



**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: C14-26
Pre-Consult Date: _____
Date received: _____
Date accepted: _____
Accepted by: _____
Roll # 42 07 09000210780
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	\$510.00
Contingency Fee (refundable)	\$2000.00
Amendment to the Official Plan	Minor \$4,080.00 application fee <i>plus</i> \$4,000.00 contingency fee
	Major \$6,630.00 application fee <i>plus</i> \$6,000.00 contingency fee
Amendment to the Zoning By-law	\$2,950.00 application fee
	Complex \$4,080.00 application fee <i>plus</i> \$5,000.00 contingency fee
Removal of Holding Provision	\$1,020.00 application fee
	or \$612.00 application fee (with related Site Plan Agreement)
Temporary Use By-Law Amendment	\$1,707.00 application fee <i>plus</i> \$408.00 agreement fee <i>plus</i> \$2,500.00 contingency fee
Other Required Fees:	
Public Notice Sign Fee	\$148.00
Conservation Authority Fee	\$260.00 Saugeen Valley Conservation Grand River Conservation – Call directly for details
County of Grey Municipal Review Fee	\$400.00

*Contingency fee required for all Official Plan Amendment applications

*Contingency fee required only for Major Zoning By-law Amendment applications

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.

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: Gene and Angie Matthews

Mailing address: 185478 Grey Road 9, Dundalk, ON N0C 1B0

Phone#: (H) (B)

Email Address:

2. Name of applicant: Ron Davidson Land Use Planning Consultant Inc.

Mailing address: 265 Beattie Street, Owen Sound, ON N4K 6X2

Phone#: (519) 371-6829 Email: ronalddavidson@rogers.com

Applicant's Relationship to Subject Lands:

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

3. Name of agent (if applicable)

Mailing address:

Phone#: Email:

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

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

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

No mortgage

Mailing Address:

Phone#:

Part B

The Subject Lands

4. Location of subject property (former municipality):

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

Road/street and number: 112403 Grey Road 14

Tax Roll#: 420709000210780000

Part Lot 13

Concession 12

Lot of Plan

Part Block A, Lots 18, 19, 29-33, Part Lots 15 -17, 20, 21, 25 -28, Part William Street and Part Isaiah Street, Plan 321

5. The date the subject land was acquired by the current owner: 2012

6. Dimensions of subject property:

frontage 43.1+/- m depth Irregular m area 2.97 ~~sqm~~ sqm/ha

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

Please see attached drawing.

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 _____

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

North Residential East Agriculture
South Residential and agriculture West Residential

c. Agricultural livestock operations Not applicable as subject lands are located within settlement area and therefore MDS formulae does not apply

☐ 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 R5 and EP

Requested zoning R5, EP and CF special

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:

A school and church will be erected on the lands to be rezoned to C5. The area to remain zoned R5 will be severed and sold as a building lot for a detached dwelling.

Type of building/structure: School / church. Detached dwelling

Setbacks: The exact details are known yet; however, the buildings will comply with all requirements of the Zoning By-law
Front lot line: TBD Rear lot line: TBD
Side lot line: TBD

Building structure:
Height: Approx 10 m Dimensions/Floor Area: 1554 m2+/-

The date the existing building(s) or structure(s) on the subject land were constructed: No buildings currently exist

The length of time that the existing uses of the subject land have continued:
The property is a large, grassed field.

If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.):
The portion of the property that will remain zoned R5 will be located immediately next to a school.

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:

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:

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		
Please Specify: County Road	x	x

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	x	x
☐ Swale		
☐ 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.

A parochial school is proposed for the site. A church will likely also be erected, but at a later time. Some lands will remain zoned R5 and will be severed and sold as a building lot for a detached dwelling.

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

The R5 zone does not permit a school or church.

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

The school will be erected in the spring of 2027. The date of construction of the church is unknown.

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)

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.

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:

Detailed information regarding the proposed use is provided in the Planning Justification 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),

Gene Matthews and Angie Matthews
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.

[Redacted Signature] Aug 24, 2026
Signature of Owner Date
[Redacted Signature] Aug 24/26
Signature of Owner Date

31. Owner's Authorization for Agent

I (we), Gene Matthews and Angie Matthews
Name of Owner(s)

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

[Redacted Signature] Aug 24, 2026
Signature of Owner Date
[Redacted Signature] Aug 24/26
Signature of Owner Date

32. Owner's Authorization for Access

I/we, Gene Matthews and Angie Matthews
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] Aug 24, 2026
Signature of Owner Date
[Redacted Signature] Aug 24/26
Signature of Owner Date
[Redacted Signature] Aug 24/26
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) Ron Davidson
Name(s)

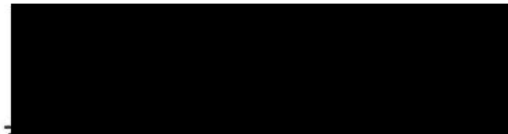
of the City of Owen Sound in the County of Grey
(city/town/municipality) (county/region)

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

Declared before me at the:

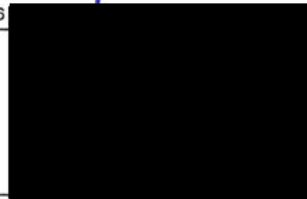
City of Owen Sound in the County of Grey
(city/town/municipality) (county/region)

This 26 day of August, 2026



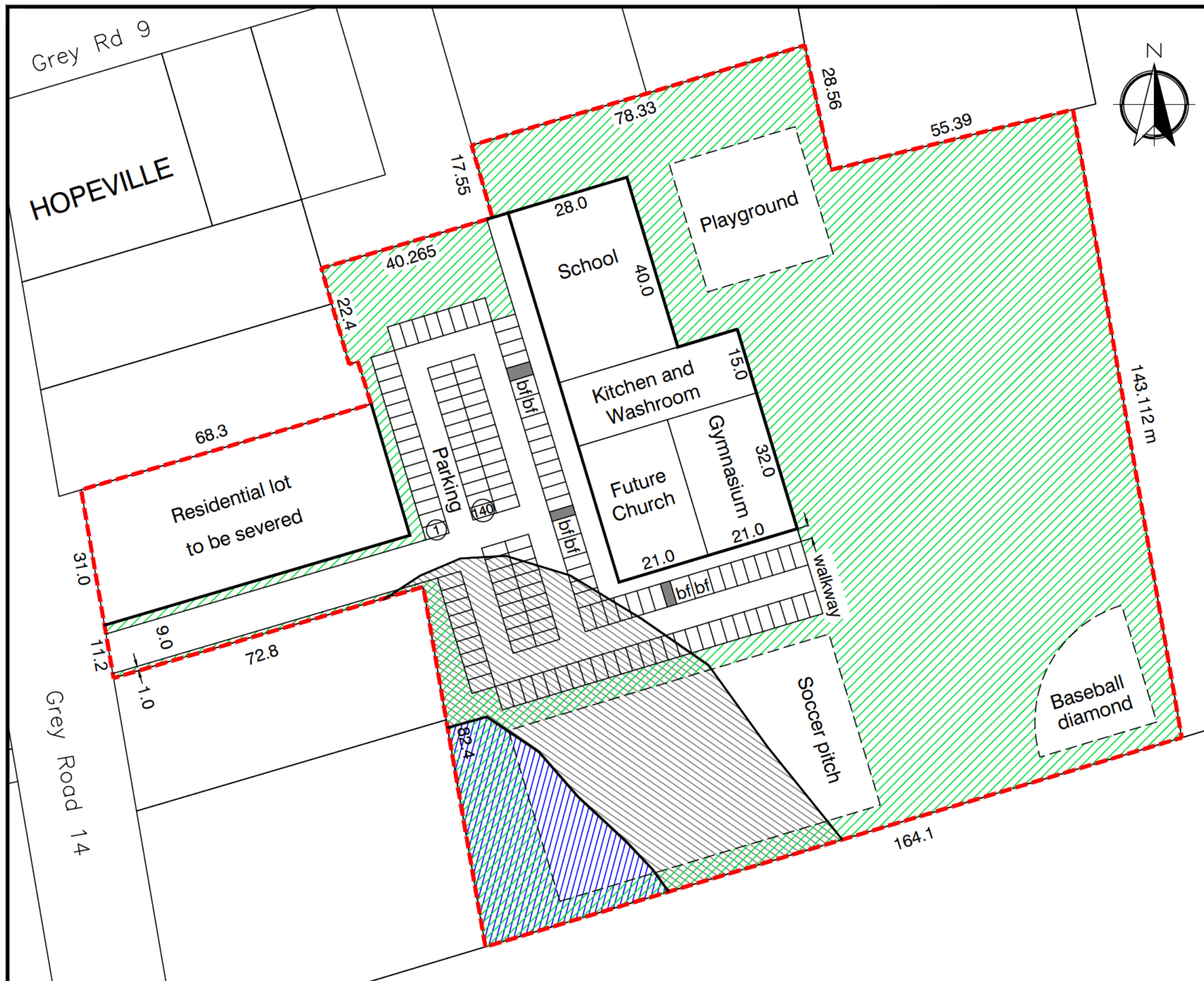
Signature of Commissioner

Jodi Lynne Potter, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires November 30, 2028.



Signature of Applicant

Ron Davidson
Name (please print)



Conceptual Drawing

Proposed School and Church

112403 Grey Road 14
Hopeville, Ontario

Legend

- Subject Lands
- Landscaped Area
- Environmental Protection
- SVCA Regulated Area

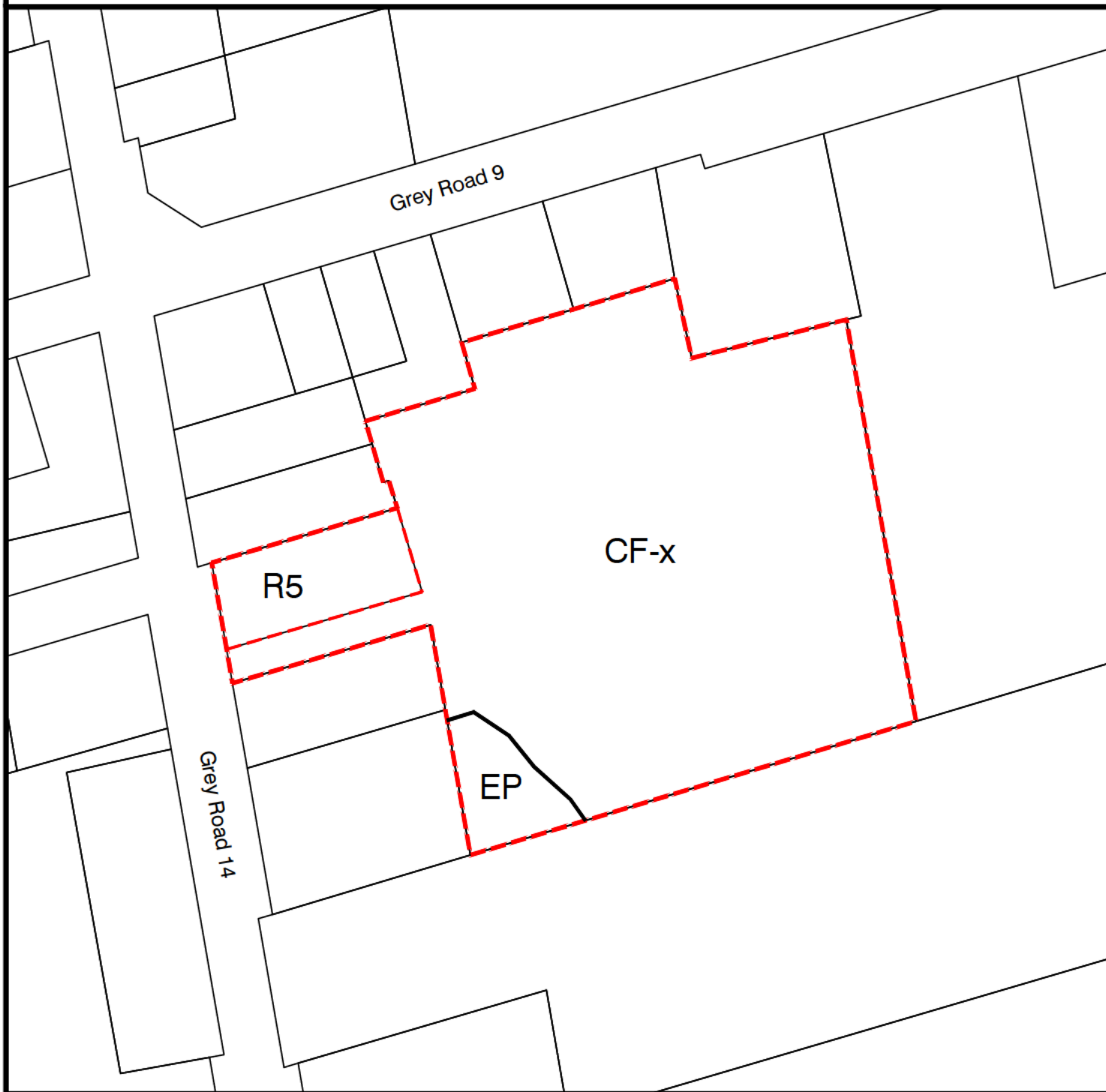
This drawing is conceptual only and has been prepared to illustrate the approximate size and location of the various buildings and amenities proposed for the site. A more detailed Site Plan will be prepared by a Civil Engineer following the approval of the Zoning By-law Amendment. The Site Plan will include recommended lot grading and drainage measures, and may propose a slightly different layout than shown on this drawing. The Site Plan will be subject to the review of the Township and County, and will form the basis for a Site Plan Agreement that will be registered on title.

August 26, 2026

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:900

Proposed Zoning

 Subject Lands



112403 Grey Road 14
Hopeville, Ontario



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:2000