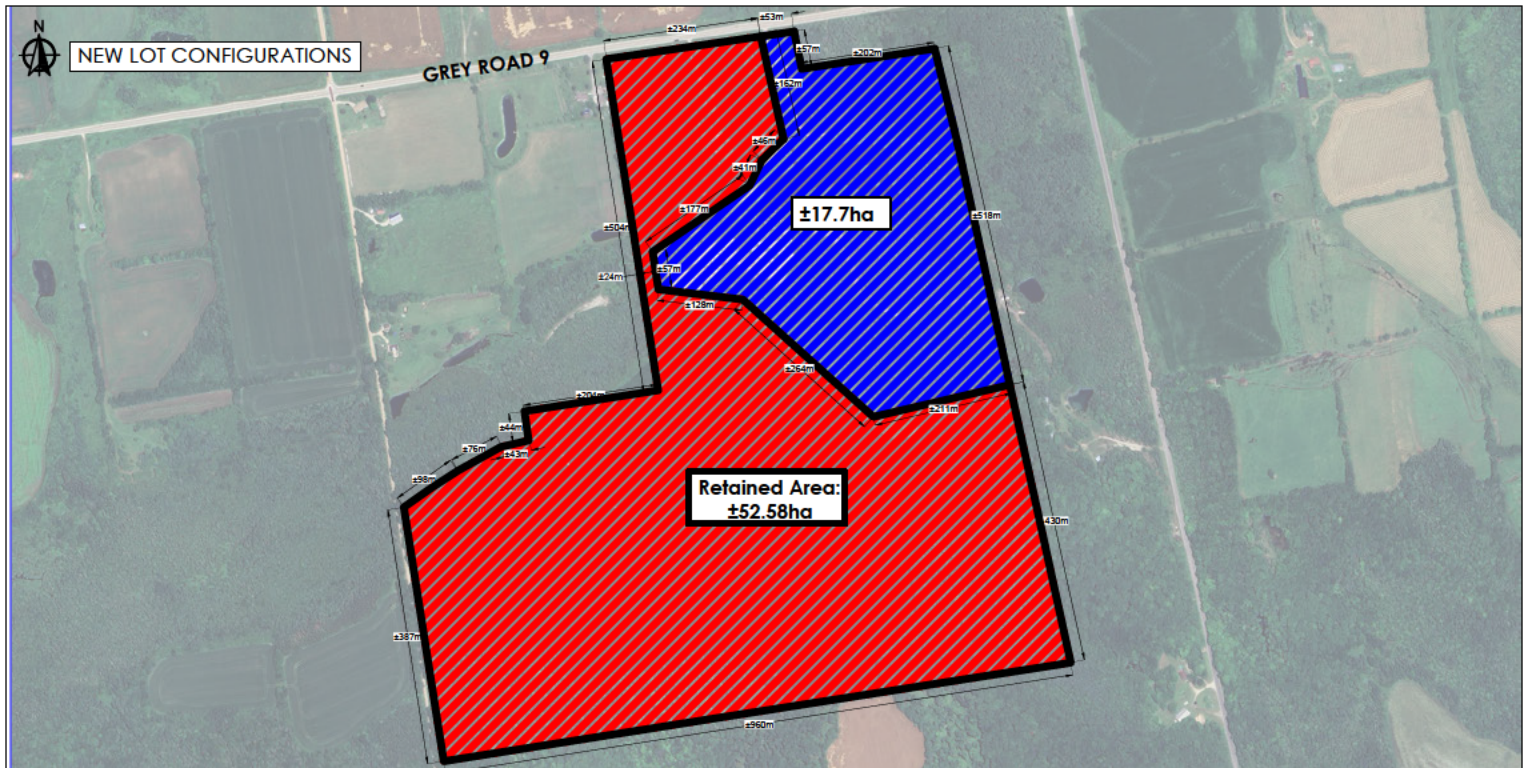
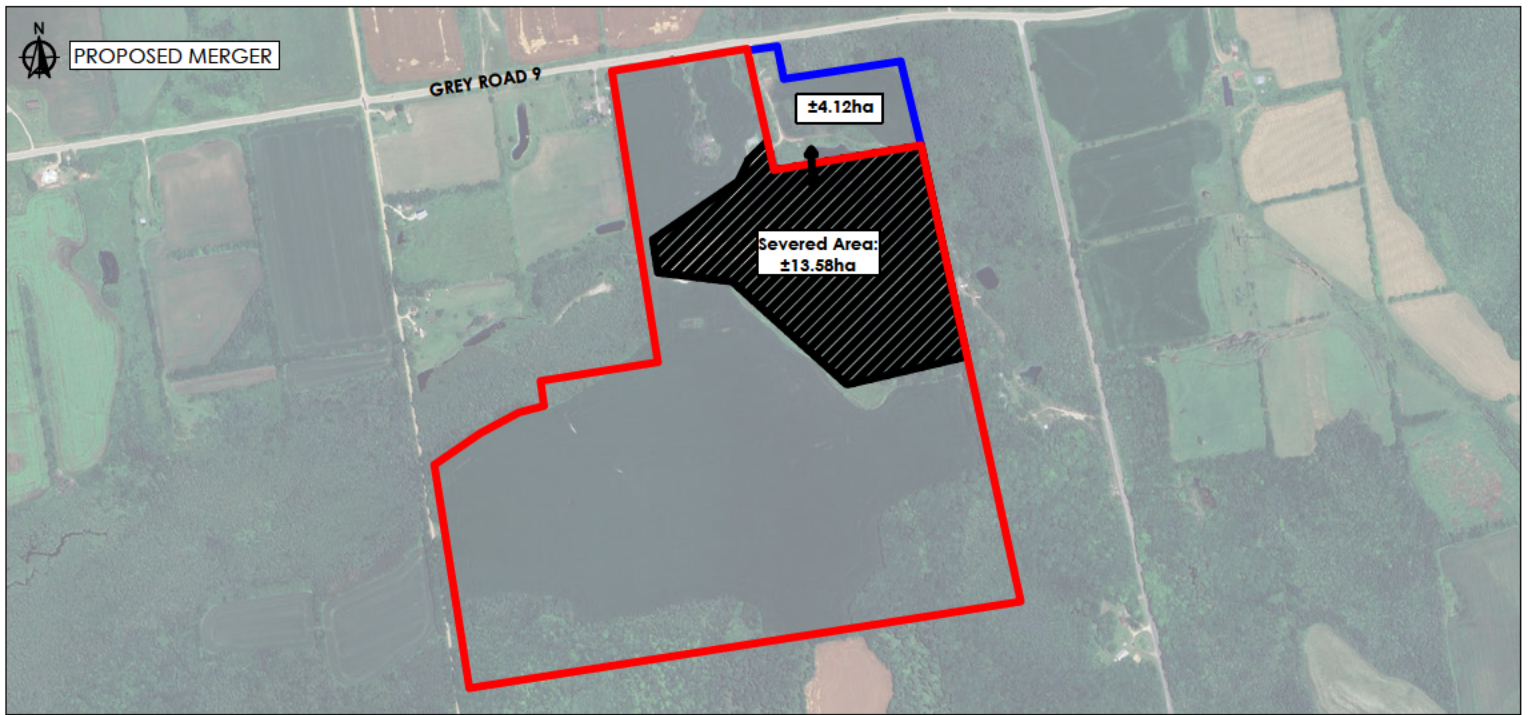
If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

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.

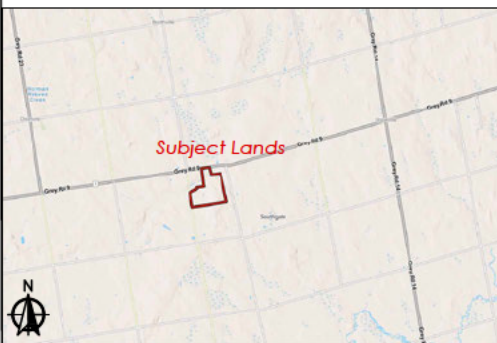
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FIGURE 3



ADDRESS & LEGAL DESCRIPTION

420706000414300 & 420706000414301
184678 Grey Road 9 & no civic address
CON 15 S PT LOT 26 W PT LOT:27 &
CON 15 N PT LOT 27 RP 17R966;PART 1
Township of Southgate, County of Grey



MAP NAME Proposed new lot configuration

LEGEND

- Subject Lands (184678 Grey Road 9)
- Additional Lands (no civic address)
- Lot Addition Lands
- Proposed Merger
- New Lot Configuration of 184678 Grey Road 9
- Additional Lands new configuration

CONSULTANT

Cuesta
PLANNING CONSULTANTS INC.

A. 978 First Avenue West
Owen Sound,
ON N4K 4K5
T. (519) 372-9790
E. cuesta@cuestaplanning.com

Drawn by:

J Bruwer

Date printed:

June 11, 2026

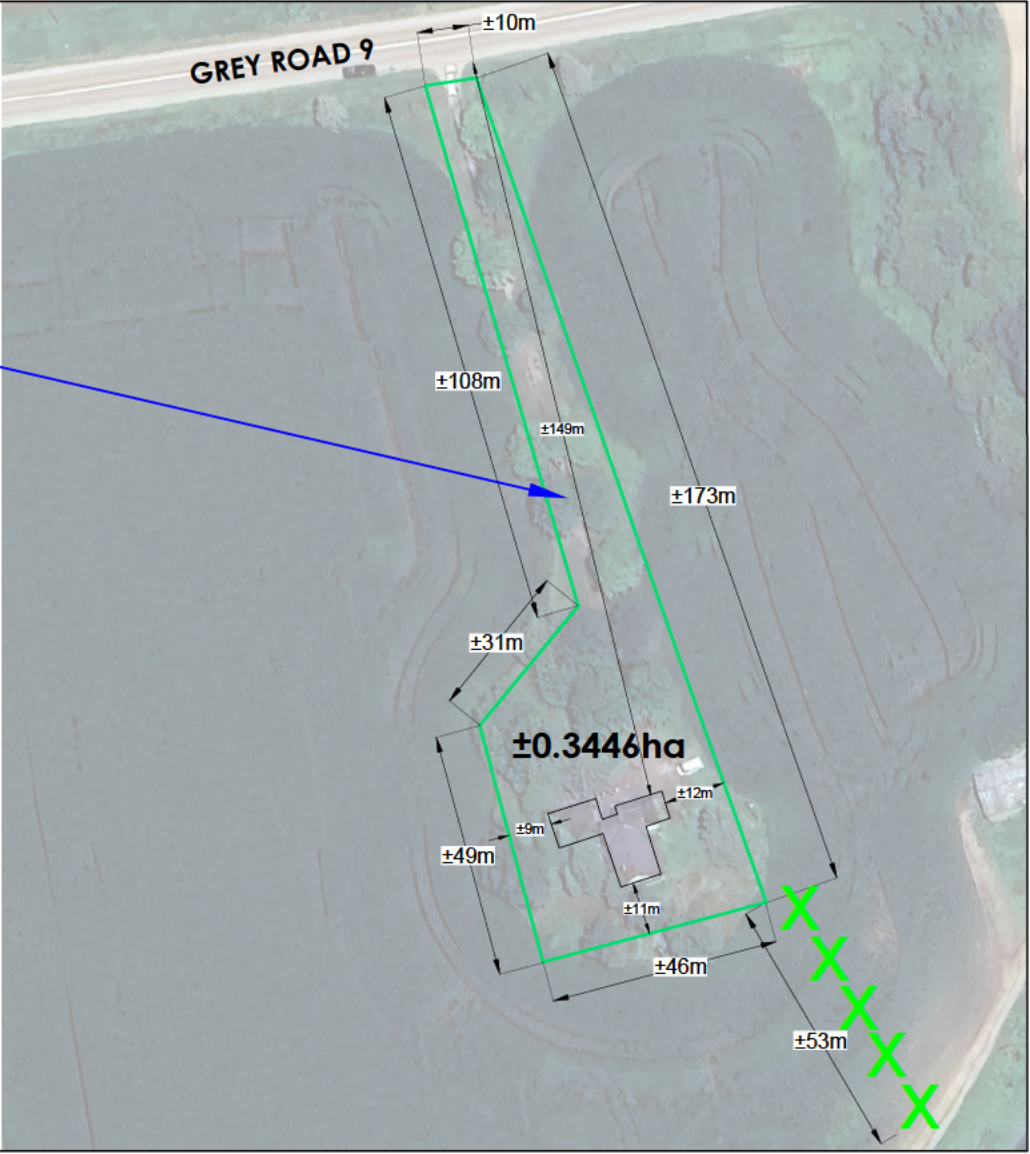
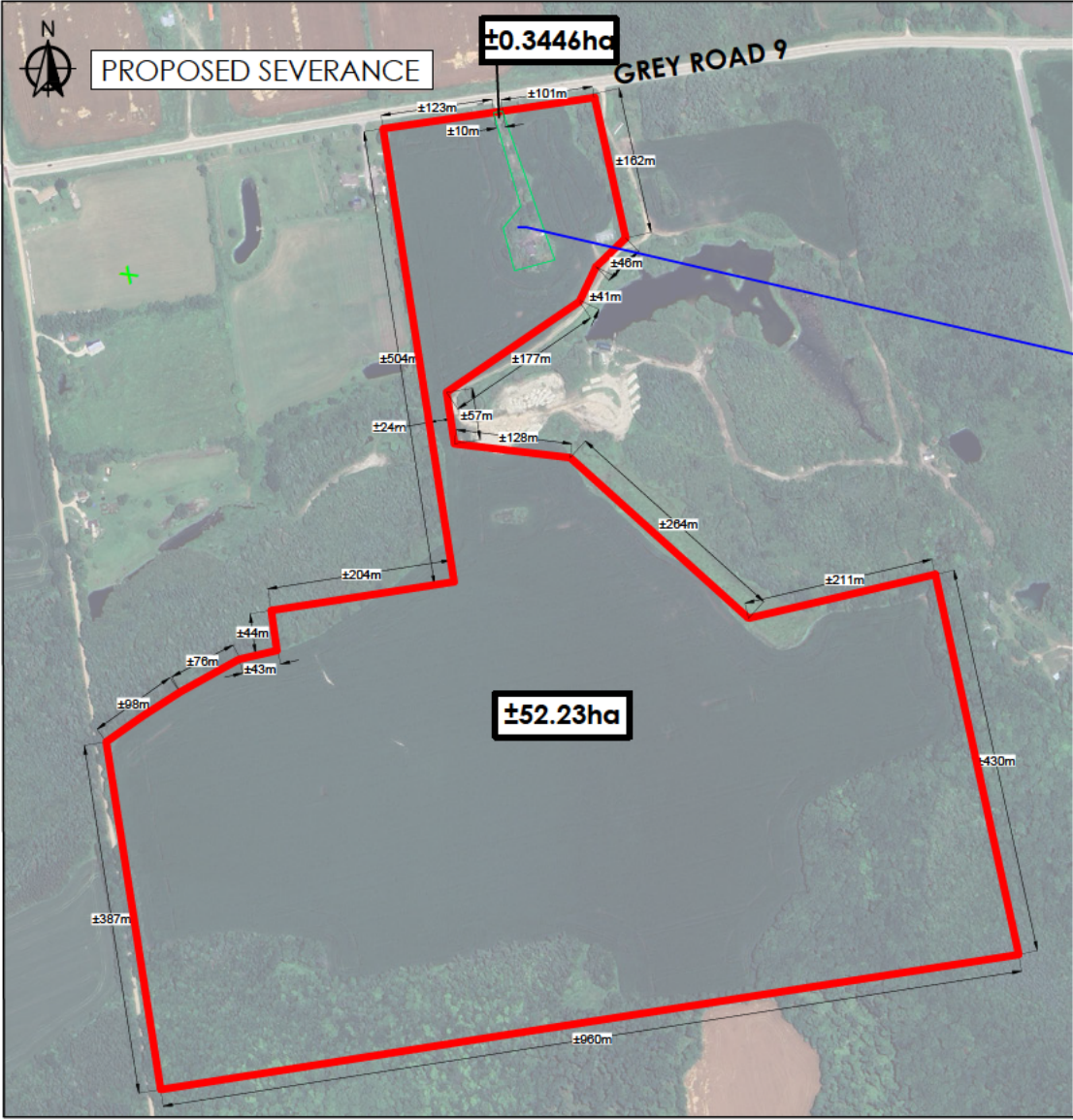
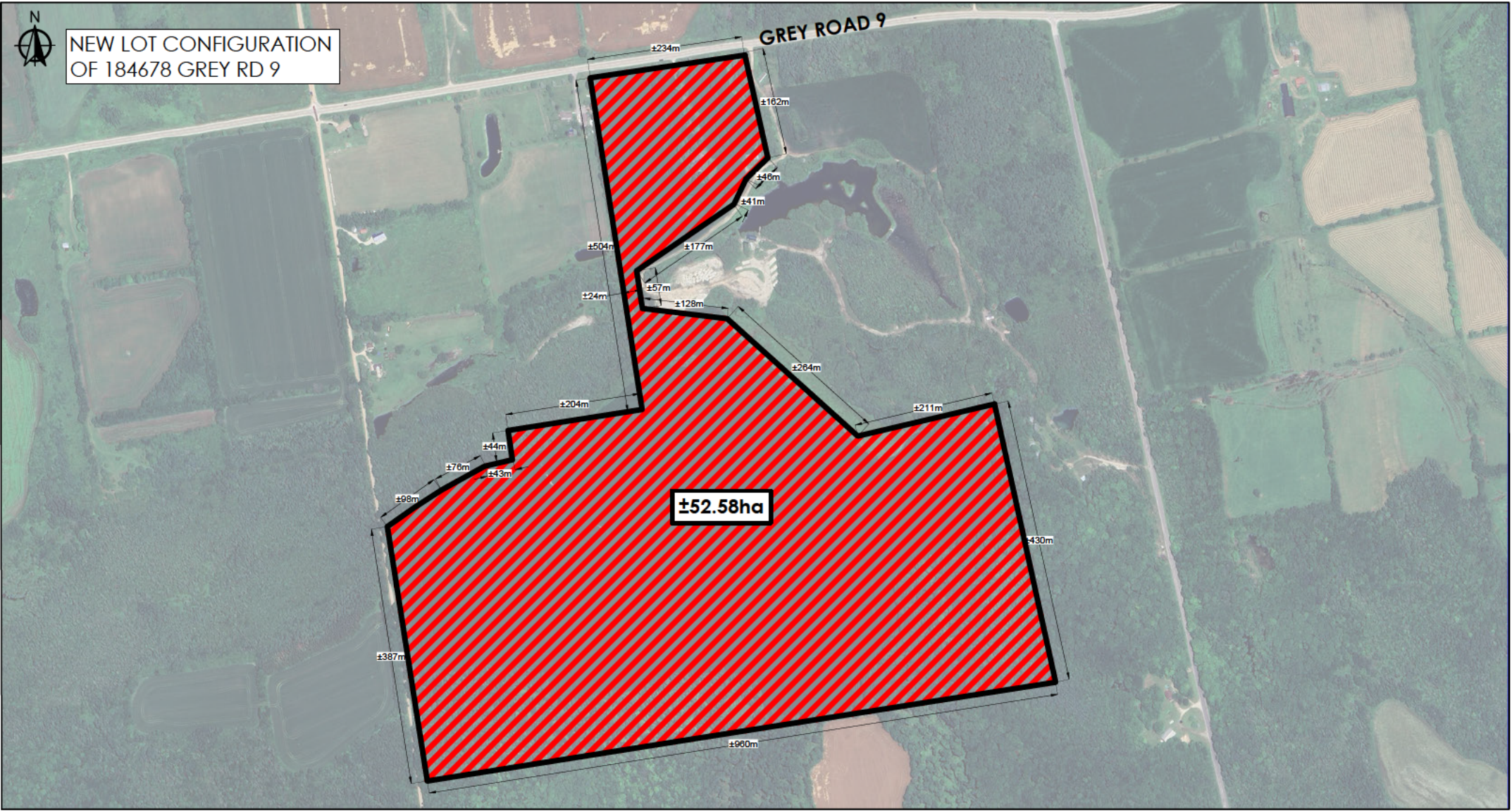
Project File No:

22198

Project name:

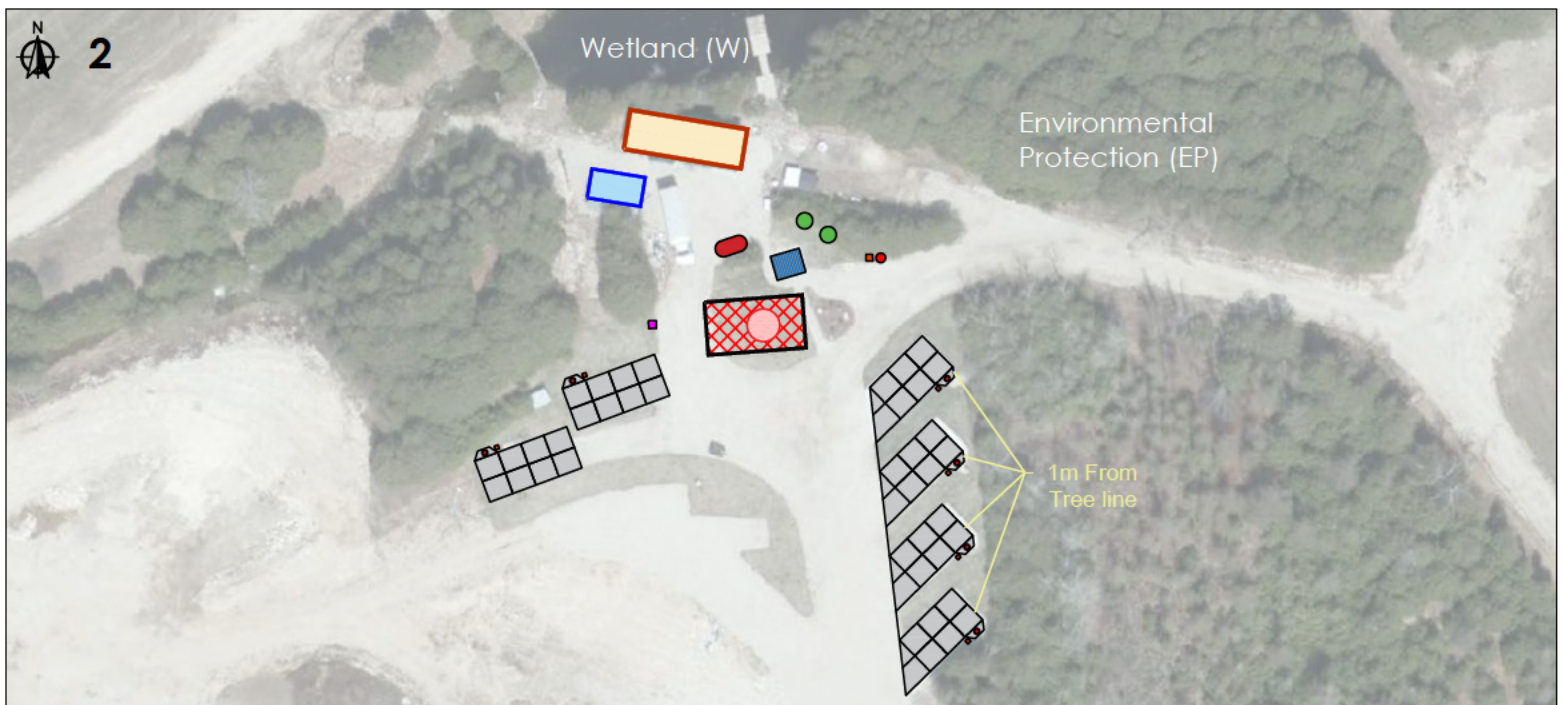
Pondview

FIGURE 4



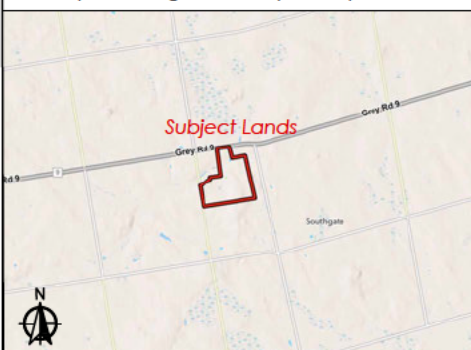
ADDRESS & LEGAL DESCRIPTION 420706000414300 & 420706000414301 184678 Grey Road 9 & no civic address CON 15 S PT LOT 26 W PT LOT;27 & CON 15 N PT LOT 27 RP 17R966;PART 1 Township of Southgate, County of Grey	MAP NAME <i>Proposed Severance</i> LEGEND New lot - post lot line adjustment Lot to be retained Lot to be created Surplus Farm House (295m²) Hydro Line Zoomed in view of severance area	CONSULTANT Cuesta PLANNING CONSULTANTS INC. A. 978 First Avenue West Owen Sound, ON N4K 4K5 T. (519) 372-9790 E. cuesta@cuestaplanning.com Drawn by: J Bruwer Date printed: June 11, 2026 Project File No: 22198 Project name: Pondview
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FIGURE 5



ADDRESS & LEGAL DESCRIPTION

420706000414300 & 420706000414301
184678 Grey Road 9 & no civic address
CON 15 S PT LOT 26 W PT LOT:27 &
CON 15 N PT LOT 27 RP 17R966:PART 1
Township of Southgate, County of Grey



MAP NAME Huntcamp plan

LEGEND

Viewport 1	
Subject Lands	Re-zoning Area
Viewport 2	
Existing Primary Dwelling	Gasoline Tank
Out Building	Fire Pit
OFDU Area (±3,544sqm)	Water & Electrical Hookup
Septic Bed	Septic Hookup
Concrete Pads	Septic Tank Lids
Shower Area	Well

CONSULTANT

Cuesta
PLANNING CONSULTANTS INC.

A. 978 First Avenue West
Owen Sound,
ON N4K 4K5
T. (519) 372-9790
E. cuesta@cuestaplanning.com

Drawn by:
J Bruwer

Date printed:
June 8, 2025

Project File No:
22198

Project name:
Pondview