



**Township of Southgate
Public Planning Meeting Agenda**

November 27, 2024

1:00 PM

Electronic Participation

	Pages
1. Call to Order	
2. Public Meeting	
2.1 C25-24 - Sagheer Ahmad, Con 5 Pt Lot 12 RP 17R189 Part 9, Geographic Township of Proton, Township of Southgate	
2.1.1 Background	
<p>The Purpose of the rezoning is to allow a Recreation Community Care Centre for individuals with disabilities along with a proposed residence as a Group Home on the subject lands.</p> <p>The Effect of rezoning would be to permit a Group Home as defined in the Zoning By-law on the subject lands within a residential dwelling in which persons with disabilities will be living with supervision consistent with their particular needs.</p>	
2.1.2 Application and Notice of Public Meeting	5 - 18
Click here for the link to the application documents on the Township website.	
2.1.3 Comments Received from Agencies and the Public	19 - 66
2.1.4 Questions from Council	
2.1.5 Applicant or Agent	
2.1.6 Members of the Public to Speak	
2.1.7 Further Questions from Council	

2.2 C27-24 - Cleason and Carolyn Martin - Xplore Tower Proposal, Con 8 Pt Lot 16, Geographic Township of Egremont, Township of Southgate

2.2.1 Background

The **Purpose and Effect** of the proposal, is that Xplore Inc has proposed a 45.0m tall lite duty steel lattice style communication tower and related radio equipment on private property at 084231 Southgate Road 8, Mount Forest, ON. The proposed new structure will enhance internet and data coverage and capacity for the surroundings areas.

2.2.2 Application and Notice of Public Meeting

67 - 82

Click [here](#) for the link to the application documents on the Township website.

2.2.3 Comments Received from Agencies and the Public

83 - 89

2.2.4 Questions from Council

2.2.5 Applicant or Agent

2.2.6 Members of the Public to Speak

2.2.7 Further Questions from Council

2.3 C28-24 - Marlin and Maryanne Weber - Xplore Tower Proposal, Con 17 Lot 1, Geographic Township of Proton, Township of Southgate

2.3.1 Background

The **Purpose and Effect** of the proposal, is that Xplore Inc has proposed a 45.0m tall lite duty steel lattice style communication tower and related radio equipment on private property at 245019 Southgate Road 24, Mount Forest, ON. The proposed new structure will enhance internet and data coverage and capacity for the surroundings areas.

2.3.2	Application and Notice of Public Meeting	90 - 105
	Click here for the link to the application documents on the Township website.	
2.3.3	Comments Received from Agencies and the Public	106 - 109
2.3.4	Questions from Council	
2.3.5	Applicant or Agent	
2.3.6	Members or the Public to Speak	
2.3.7	Further Questions from Council	
2.4	C29-24 - Orval and Danielle Martin - Xplore Tower Proposal, Con 1 DIV 1 Lot 10 Con 2 PT Lot 22, Geographic Township of Egremont, Township of Southgate	
2.4.1	Background	
	The Purpose and Effect of the proposal, is that Xplore Inc has proposed a 45.0m tall lite duty steel lattice style communication tower and related radio equipment on private property at 223044 Southgate Road 22, Durham, ON. The proposed new structure will enhance internet and data coverage and capacity for the surroundings areas.	
2.4.2	Application and Notice of Public Meeting	110 - 125
	Click here for the link to the application documents on the Township website.	
2.4.3	Comments Received from Agencies and the Public	126 - 131
2.4.4	Questions from Council	
2.4.5	Applicant or Agent	
2.4.6	Members of the Public to Speak	
2.4.7	Further Questions from Council	

3. Adjournment

The meeting adjourned at [TIME].



The corporation of
The Township of Southgate

Application for planning amendment
Official plan and zoning by-law

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

Instructions:

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

For office use only	
File no:	C25-24
Pre-Consult Date:	Aug 1, 2024
Date received:	Aug 25, 2024
Date accepted:	Sept 25, 2024
Accepted by:	
Roll # 42 07	090.001 08180
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 submit an application for: (check appropriate box)

<input type="checkbox"/> Amendment to the Official Plan	Minor \$1,625.00 application fee plus \$2,000.00 contingency fee Major \$2,708.00 application fee plus \$5,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>	
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	\$1,300.00 application fee \$2900.00 Major \$2,166.00 application fee Major \$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>	
<input type="checkbox"/> Removal of a Holding Provision with a related Site Plan Application	\$542.00 application fee or \$542.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,625.00 application fee plus \$111.00 agreement fee plus \$2,500.00 contingency fee
Other Required Fees:	
<input type="checkbox"/> Public Notice Sign Fee	\$111.00 \$146.00
<input type="checkbox"/> Conservation Authority Fees	SVCA \$260.00 GRCA Call directly for details

Grey County Review Fee

\$ 400.00

Note on fees:

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

\$3705.00

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: Sagheer Ahmad
Mailing address: [REDACTED]
Phone# : (H) [REDACTED] (B) [REDACTED]
Email Address: [REDACTED]
2. Name of applicant: Sagheer Ahmad
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) Dilpreet Singh & Rafael Martins (RDA Designs)
Mailing address: [REDACTED]
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:

Mailing Address: _____
Phone#: _____

**Part B
The subject lands**

7. Location of subject property (former municipality):
 Township of Egremont Township of Proton Village of Dundalk
Road/street and number: Grey County Road 14
Tax Roll#: 420709000108180
Lot 12 Concession 5
Lot Part 9 of Plan 17R - 186
8. The date the subject land was acquired by the current owner: July 14, 2021

9. Dimensions of subject property:

frontage 100.58 m depth 399.01 m area 39788.06 / 3.97 sq m/ha

10. Description of the area affected by this application if only a portion of the entire property Front Quarter of Property (14557.43 sq.m / 1.45 ha)

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 Residential

East Residential

South Residential

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".

No livestock operation within 450 metres

12. Environmental Constraints

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

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

13. Official Plan

Indicate the current Official Plan Designation:

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

14. Zoning By-law

Present zoning Residential Type 6 Zone (R6)

Requested zoning Recreational Commercial Zone (C5)

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 Use with a Community Recreational Care Centre . (Group Home)

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.

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

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

Type of building/structure _____

Setbacks:

front lot line _____

rear lot line _____

side lot line _____

Building/structure:

4 | Page

height _____ dimensions / floor area _____

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

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

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

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

24. Has the subject land ever been the subject of a Zoning By-law Amendment?
Yes No Unknown

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

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____ provincial highway	_____	_____
<input checked="" type="checkbox"/> municipal road, maintained year round	<input checked="" type="checkbox"/>	_____
_____ municipal road, seasonally maintained	_____	_____
_____ other public road	_____	_____
please specify Grey County Road 14	_____	_____
_____ right of way available	_____	_____
please specify _____	_____	_____
_____ water access available	_____	_____

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

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

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

please specify _____

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> privately owned/operated individual septic	_____	<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

Part C The proposal

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

Proposal to re-zone the subject land from R6 to C5 to allow a Residential home to have a Recreational Community Care Centre for individuals with disabilities.

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

Current Zoning By-Law does not allow the proposed uses of the subject land.

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

Not Yet Determined.

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

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

Part E
Authorization and affidavit

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

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

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

Sagheer Ahmad 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 _____ 2024-07-20
date

Signature of Owner _____
date

37. Owner's Authorization for Agent

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

hereby authorize Dilpreet Singh & Rafael Martins (RDA Designs) to act as our agent(s) for the purpose of this application.

Signature of _____ 2024-07-20
date

Signature of Owner _____
date

38. Owner's Authorization for Access

I/we, Sagheer Ahmad, 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 _____ 2024-07-20
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) SAGHEER AHMAD
Name(s)

of the Brampton of _____ in the _____ of 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.

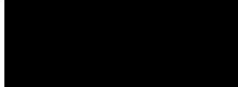
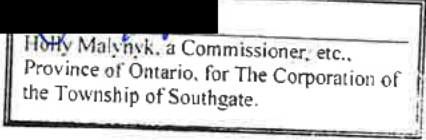
Declared before me at the:

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

This 25 day of September, 2021


Signature of Commissioner


Signature of Applicant

SAGHEER AHMAD
print name

Signature of Applicant
print name

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural Property History on the subject parcel

(i) What type of farming has been or is currently being conducted?

- Beef
- Dairy
- Swine
- Poultry
- Sheep
- Cash Crop
- Other (describe) Vacant Land

No livestock operation
within 450 metres

Describe in detail the size, age and feed type used for the type of farming conducted: _____

(i) How long have you owned the farm? Land was bought Vacant

(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? Land is Vacant

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? _____

(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

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

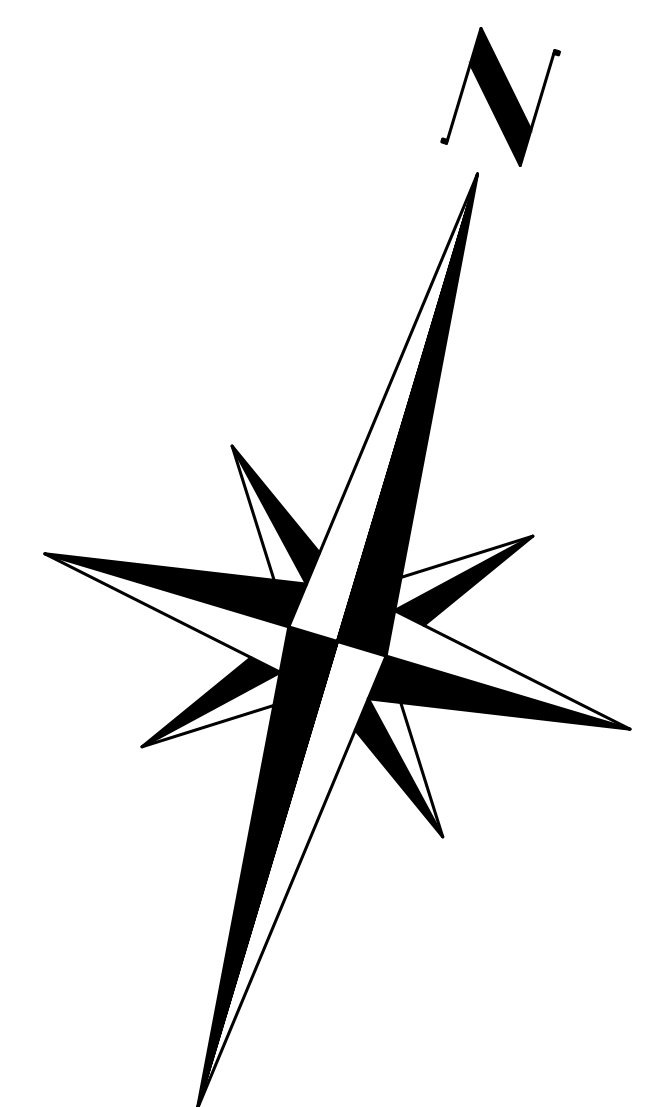
**SITE PLAN FOR SAGHEER AHMAD
PART OF LOT 12
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF PROTON
COUNTY OF GREY**

SITE AREA: 428275.17 SQFT OR 39788.06 SQM
 LOT FRONTAGE (LOT WIDTH): 100.58 M
 LOT DEPTH: 399.01 M
 BUILDING HEIGHT: TBD

LOT COVERAGE:
 DWELLING: 27851.35 SQFT OR 2587.47 SQM
 PROPOSED FRONT PORCHES AND STEPS: 902.32 SQFT OR 83.82 SQM
 PROPOSED REAR PORCH AND STEPS: 0.00 SQFT OR 0.00 SQM
 COMBINED ACCESSORY STRUCTURES: 0.00 SQFT OR 0.00 SQM
 COVERAGE TOTAL: 28,753.67 SQFT OR 2671.30 SQM
 PERCENTAGE OF LOT COVERAGE: 6.71%

PROPOSED GROUND FLOOR: 24584.37 SQFT OR 2283.96 SQM
 PROPOSED SECOND FLOOR: 26151.65 SQFT OR 2429.56 SQM
 OPEN SPACE TO DEDUCT: 5,456.95 SQFT OR 506.96 SQM
 TOTAL PROPOSED G.F.A.: 45,279.07 SQFT OR 4206.56 SQM
 G.F.A. TO LOT AREA PERCENTAGE: 10.57%

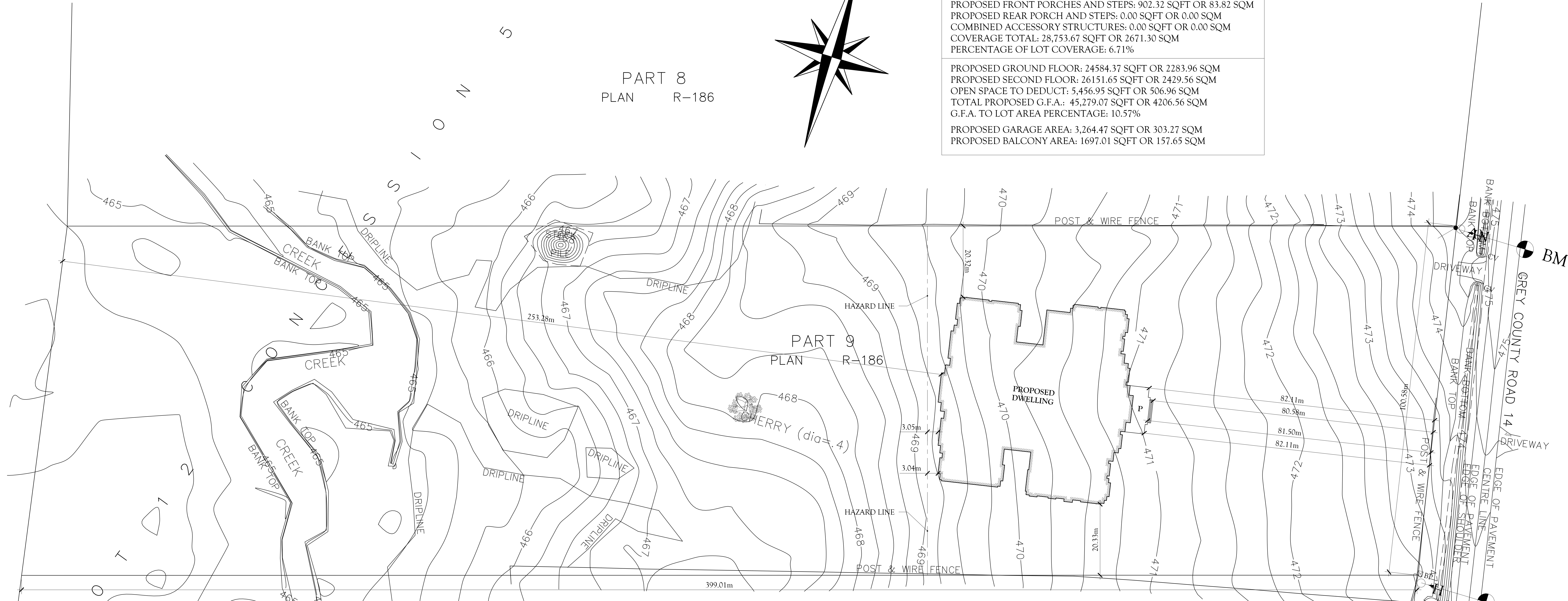
PROPOSED GARAGE AREA: 3,264.47 SQFT OR 303.27 SQM
 PROPOSED BALCONY AREA: 1697.01 SQFT OR 157.65 SQM



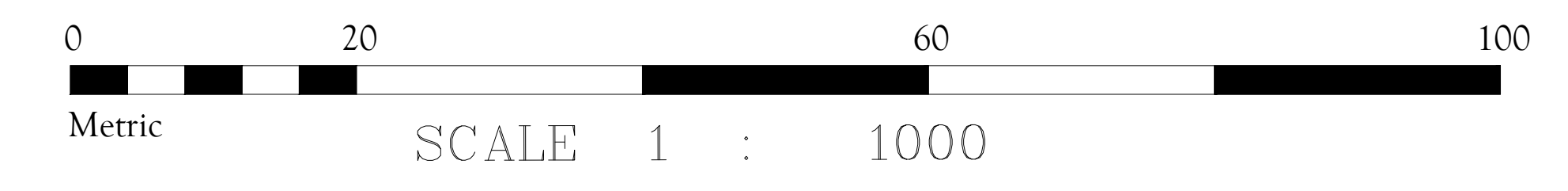
**PART 8
PLAN R-186**

**PART 9
PLAN R-186**

**PART 10
PLAN R-186**



- LEGEND:**
- BM DENOTES BENCH MARK FOUND
 - BMSET DENOTES BENCH MARK SET
 - MHSA DENOTES SANITARY MANHOLE
 - FH DENOTES FIRE HYDRANT
 - WV DENOTES WATER VALVE
 - ⊠ BP DENOTES BELL PEDISTAL
 - H DENOTES HYDRO POLE
 - CB DENOTES CATCH BASIN
 - H DENOTES OVERHEAD HYDRO LINES
 - H DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - SEP LID DENOTES SEPTIC LID
 - GV DENOTES GAS VALVE
 - AN DENOTES ANCHOR
 - W DENOTES WELL
 - TB DENOTES TERMINAL BOX
 - + CV DENOTES CULVERT INVERT



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

(1) BEARINGS ARE GRID (UTM)

(2) DISTANCES ARE IN GROUND METERS. A COMBINED SCALE FACTOR OF 1.0004516440 WAS APPLIED OVER PT#8. DISTANCES CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.99954855989. DISTANCES CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

(3) ELEVATIONS ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1972 VERIFIED BY MEASUREMENTS TO STATION 0011954U704F LOCATED IN NORTHWEST FACE OF FLESHERTON RETAINING WALL ALONG HWY 4 45.7m NORTHEAST OF HWY 10, AND 12.2m NORTHEAST OF SOUTHWEST END OF WALL UTM-17 N 4900941, E 535919, HAVING AN ELEVATION OF 437.946

(4) A LOCAL BENCH MARK WAS SET ON A NAIL IN A HYDRO POLE LOCATED 9m NORTH OF THE PROPERTY ENTRANCE HAVING AN ELEVATION OF 474.82

(4A) A SECOND LOCAL BENCH MARK WAS SET ON A NAIL IN A HYDRO POLE LOCATED 2.5m SOUTH OF THE SOUTHWEST PROPERTY CORNER HAVING AN ELEVATION OF 473.23

**PROJECT NO. 23805
 DATE: JANUARY 15, 2023**

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

November 18, 2024

Elisha Milne, Legislative and Planning Coordinator
Township of Southgate
emilne@southgate.ca

**RE: Zoning By-law Amendment C25-24 -Ahmad
CON 5 PT LOT 12 RP 17R186; PART 9 (no civic address)
Township of Southgate
Roll: 420709000108180
Owner: Sagheer Ahmad**

Dear Elisha 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 Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

Proposal

The Purpose of the rezoning is to allow a Recreation Community Care Centre for individuals with disabilities along with a proposed residence as a Group Home on the subject lands.

The Effect of rezoning would be to permit a Group Home as defined in the Zoning Bylaw on the subject lands within a residential dwelling in which persons with disabilities will be living with supervision consistent with their particular needs.

The subject lands are identified as the following in the County Official Plan:

- Schedule A – Land Use Types – Rural, Hazard and Provincially Significant Wetland
- Appendix B – Constraint Mapping – Significant Woodlands

Land Use

Schedule A of the County OP designates the subject lands as Rural. Outside of settlement areas, the Rural land use type offers flexibility economic development, tourism, residential, and recreation. While there is greater flexibility, farming and resource uses are still to be given priority for protection.

1. Residential dwellings, as well as institutional and resource based recreational uses are permitted in the rural designation. Staff note that the applicant has requested a zoning change to Recreational Commercial zone (C5) to permit a residential use with a community recreational care center, while the notice of public meeting references a group home. Staff request additional clarification be provided. Should the intent of the proposed development include a resource based recreational use, staff recommend that the applicant or their agent submit a planning justification letter detailing how the proposed development meets the criteria described in Section 5.4.2(8).
2. The application materials, staff understand that there is no livestock operation within 450m of the proposed development however, and note that no MDS calculations were provided. Where new residential dwellings are permitted on existing lots of record, the MDS formulae is applied to the new house. Additional comments in this regard should be received from municipal staff.

Further to the above, Section 9.18 states that:

RESOURCE BASED RECREATIONAL USES must mean those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. Uses permitted may include passive and active recreational facilities and associated commercial and residential uses. Such uses can include water-based recreation, campgrounds, lodges/resorts and skiing/snowboarding facilities.

The Grey County Official Plan encourages a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents, including housing opportunities that address the needs of persons with physical, sensory, and mental health disabilities. Section 4.2.3 states that:

“Social and Special Needs Housing” is considered “non-market” housing, and refers to housing that is provided or owned only by public or private non-profit organizations; targeted towards a specific at risk population, including: people who have specific needs beyond economic needs, unemployed, physically and intellectually disabled, those experiencing mental health and addictions, those with mental health illnesses, the terminally ill, victims of domestic violence.

Grey County is primarily responsible for supplying, maintaining, and administering social and special needs housing, although there are additional suppliers including not-for-profits and private sector companies. There is a recognized need for the County to take leadership in ensuring Social housing needs are met. The County will actively look to:

- *Direct new social housing units towards designated Primary Settlement Areas to ensure residents live close to essential services and supports, promoting the flexibility and ease in carrying out a healthy lifestyle;*

...

3. Social housing, such as a group home, is typically directed towards designated Primary Settlements Areas to ensure residents live close to essential services and supports, promoting the flexibility and ease in carrying out a healthy lifestyle. However, staff also recognize that a wide variety of housing types, including social and special needs housing, is very needed in the community. Staff request additional information, such as a letter or planning justification brief, be provided to support a group home in a rural setting.
4. Staff note that no servicing details were provided with the application materials. Should the proposed residence generate more than 10,000 L of sewage per day, the individual private sewage treatment and sewage disposal system servicing must be designed in accordance the MECP *Design Guidelines for Sewage Works* and apply for and receive approval under the Ontario Water Resources Act. Should the proposed residence generate more than 4,500 L of effluent, a servicing options report and hydrogeological report is required, per O. Reg. 545/06. Staff request that additional clarity is provided regarding proposed servicing. Additional comments regarding servicing should also be received from municipal staff.

Ecology Comments

County ecology staff have reviewed the application and provide the following comments:

5. The subject property contains potential 'Habitat of Threatened or Endangered Species', 'Significant Wetlands', potential 'Fish Habitat', 'Significant Woodlands', 'Significant Wildlife Habitat', and a watercourse. Additionally, the property is considered an area that may influence Highly Vulnerable Aquifers. In reviewing the proposal, which includes the development of a group home, it is County staff's understanding that the proposed building is in the adjacent lands of the natural heritage features and will be restricted to the existing cleared area. It is

County staff's opinion that the Environmental Impact Study can be waived, provided that the development (building, septic, etc.) maintain a 30-metre setback from the PSW boundaries. County staff recommend ecological restoration through native plantings 25 metres from the water's edge to enhance the PSW feature. As the property is considered an area that may influence Highly Vulnerable Aquifers, low-impact development is recommended (e.g., permeable pavement for driveways and parking areas) as a best management practice as per 8.9.2. of the County's OP.

6. County staff understand a gazebo and bridge is proposed within the PSW as part of this development. New development is not permitted in the PSW, and further study is required if development in the PSW is formalized as part of the proposal. Trails are considered acceptable in the PSW, provided they meet the following criteria:
 - The proposed works are to be located entirely on the subject property;
 - The path is at grade;
 - No significant amount of excavation, clearing, etc. is required (e.g., no more than 10 trees to be cleared/removed, or over 24 cubic metrics of excavation required)
 - The path will not exceed a width of 1.2 meters;
 - No other structures are proposed related to the landscaping;
 - There will only be one route per property; and
 - The proposed trail does not impact neighbouring properties (if so, landowner permission is required).

7. Please note it is the responsibility of the applicant to ensure the Endangered and Threatened Species policy in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for information on endangered and threatened species. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca.

Transportation Comments

County transportation staff have reviewed the application and provide the following comments:

8. No TS issue for zoning.

9. Issues to be addressed in future site plan application:
 - Proposed building to maintain 75ft setback from County ROW centre line
 - Commercial entrance permit is required

- A 0.3m reserve along the frontage of the County road may be requested

10. Further to the above comments, planning staff understand that the proposed development would contain fewer than 10 residential units. As such, Site Plan Control may not be applicable. Further comments should be received from municipal staff.

Summary

Staff acknowledge that the proposed development would provide a much-needed housing type in the community. Nonetheless, staff recommend that the application be deferred to provide additional information and clarity regarding proposed use and development. Staff request that the following information be provided:

- Additional clarity regarding the type of land use requested (i.e. a residential use with an accessory resource-based recreation use, an institutional use, a residential use, etc.) and additional information to support a group home in a rural setting, preferably by way of a planning justification letter/brief.
- A planning justification letter/brief detailing how the proposed development meets the criteria described in Section 5.4.2(8), if required.
- A detailed site plan showing the location of the proposed development and associated servicing, entrance, site circulation, any proposed trails and/or outdoor amenity space, the PSW and Hazard boundary and setback distances, the 23m required setback from the centreline of Grey Road 14, and any other details as required to illustrate the proposed development.
- MDS calculations, if required.
- Details related to site servicing, including a Servicing Options Report, to ensure that the development can be adequately serviced on private servicing, including confirmation regarding septic capacity and well-water availability (i.e. that D-5-4 and D-5-5 policies can be adequately addressed), if required.

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,

Cassandra Dillman
Intermediate Planner
548 877 0853
Cassandra.dillman@grey.ca
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: October 31, 2024

File No.: C25-24

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Grey County jurisdiction

Road Widening Necessary? Yes No

Entrance Requirements: Grey County jurisdiction

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

SENT ELECTRONICALLY ONLY: emilne@southgate.ca

October 28, 2024

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

ATTENTION: Elisha Milne, Legislative and Planning Coordinator

Dear Ms. Milne,

RE: C25-24 (Sagheer Ahmad)
Unassigned civic address, Grey Road 14
Roll No.: 420709000108180
Part Lot 12 Concession 5
Geographic Township of Proton
Township of Southgate

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Southgate representing natural hazards. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose of the application for rezoning is to allow a Recreation Community Care Centre for individuals with disabilities along with a proposed residence as a Group Home on the subject lands.

Background

As part of the pre-consultation process, SVCA provided comments and mapping (attached for reference) dated December 8, 2023.

Recommendation

The application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments -Natural Hazards

The natural hazard features of concern on the property appear to include a tributary of the South Saugeen River, wetlands/swamps, and any floodplain associated with the watercourse and swamps.

The Hazard Lands and Wetlands designations as shown in Schedule A of the Grey County OP and Schedule A of the Southgate OP, and the Environmental Protection (EP) zone and Wetland (W) zone as shown in the Township of Southgate Zoning By-Law, generally matched SVCA Hazardous Land mapping for the property.

Provincial Planning Statement – Section 5.2

Section 5.2 of the PPS, 2024 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. Based on the plan submitted with the application, it is the opinion of SVCA staff that the application appears to be consistent with Section 5.2 of the PPS, 2024.

Township of Southgate Official Plan and Grey County Official Plan

Section 5.5.2 of the Southgate OP and Section 7.2.3 of the Grey County OP state in part that buildings and structures are generally not permitted in the Hazard Lands land use type. Based on the plan submitted with the application it is the opinion of SVCA staff that the application appears to be consistent with the natural hazard policies of the Southgate OP and the Grey County OP.

Drinking Water Source Protection

The property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

SVCA Regulation 41/24

SVCA staff has reviewed the proposal as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The western area of the property is within the SVCA Approximate Screening Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

For this property, the SVCA Approximate Screening Area includes the watercourse, and wetlands/swamp, and any floodplain associated with the watercourse and wetlands/swamps, and an offset distance from these features.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

Based on the plan submitted with the application, development is proposed within the SVCA Approximate Screening Area, and will require a SVCA permit. To obtain an SVCA permit, the following will be required:

1. updated site plan showing the location of all buildings and structures, decks, trails, maximum area of site/ground disturbance, including location of sewage disposal system, and distance to lot lines,
2. design/construction drawings showing cross-section and exterior openings.
3. SVCA application for permit form, and
4. SVCA permit application fee.

Summary

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

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

- 1) Consistency with Section 5.2, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Grey County OP and Township of Southgate policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Township of Southgate with regard to the proposal. Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

Enclosures: SVCA comments and mapping dated December 8, 2023

cc: Barbara Dobreen, Authority Member, SVCA (via email)
Sagheer Ahmad, owner (via email)

Sagheer Ahmad
Grey Rd 14
Roll No.:
420709000108180
Pt Lt 12 Con 5 Proton
Township of Southgate

Legend

-  Hazard Land/ SVCA recommended EP zone
-  Gildale Wetlands/swamp limit
-  Watercourse
-  subject property
-  Parcel Fabric



UTM Zone 17N, NAD 83

1:2500

The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by SVCA and includes material ©(2021) of the Queen's Printer for Ontario. All Rights Reserved. [2021] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2021.



December 8, 2023

From: [Elisha Milne](#)
To: [Elisha Milne](#)
Subject: Public Meeting – November 27, 2024 @ 1pm
Date: November 15, 2024 1:50:29 PM

From: Deborah Cochrane [REDACTED]
Sent: Friday, November 15, 2024 12:58 PM
To: Lindsey Green <lgreen@southgate.ca>
Subject: Public Meeting – November 27, 2024 @ 1pm

Hello Ms. Green,

I am writing today concerning the upcoming public meeting regarding a zoning by-law amendment application submitted by Sagheer Ahmad, scheduled for November 27, 2024.

I have several concerns about this application because of the sheer size and suitability of the proposed building in the area.

I am also concerned that the designated use of my property, which borders are well within 450 meters of the applicant's property, will be affected if this application is successful.

I originally purchased my property in 1989 – a 100 acre parcel of vacant land. In 2003, I obtained a severance selling the south 60 acres to my neighbour Arend Flinkert, reducing my property size to 40 acres. With that severance, my property is still permitted to keep a limited number of livestock, as written into the approval. Although I do not currently keep livestock on my property, I do not want to forfeit my option to do so in the future, should this amendment be approved.

I am also concerned that the huge size of the proposed building will make a significant footprint on the site and the surrounding area and residents. The site itself is located in a natural wetland area and it is very questionable that the proposed building would be compatible with best practices for natural wetland conservancy. The proposed plan does not indicate allotment for parking areas on the site. Such a large structure suggests that there will be a significant increase on the local traffic patterns of people and cars, adding to the current volume of cars, trucks, farm equipment and horse and buggy commuters.

I respectfully submit my opposition to this proposal.

Sincerely,

Deborah Cochrane
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Elisha Milne](#)
Subject: Re: Township of Southgate - Link to Zoning By-law Amendment Application C25-24
Date: October 31, 2024 3:10:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Afternoon Elisha,

Thank you for the files. I am highly opposed to this proposed Zoning By-law Amendment. That is a very huge large structure with a height to be determined! It does not fit within the existing residential neighborhood. What are the disabilities, physical, mental. Will there be protection for the surrounding neighbours. Light pollution, property values. I could go on.

Regards,

Rebecca Baker
[REDACTED]
[REDACTED]
[REDACTED]

From: Elisha Milne <emilne@southgate.ca>
Sent: October 31, 2024 1:35 PM
To: [REDACTED]
Subject: Township of Southgate - Link to Zoning By-law Amendment Application C25-24

Good afternoon,

Further to our telephone conversation, please see the link for application C25-24 below:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C25-24-Sagheer-Ahmad>

Thank you,

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 | www.southgate.ca



TOWNSHIP of Southgate
TO: Eliza Milne

RECEIVED NOV 05 2023

From:
Rebecca
Baker
and
Wendy
Bos

TOWNSHIP OF SOUTHGATE

**NOTICE OF COMPLETE APPLICATION AND
VIRTUAL PUBLIC HEARING
CONSIDERING A PROPOSED
ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Township of Southgate has accepted
November 27, 2024 at 1:00 PM

For the purpose of hearing an electronic application, interested persons are invited to attend the hearing, or to provide comments on the proposed by-law amendments, on or before the date specified below.

BY-LAW # 2023-04

Electronic Application Information
Persons who wish to submit an application, or provide comments on the proposed by-law amendments, should do so by submitting an application, or comments, to the Township of Southgate, 2000 Highway 101, Box 100, Southgate, ON N0B 1A0. The deadline for the submission of applications, or comments, is November 27, 2024 at 1:00 PM.

The purpose of the hearing is to allow an Applicant to present their application, or comments, to the Council of the Township of Southgate. The hearing will be held in a virtual format on the date specified above. The hearing will be held in a virtual format on the date specified above. The hearing will be held in a virtual format on the date specified above.

NOTES: If you wish to make a comment, please contact the Clerk, Lindsay Green using the contact information below.

For more information, please contact the Clerk, Lindsay Green at 519-822-2110 ext. 230. The hearing will be recorded and published on the Township Website Channel.

Additional Information and Comments
This information is also available by visiting the Township's website at <https://www.southgate.on.ca> or by contacting the Municipal Clerk at 519-822-2110 ext. 230.

For more information about this matter, including information on how to apply for a hearing, contact:
Lindsay Green, Clerk
Township of Southgate
2000 Highway 101, Box 100
Southgate, ON N0B 1A0
Phone: (519) 822-2110 ext. 230

**NOTICE OF HEARING
TO CONSIDER A PLANNING APPLICATION**

Dear Neighbours,

November 05,2024

We need your Help!

Please take the time to look at the documents enclosed. If allowed to proceed, this will be a very large structure at almost 29,000 square feet, two stories, height to be determined! There are many errors and inconsistencies in the application and a great deal of concerns about this build that will be outlined in the petition, draft copies attached.

Rebecca Baker and Wendy Bos will be going door to door on November 9th to collect signatures on a petition against the passing of this Proposed Zoning By-Law Amendment.

Please contact Rebecca, if we will be unable to obtain your signature on Saturday, November 9th, 2024, to make a signing arrangement.

[REDACTED] or email [REDACTED]

Thank you for your consideration in this very important matter, it is greatly appreciated!

Concerns

- How many people will be staying at this facility at any given time, individuals with disabilities and group home residence
- How will sewage be handled
- How does or will this effect the South Saugeen River (creek), environmentally protected lands and the Provincially Significant Wetlands
- Property Value decrease
- Reduced agricultural land
- What type of disabilities, physical, mental, what protection will be offered/given to the neighbourhood
- In case of a flood, how are the disabled to be protected
- Light pollution
- Noise pollution
- Traffic volume
- Parking
- Destroying the nature of the environment and existing neighbourhood community. Does not fit into the context of the area
- No infrastructure- Parks, stores, enrichment nearby
- Truck traffic, safety
- Crime, emergencies, response time of police and fire services
- Water supply, drilled well, affect on neighbouring properties wells
- Building too close to the hazard line

It says no livestock within 450 meters...there are multiple neighbors with livestock within that 450 meters (see images). The image shows only 398 m to a large livestock operation

#11 contradicts 27

#12 they only marked off wetlands and food plain, and how can you have flood plain without having streams, water resources, fisheries. It is also wooded area, heritage land, crop land and ANSI

13 it's not rural it's currently being farmed so it's agriculture

18 yes it will remove employment, i.e. cash crop

25 storm management ... a ditch for 29000 square feet???

Sewage waste will always flow downhill to the creek

What amount of tile, drainage/ runs will support this facility

27 where is the sketch plan with easement or right off way, restrictions, covenants, or other agreements ...why did you answer yes to it?

31 no documents supporting environmental impact, hydrologic, traffic study, market area study, storm water management report?

Schedule A

Why fill Schedule A if no livestock within 450 m?

Cash crop is not marked off, when is clearly being farmed currently and has been for the last 20 plus years.

ii) the land is an employment for a farmer currently, so it's not stopped farming

iii) no total numbers of farms left land

iv) no total number of tillable lands

ix) yes, there are barns within 450 m of the property, once again no sketch

x) beef farms and other livestock farms on these other properties



**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:

November 27, 2024, at 1:00 PM

The Purpose of the rezoning is to allow a Recreation Community Care Centre for individuals with disabilities along with a proposed residence as a Group Home on the subject lands.

The Effect of rezoning would be to permit a Group Home as defined in the Zoning By-law on the subject lands within a residential dwelling in which persons with disabilities will be living with supervision consistent with their particular needs.

Description of the Subject Land (C25-24)

Registered Owner: Sagheer Ahmad

Legal Description: Con 5 Pt Lot 12 RP 17R186 Part 9, Geographic Township of Proton, Township of Southgate

Civic Address: None Assigned

Key Map



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 or 519-923-2110 ext. 230

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

File Number C25-24 Sagheer Ahmad

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.

Notwithstanding the above subsection 34(19) of the Planning Act defines the parties eligible to appeal the decision to the Ontario Land Tribunal.

Additional Information and Comments

Please submit written comments to the Clerk at the address shown below.
Lindsey Green, Clerk, lgreen@southgate.ca, Phone: (519) 923-2110 ext. 230
Township of Southgate 185667 Grey Rd 9, Dundalk, ON N0C 1B0

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#C25-24-Sagheer-Ahmad> at the Township of Southgate Administration Office during normal business hours, or by contacting the Municipal Planner at 519-923-2110 ext. 235. Please quote file: **C25-24**.

Dated at the Township of Southgate, this 25th day of October 2024.



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:	C25-24
Pre-Consult Date:	AUG 1, 2024
Date received:	AUG 20, 2024
Date accepted:	SEP 25, 2024
Accepted by:	
Roll # 42 07	070 001 08180
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 submit an application for: (check appropriate box)

<input type="checkbox"/> Amendment to the Official Plan	Minor \$1,625.00 application fee plus \$2,000.00 contingency fee
	Major \$2,708.00 application fee plus \$5,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>	
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	\$1,200.00 application fee \$2700.00
	Major \$2,165.00 application fee
	Major \$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>	
<input type="checkbox"/> Removal of a Holding Provision with a related Site Plan Application	\$542.00 application fee or \$542.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,625.00 application fee plus \$111.00 agreement fee plus \$2,500.00 contingency fee
Other Required Fees:	
<input type="checkbox"/> Public Notice Sign Fee	\$111.00 \$148.00
<input type="checkbox"/> Conservation Authority Fees	SVCA \$260.00 GRCA Call directly for details

Grey County Review Fee \$ 400.00

Note on fees:

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

\$3705.00

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: Sagheer Ahmad
Mailing address: _____
Phone #: (H) _____ (B) _____
Email Address: _____

2. Name of applicant: Sagheer Ahmad
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) Dilpreet Singh & Rafael Martins (RDA Designs)
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:

Mailing Address: _____
Phone#: _____

**Part B
The subject lands**

7. Location of subject property (former municipality):
 Township of Egremont Township of Proton Village of Dundalk
Road/street and number: Grey County Road 14
Tax Roll#: 420709000108180
Lot 12 of _____ Concession 5
Lot Part 9 of _____ Plan 17R - 186

8. The date the subject land was acquired by the current owner: July 14, 2021

9. Dimensions of subject property:

frontage 100.58 m depth 399.01 m area 39788.06 / 3.97 sq m/ha

10. Description of the area affected by this application if only a portion of the entire property Front Quarter of Property (14557.43 sq.m / 1.45 ha)

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 Residential East Residential
South Residential West Residential

(c) Agricultural livestock operations

No livestock operation within 450 metres

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 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 checked="" type="checkbox"/> |
| Special Policy Area <input type="checkbox"/> | Wetlands <input checked="" 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 Residential Type 6 Zone (R6)

Requested zoning Recreational Commercial Zone (C5)

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 Use with a Community Recreational Care Centre. *(Group Home)*

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.

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

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

Type of building/structure _____

Setbacks:
front lot line _____ rear lot line _____

side lot line _____

Building/structure:

4 | Page

height _____ dimensions / floor area _____

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

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

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

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

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

Yes No Unknown

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

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____ provincial highway	_____	_____
<input checked="" type="checkbox"/> _____ municipal road, maintained year round	<input checked="" type="checkbox"/>	_____
_____ municipal road, seasonally maintained	_____	_____
_____ other public road	_____	_____

please specify Grey County Road 14

_____ right of way available

please specify _____

_____ water access available

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

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

please specify _____

_____ other means

please specify _____

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

please specify _____

type of sewage disposal	existing	proposed
_____ municipally operated sanitary sewers	_____	_____
<input checked="" type="checkbox"/> privately owned/operated individual septic	_____	<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

Part C The proposal

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

Proposal to re-zone the subject land from R6 to C5 to allow a Residential home to have a Recreational Community Care Centre for individuals with disabilities.

29. Describe the reasons for the proposed amendment(s).
Current Zoning By-Law does not allow the proposed use of the subject land.

30. Describe the timing of the proposed development, including phasing.
Not Yet Determined.

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

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

**Part E
Authorization and affidavit**

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

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

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

Sagheer Ahmad 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 _____ 2024-07-20
date

Signature of Owner _____
date

37. Owner's Authorization for Agent

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

hereby authorize Dipreet Singh & Rafael Martins (RDA Designs) to act as our agent(s) for the purpose of this application.

Signature of _____ 2024-07-20
date

Signature of Owner _____
date

38. Owner's Authorization for Access

I/we, Sagheer Ahmad 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 _____ 2024-07-20
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) SASHEER AHMAD
Name(s)

of the Southgate of Region of Peel
city/town/municipality county/region

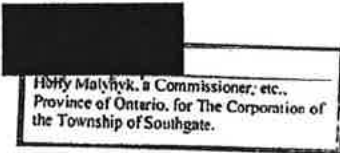
Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the:

Southgate of Southgate in County of Peel
city/town/municipality county/region

This 25 day of September, 2021

[Redacted Signature]
Signature of Commissioner



[Redacted Signature]
Signature of Applicant

SASHEER AHMAD
print name

Signature of Applicant

print name

Schedule "A"
Supplementary Information – Agricultural Lands

Agricultural Property History on the subject parcel:

(i) What type of farming has been or is currently being conducted?

- Beef
- Dairy
- Swine
- Poultry
- Sheep
- Cash Crop
- Other (describe) Vacant Land

No livestock operation
within 450 metres

Describe in detail the size, age and feed type used for the type of farming conducted: _____

(i) How long have you owned the farm? Land was bought Vacant

(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? Land is Vacant

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? _____

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

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

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

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

(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

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

**SITE PLAN FOR SAGHEER AHMAD
PART OF LOT 12
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF PROTON
COUNTY OF GREY**

SITE AREA: 428275.17 SQFT OR 39788.06 SQM
 LOT FRONTAGE (LOT WIDTH): 100.58 M
 LOT DEPTH: 399.01 M
 BUILDING HEIGHT: TBD

LOT COVERAGE:
 DWELLING: 27851.35 SQFT OR 2587.47 SQM
 PROPOSED FRONT PORCHES AND STEPS: 902.32 SQFT OR 83.82 SQM
 PROPOSED REAR PORCH AND STEPS: 0.00 SQFT OR 0.00 SQM
 COMBINED ACCESSORY STRUCTURES: 0.00 SQFT OR 0.00 SQM
 COVERAGE TOTAL: 28,753.67 SQFT OR 2671.30 SQM
 PERCENTAGE OF LOT COVERAGE: 6.71%

PROPOSED GROUND FLOOR: 24584.37 SQFT OR 2283.96 SQM
 PROPOSED SECOND FLOOR: 26151.65 SQFT OR 2429.56 SQM
 OPEN SPACE TO DEDUCT: 5,456.95 SQFT OR 506.96 SQM
 TOTAL PROPOSED G.F.A.: 45,279.07 SQFT OR 4206.56 SQM
 G.F.A. TO LOT AREA PERCENTAGE: 10.57%

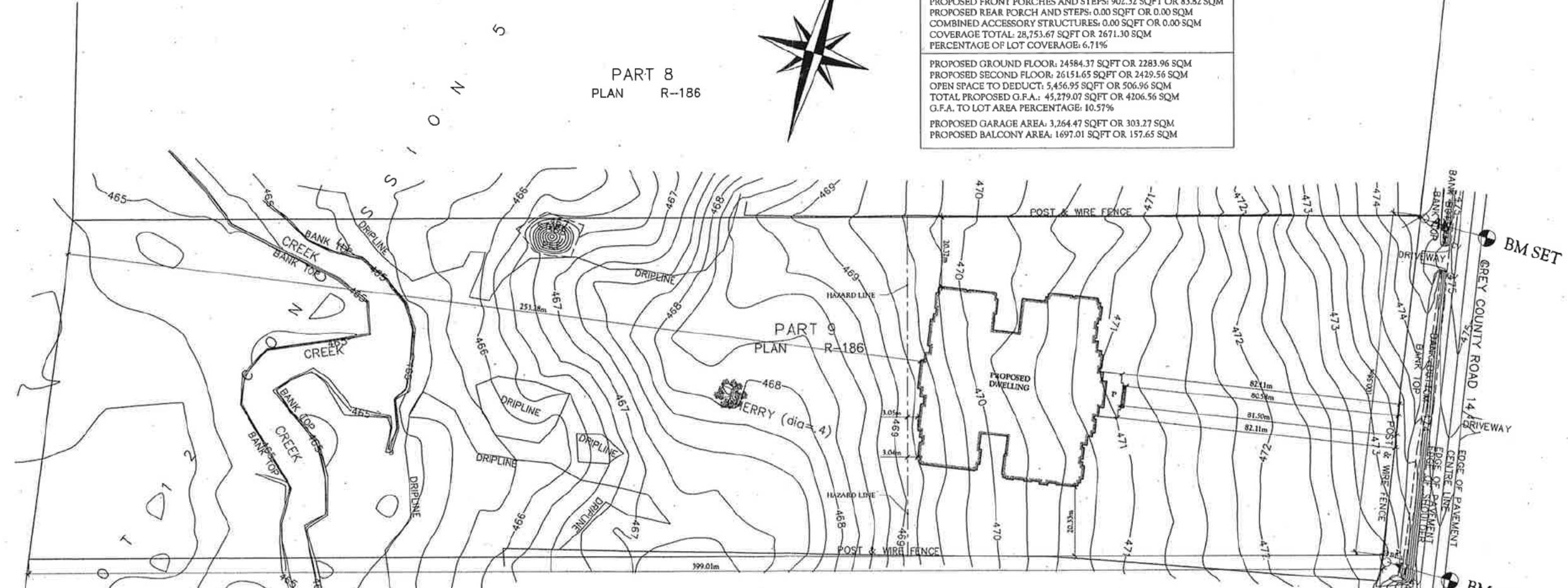
PROPOSED GARAGE AREA: 3,264.47 SQFT OR 303.27 SQM
 PROPOSED BALCONY AREA: 1,697.01 SQFT OR 157.65 SQM



PART 8
PLAN R-186

PART 9
PLAN R-186

PART 10
PLAN R-186



- LEGEND:**
- BM DENOTES BENCH MARK FOUND
 - ⊙ BM SET DENOTES BENCH MARK SET
 - SM DENOTES SANITARY MANHOLE
 - FH DENOTES FIRE HYDRANT
 - WV DENOTES WATER VALVE
 - BP DENOTES BELL PEDISTAL
 - H DENOTES HYDRO POLE
 - CB DENOTES CATCH BASIN
 - OH DENOTES OVERHEAD HYDRO LINES
 - H DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - SLP DENOTES SEPTIC LID
 - GV DENOTES GAS VALVE
 - AN DENOTES ANCHOR
 - W DENOTES WELL
 - TB DENOTES TERMINAL BOX
 - + CV DENOTES CULVERT INVERT

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

(1) BEARINGS ARE GRID (UTM)

(2) DISTANCES ARE IN GROUND METERS. A COMBINED SCALE FACTOR OF 1.0004516440 WAS APPLIED OVER PPM. DISTANCES CAN BE CONVERTED TO GRID BY MULTIPLYING BY 0.99954855989. DISTANCES CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

(3) ELEVATIONS ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1972 VERIFIED BY MEASUREMENTS TO STATION 0011954704F LOCATED IN NORTHWEST FACE OF FLESHERTON RETAINING WALL ALONG HWY 4 45.7m NORTHEAST OF HWY 10, AND 12.2m NORTHEAST OF SOUTHWEST END OF WALL UTM-17 N 4900941, E 535919, HAVING AN ELEVATION OF 437.946

(4) A LOCAL BENCH MARK WAS SET ON A NAIL IN A HYDRO POLE LOCATED 9m NORTH OF THE PROPERTY ENTRANCE HAVING AN ELEVATION OF 474.82

(4A) A SECOND LOCAL BENCH MARK WAS SET ON A NAIL IN A HYDRO POLE LOCATED 2.5m SOUTH OF THE SOUTHWEST PROPERTY CORNER HAVING AN ELEVATION OF 473.23

PROJECT NO. 23805
 DATE: JANUARY 15, 2023

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



Rebecca Baker, on events of the morning November 13, 2024

On November 13, 2024 at 10:17 a.m. after just leaving my property heading south on Grey Rd. 14, I was stopped by a south Asian man at the side of the road at the C25-24 site. He identified himself as Mr. Rushpal. Mr. Rushpal requested he speak with me at this property at 085407 Grey Rd. 14. In regards to the zoning amendment C25-24.

I arrived at Mr. Rushpal's at approximately 10:30 a.m. I was not aware that another person would be joining us until a few minutes later when Mr. Ahmad arrived.

Having been sat down in a corner in the Livingroom between the two gentleman I felt slightly uncomfortable. They discussed what the building would be and handed me the letter, attached, that has an explanation of their intent with the building that they would like to build. They explained that they both have children with disabilities and how this building would be a wonderful place for the disabled children and their families and the neighbourhood! Saying that we are all welcome.

My questions in regards to the buildings size was explained that due to wheelchairs larger rooms are needed for manoeuvring in bedrooms and bathrooms and that there would be play/exercise rooms. When I questioned again about the size, Mr. Ahmad said that there would also be an indoor pool.

When asked about where all the soil would go, Mr. Ahmad said it would be given to however would take it, people are always looking for soil. I explained due to regulation, that soil cannot be moved off site without a permit. We did not go over all the concerns of the Gildale Alliance.

It was mentioned that a bridge would be build over the river to access the west side. I explained that there is no building allowed in the provincially significant wetlands. The topic was changed.

Mr. Rushpal asked if I would give him Manny Da Silva's telephone number, I declined to do so. I do not give out anyone's number without their consent.

I was asked if I would contact the people who signed the petition to arrange a meeting so that they can explain the C25-24 site and the building to the group (Gildale Alliance). I agreed. I cannot say I was under duress, but I was certainly uncomfortable. The meeting ended at 11:30 a.m. Later the same day via text the meeting was set for Saturday, November 16, 2024 at 3:00 p.m.

I received a phone call from Mr. Rushpal at 7:38 p.m., November 13, 2024, requesting to know how many people had replied to come to the meeting and that he needed to know in order to arrange the refreshments, coffee and donuts. I advised him that I had yet to send the email. At this point I feel that I am being pushed.

After reflecting on the discussion that I had with Mr. Ahmad and Mr. Rushpal, I no longer wished to assist them and regret having said I would.

November 14, 2024 at 10:54 a.m. I received a call from Mr. Ahmed. I did not answer the phone and let it go to voice mail. Mr. Ahmad asking again about the meeting, if I have contacted them and how many would be attending. I did not reply to his request.

November 14, 2024, I sent to Mr. Ahmad and Mr. Rushpal via text message at 12:10 p.m. the letter below.

To: Mr. Sagheer Ahmad

November 14, 2024

Mr. Rushpal

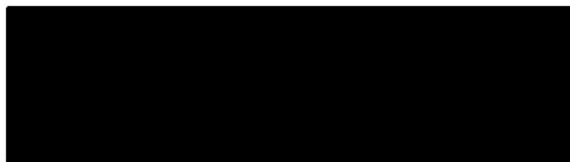
After our impromptu meeting on November 13, 2024, that I was not prepared for, nor had support, another person with me, I have reflected on our discussion and spoken with a few people and now find that I cannot, in good conscious, contact the people who signed the petition, Gildale Alliance, with your request for a meeting on November 16, 2024, 3:00 p.m. as there is already a meeting scheduled with the municipality for the same purpose on November 27, 2024, 1:00 p.m. via Zoom, when you will have the opportunity to put forth your cause and case then.

I sympathize, understand and recognize that there is a need for such a facility, however, our concerns are valid and should/need to be heard by the council of the Township of Southgate on November 27, 2024.

Please respect the due process and my privacy by not contacting me or attending my property.

Regards,

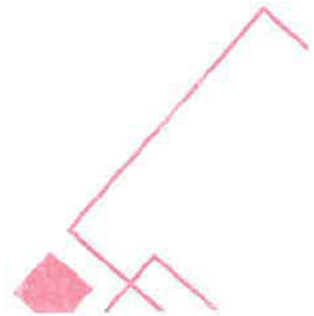
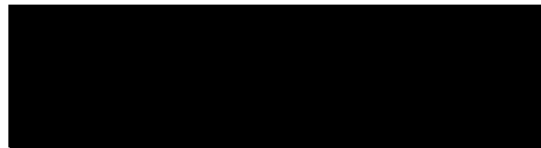
Rebecca Baker



NOV. 15 / 2024

To The
HOME OWNER

Received Nov. 15 / 2024
Rebecca Baker



Dear Neighbours,

I am the owner of subject land for rezoning from Residential to C5 for the purpose Residence and Day care centre for Special need children, see below:



I wanted to address some misconceptions regarding the rezoning application and the public meeting scheduled by the Township of Southgate for November 27th, 2024. It's become clear to me that there may be some confusion, and I feel it's my responsibility to clarify my plans and intentions.

First and foremost, I sincerely apologize for not sharing my plans with you earlier. I made several attempts to connect, but unfortunately, I was unable to meet with anyone during my visits. I now realize it was a mistake not to keep you informed from the start.

My goal is to establish a **facility for children with disabilities**, where parents can leave their children in a safe, supportive environment while they are at work, or in emergency situations when they are unable to care for them. This facility will operate **not-for-profit** under a **charitable trust**, and the property will be permanently dedicated to this cause—there are legal protections in place to ensure the facility cannot be sold.

The facility will have a **limited capacity**, with the goal of serving up to **10-12 children** at any given time, and no more than **8 overnight**. Families will contribute to the facility through donations, supported in part by government funding, but the focus will always be on providing care for the community, not generating profit.

I want to assure you that the **neighborhood's peace and privacy** will be my top priority. The facility will be run by qualified staff, including **trained Personal Support Workers** and a **Registered Nurse** who will be on-site at all times. My wife and I will be personally involved in the operation of the facility, as we understand the needs of children with disabilities—we have a son who also has special needs.

In addition, I've built my own residence attached to the facility to allow us to be present and actively involved, ensuring everything runs smoothly and respectfully within the community.

If you have any questions or concerns, or if you would like more information, please feel free to contact me directly at **(647) 229-6353**. Alternatively, we can arrange a meeting either at the site or at **Mr. Rushpal's house at 85407 Grey Road 4** (the corner house). Please reach out to either myself or **Mr. Rushpal** at **(647) 780-7071** to confirm a convenient time.

I appreciate your understanding and support as I work to provide this important service for children and families in our community.

Sincerely,
Sagheer Ahmad

Received Nov. 15/2024 Rebecca Baker

Dear Neighbours,

I am the owner of subject land for rezoning from Residential to C5 for the purpose Residence and Day care centre for Special need children, see below:



I wanted to address some misconceptions regarding the rezoning application and the public meeting scheduled by the Township of Southgate for November 27th, 2024. It's become clear to me that there may be some confusion, and I feel it's my responsibility to clarify my plans and intentions.

First and foremost, I sincerely apologize for not sharing my plans with you earlier. I made several attempts to connect, but unfortunately, I was unable to meet with anyone during my visits. I now realize it was a mistake not to keep you informed from the start.

My goal is to establish a **facility for children with disabilities**, where parents can leave their children in a safe, supportive environment while they are at work, or in emergency situations when they are unable to care for them. This facility will operate **not-for-profit** under a **charitable trust**, and the property will be permanently dedicated to this cause—there are legal protections in place to ensure the facility cannot be sold.

The facility will have a **limited capacity**, with the goal of serving up to **10-12 children** at any given time, and no more than **8 overnight**. Families will contribute to the facility through donations, supported in part by government funding, but the focus will always be on providing care for the community, not generating profit.

I want to assure you that the **neighborhood's peace and privacy** will be my top priority. The facility will be run by qualified staff, including **trained Personal Support Workers** and a **Registered Nurse** who will be on-site at all times. My wife and I will be personally involved in the operation of the facility, as we understand the needs of children with disabilities—we have a son who also has special needs.

In addition, I've built my own residence attached to the facility to allow us to be present and actively involved, ensuring everything runs smoothly and respectfully within the community.

If you have any questions or concerns, or if you would like more information, please feel free to contact me directly at **(647) 229-6353**. Alternatively, we can arrange a meeting at **Mr. Rushpal's house at 85407 Grey Road 4** (the corner house) on Saturday Nov. 16th at 3pm and please reach out to either myself or **Mr. Rushpal** at **(647) 780-7071** to confirm your presence.

I appreciate your understanding and support as I work to provide this important service for children and families in our community.

Sincerely,
Sagheer Ahmad

(647)229-6353 (Text or Call)

Petition

To the Township of Southgate Council

From the Gildale Alliance, Southgate, ON

Opposed to C25-24, Proposed Zoning By-law Amendment

We, the undersigned, residence of Southgate Ontario, 'Gildale Alliance', are strongly opposed to the application of C25-24 amendment to change the subject land from Present zoning Residential Type 6 Zone (R6) to Requested zoning of Recreational Commercial Zone (C5).

The list of concerns and application discrepancies, is vast, please see Addendum 1 and Addendum 2. The proposed Recreation Community Care Centre for individuals with disabilities and proposed residence Group Home is not a good fit for this rural residential, farming community.

We, the undersigned, call on the council of the Township of Southgate Ontario to deny the approval of the C25-24 application.

Date	Address	Signature
1 9/11/2024	[REDACTED]	[REDACTED]
2 9/11/2024	[REDACTED]	[REDACTED]
3 9/11/2024	[REDACTED]	[REDACTED]
4 9/11/2024	[REDACTED]	[REDACTED]
5 9/11/2024	[REDACTED]	[REDACTED]
6 9/11/2024	[REDACTED]	[REDACTED]
7 9/11/2024	[REDACTED]	[REDACTED]
8 9/11/2024	[REDACTED]	[REDACTED]
9 9/11/2024	[REDACTED]	[REDACTED]

The information collected in this petition will become part of the Public Record

1 of 7

VF

Petition

To the Township of Southgate Council

From the Gildale Alliance, Southgate, ON

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	Date	Address	Signature
10	11/09/2024	[Redacted]	[Redacted]
11	"	[Redacted]	[Redacted]
12	"	[Redacted]	[Redacted]
13	"	[Redacted]	[Redacted]
14		[Redacted]	[Redacted]
15	11/09/2024	[Redacted]	[Redacted]
16	11/09/24	[Redacted]	[Redacted]
17	11/09/24	[Redacted]	[Redacted]
18	11/09/24	[Redacted]	[Redacted]

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Date	Address	Signature
19 Nov. 9/24	[Redacted]	[Redacted]
20 Nov. 9/24	[Redacted]	[Redacted]
21 Nov. 9/24	[Redacted]	[Redacted]
22 Nov. 9/24	[Redacted]	[Redacted]
23 Nov. 9/24	[Redacted]	[Redacted]
24 Nov. 8/24	[Redacted]	[Redacted]
25 Nov. 9/24	[Redacted]	[Redacted]
26 Nov. 9/24	[Redacted]	[Redacted]
27 Nov. 9/24	[Redacted]	[Redacted]

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	Date	Address	Signature
28	Nov 9 2024	[REDACTED]	[REDACTED]
29	Nov 9/24	[REDACTED]	[REDACTED]
30	9 Nov/24	[REDACTED]	[REDACTED]
31	Nov 9/2024	[REDACTED]	[REDACTED]
32	01	[REDACTED]	[REDACTED]
33	Nov 10/2024	[REDACTED]	[REDACTED]
34	Nov 10/2024	[REDACTED]	[REDACTED]
35	Nov 10/2024	[REDACTED]	[REDACTED]
36	Nov 10	[REDACTED]	[REDACTED]

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4 of 7

Petition

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	Date	Address	Signature
37	Nov-10	[Redacted]	[Redacted]
38	Nov/10	[Redacted]	[Redacted]
39	Nov/10	[Redacted]	[Redacted]
40	Nov/10	[Redacted]	[Redacted]
41	Nov. 10	[Redacted]	[Redacted]
42	Nov 10	[Redacted]	[Redacted]
43	Nov 11	[Redacted]	[Redacted]
44	Nov. 11	[Redacted]	[Redacted]
45	Nov 11	[Redacted]	[Redacted]

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5 of 7

Petition

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	Date	Address	Signature
46	Nov 11, 2024	[REDACTED]	[REDACTED]
47	Nov 11, 2024	[REDACTED]	[REDACTED]
48	Nov 11, 2024	[REDACTED]	[REDACTED]
49	Nov 11, 2024	[REDACTED]	[REDACTED]
50	Nov 11, 2024	[REDACTED]	[REDACTED]
51	Nov 11, 2024	[REDACTED]	[REDACTED]
52	Nov 11, 2024	[REDACTED]	[REDACTED]
53	Nov 11, 2024	[REDACTED]	[REDACTED]
54	Nov 11, 2024	[REDACTED]	[REDACTED]

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6 of 7

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56	11/11/24	[Redacted]	[Redacted]
57	12/11/24	[Redacted]	[Redacted]
57	12/11/24	[Redacted]	[Redacted]
58	12/11/24	[Redacted]	[Redacted]
59	12/11/24	[Redacted]	[Redacted]
60	13/11/24	[Redacted]	[Redacted]
61	13/11/24	[Redacted]	[Redacted]
62	13/11/24	[Redacted]	[Redacted]
63			[Redacted]

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Addendum # 1 to Gildale Alliance Petition

Zoning amendment Application Discrepancies C25-24

November 4, 2024

Revised Nov. 8, 2024

It says no livestock within 450 meters...there are multiple neighbors with livestock within that 450 meters (see images). The image shows only 398 m to a large livestock operation

#11 contradicts 27

#12 they only marked off wetlands and food plain, and how can you have flood plain without having streams, water resources, fisheries. It is also wooded area, heritage land, crop land and ANSI

13 it's not rural it's currently being farmed so it's agriculture

18 yes it will remove employment, i.e. cash crop

25 storm management ... a ditch for 29000 square feet???

Sewage waste will always flow downhill to the creek

What amount of tile, drainage/ runs will support this facility

27 where is the sketch plan with easement or right off way, restrictions, covenants, or other agreements ...why did you answer yes to it?

31 no documents supporting environmental impact, hydrologic, traffic study, market area study, storm water management report?

Schedule A

Why fill Schedule A If no livestock within 450 m?

Cash crop is not marked off, when it is clearly being farmed currently and has been for the last 20 plus years.

ii) the land is an employment for a farmer currently, so it's not stopped farming

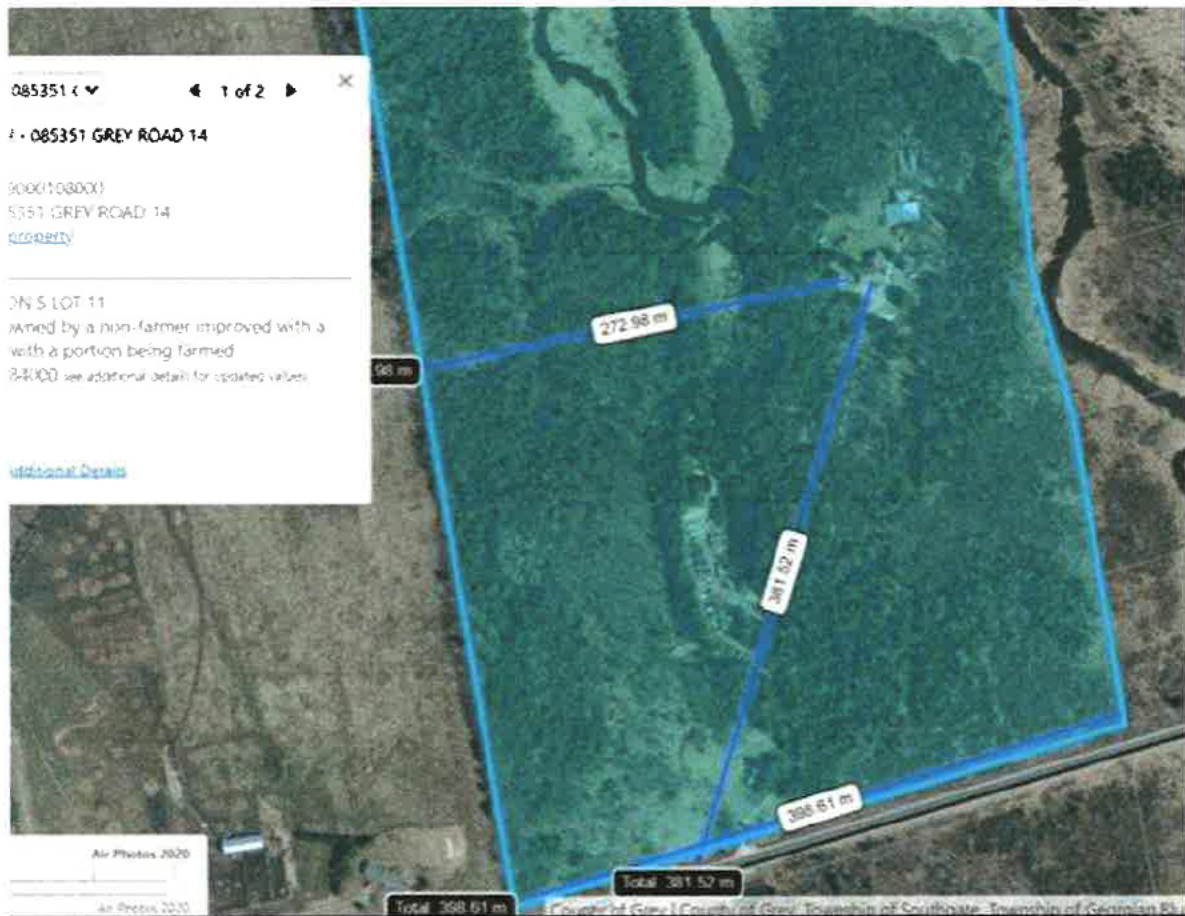
iii) no total numbers of farms left land

iv) no total number of tillable lands

ix) yes, there are barns within 450 m of the property, once again no sketch

x) beef farms and other livestock farms on these other properties

Nothing else after x is filled in and it's the left blank for Schedule A



Author: Wendy Bos

Revised: Rebecca Baker

Addendum # 2 to Gildale Alliance Petition

File: C25-24

November 4, 2024

Revised Nov. 8, 2024

Concerns

- How many people will be staying at this facility at any given time, individuals with disabilities and group home residence
- How will sewage be handled
- How does or will this affect the South Saugeen River (creek), Environmentally Protected Area, the Provincially Significant Wetlands, endangered species i.e. Snapping Turtles and Keystone species i.e. Beaver
- Property Value decrease
- Reduced agricultural land, 2 Hectare
- What type of disabilities, physical, mental, what protection will be offered/given to the neighbourhood
- Will pharmaceuticals be stored on site? How will they be secured and disposed of?
- In case of a flood or emergency, how are the disabled to be protected
- Light pollution
- Noise pollution
- Traffic volume
- Parking
- Destroying the nature of the environment and existing neighbourhood community. Does not fit into the context of the surrounding area
- No infrastructure- Parks, stores, enrichment nearby
- Truck traffic, safety
- Trespassing onto neighbours' properties. How will this be addressed
- Crime, emergencies, response time of police and fire services
- Water supply, drilled well, affect on neighbouring properties wells
- Building too close to the hazard line

- Large size footprint of structure, where will the excavated soil go? Environmental Protection Act, Ontario Regulation 406/19

- Storm management, due to the large square footage of the facility, how will the adjacent properties be affected and protected from flooding, is the ditch sufficient?

Author: Rebecca Baker

Revised: RB



Planning Justification Report

Xplore Inc.
Telecommunication Site: (ON8409)

Sarah Duncan, Government Affairs
10/7/2024

Xplore Inc justification for a proposal to erect a 45m tall self-support style communications structure and related equipment at 084231 Southgate Township Rr. 8, Mount Forest, ON

1.0 Introduction

FB Connect has been retained by Xplore Inc with respect to a proposal to build a new freestanding communications base station facility on the lands identified 084231 Southgate Township Rr. 8, Mount Forest. The purpose of this report is to provide analysis and justification in support of the proposed facility and to assist the land-use authority in providing comments on the proposed development.

2.0 Background

A continual growth in demand for wireless products and their associated services has created a need for increased wireless network infrastructure. Mobile phones and other wireless devices cannot operate without the necessary infrastructure, which is made up of transmitting and receiving antenna sites located on support structures, commonly referred to as “cell towers”.

New infrastructure requirements are determined by monitoring the wireless network and identifying areas with weak or insufficient coverage. Xplore network planners isolate the areas requiring improvements and conduct coverage studies to determine the ideal co-ordinates for a new antenna base station. Real estate investigations determine feasible locations for new sites. New locations include existing towers (colocation), tall buildings or other feasible structures and of course new free-standing support structures.

3.0 Proposal

Xplore has proposed a new free standing 45.0m tall lite duty self support type communication facility ON8409. The proposal supports enhanced wireless voice & data coverage and capacity for the surrounding areas.

3.1 Location

Xplore’s proposed location is on property described as 084231 Southgate Township Rr. 8, Mount Forest. The proposed facility would be located approximately 200m east of Southgate Township Road 08 and Southgate Sideroad 55 (Figure 1 & 2).

The tower is proposed to be located on the south side of the property and has the geographic coordinates:

Latitude: 44.026921

Longitude: -80.649327

Figure 1- Area Map

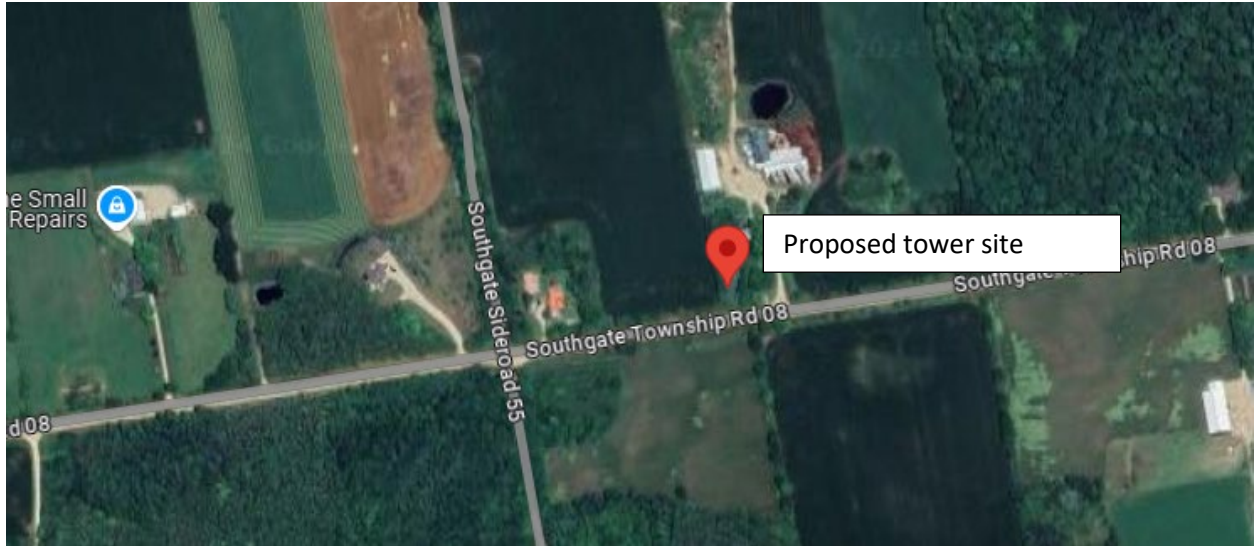
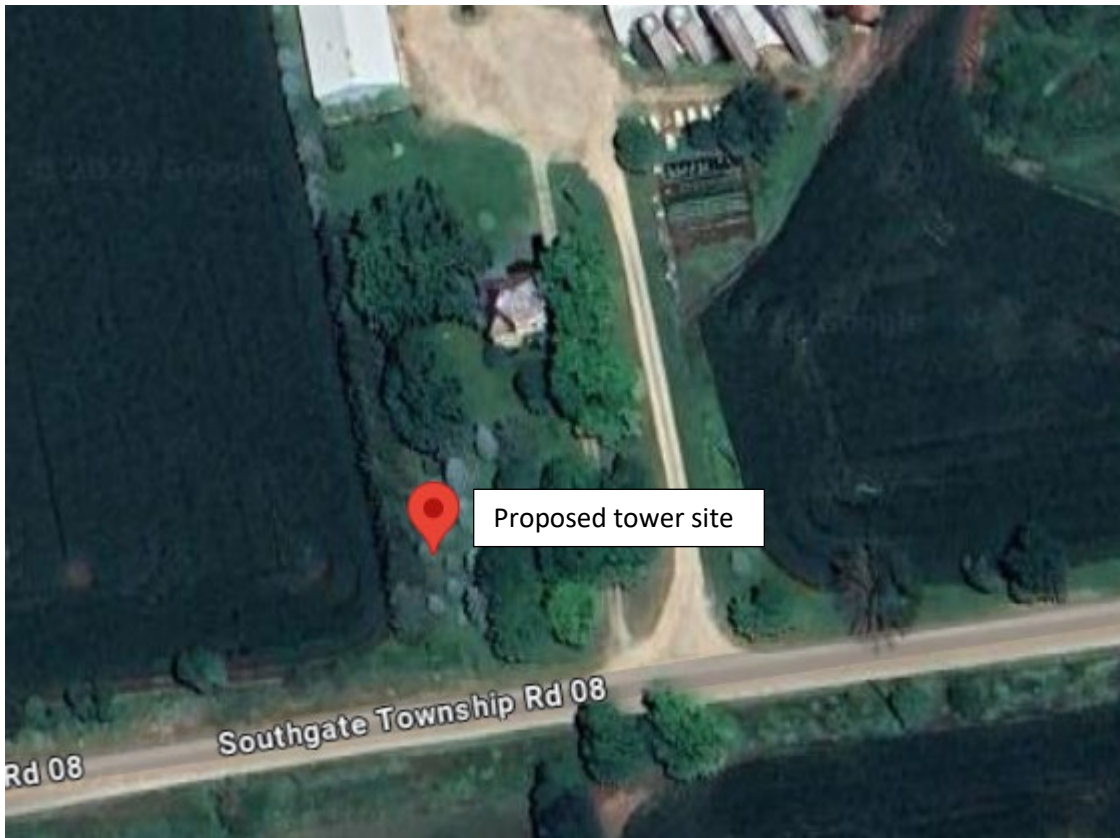


Figure 2 – Tower Location



3.2 Design

Xplore has proposed a 45.0m tall lite duty self support style structure within a 3m x 3m area, transmitting and receiving antennas, and radio equipment (see Figure 3). Xplore currently has equipment on the existing silo however, it can no longer accommodate additional technologies. The silo site will be decommissioned upon the completion of this tower.

The tower height allows the antenna equipment to propagate wireless signals over top of obstacles (trees, buildings, varying topography) and maintain line of sight connections to other Xplore facilities in the network.

The proposed installation provides an opportunity to accommodate future technologies as well as potential co-location with other licensed carriers, thus limiting the number of new tower structures required in the area.

Figure 3 –Tower Elevation



4.0 Rationale

The selection of a wireless communications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another direct the geography of Xplore sites.

In identifying a potential tower location and design, Xplore examined the local area, assessed the visibility of the structure and considered possible tower designs. Xplore evaluated the best location for a new facility using the following criteria;

4.1 Technical Requirements

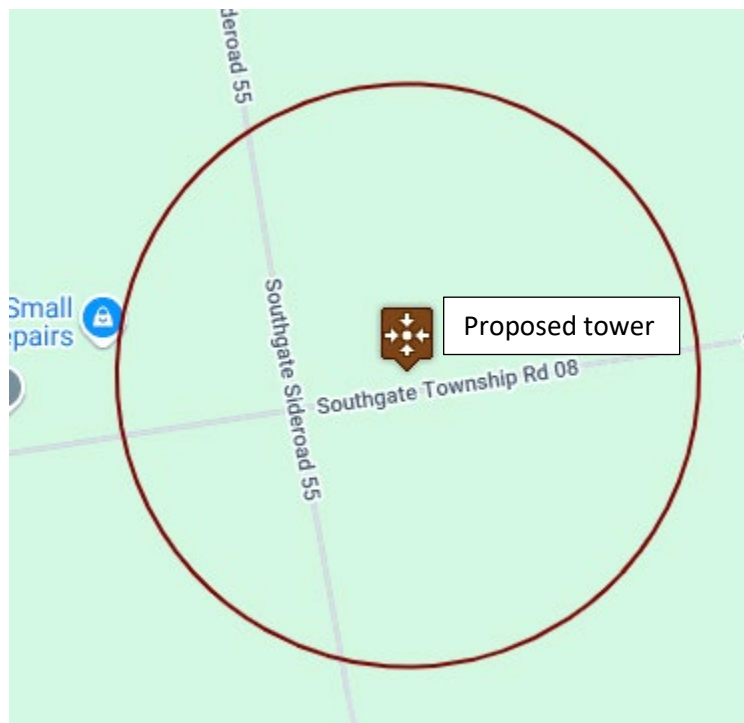
The performance of a wireless network is dependent on the geographical location of its equipment, height of its antennas, line of sight requirements, the demand customers place on the network, as well as proximity to the network users. In expanding its wireless network, Xplore is seeking to improve service for areas northeast of Mount Forest.

Xplore can achieve enhanced coverage and capacity with the proposed facility ON8410.

4.2 Evaluation of Existing Structures

Co-location and rooftop deployment are the first locations considered in achieving new coverage objectives. In order for site sharing to be considered technically feasible, existing telecommunication sites and other tall structures must be located within the search area prescribed by Xplore network planners and engineers. These locations must also provide adequate deployment height and structural capacity to hold additional equipment.

Site sharing investigations revealed that there are no existing facilities within 500m of Xplore's proposed location.



4.3 Land-use Consideration

The site is located on property designated Agriculture (A1) and the subject property is abutted by additional Agricultural lands. The distance to the closest residential property from the tower is approximately 150m.

Given the coverage objectives of this site we feel it is the best possible location. The proposed facility will enhance coverage for surrounding area as well as to travellers along the roadways while maintaining a significant setback to any Natural Heritage uses. Although the Township's Policy's recommends a setback from property lines, it was not possible at this location. In working with the landowner, a few locations near their buildings were ruled out (septic field & future development) and we did not want to interfere with active agricultural areas

5.0 Review of Development Plan

5.1 Municipal Consultation Process

Xplore is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Xplore is required by Industry Canada to consult with land-use authorities in siting new mobile base station locations.

The consultation process established under Industry Canada's authority is intended to provide the local land-use authorities an opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless voice and data systems.

As the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Xplore is required to follow established and documented telecommunication protocols or processes set forth by land-use authorities.

5.2 Public Consultation

In accordance with Industry Canada procedures, public consultation is required for most new telecommunication facility proposals. Per Industry Canada's guidelines default public consultation is conducted via written notification to property owners within three times (3x) the height of the tower measured from the base or outer most point of the tower. Depending on the height of the proposed facility a public notice in a locally circulated newspaper may also be warranted.

Both forms of notice must contain basic information about the proposal (location, design etc.) as well as contact information for the proponent and a thirty (30) day window to submit comments or questions to the proponent.

Public consultation requirements may vary where an established local policy or protocol is in effect.

5.3 Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore must also fulfill other important obligations including the following:

Canadian Environmental Assessment Act

Industry Canada requires that the installation and modification of antenna systems be completed in a manner that complies with appropriate environmental legislation. This includes the Canadian Environmental Assessment Act, 2012 (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012 or is proposed to be located on federal lands.

Xplore attests that the antenna system proposed will be installed and operated in a manner that respects the local environment and complies with all statutory requirements.

Transport Canada's Aeronautical Obstruction Marking Requirements

Aerodrome safety is under the exclusive jurisdiction of NAV Canada and Transport Canada. An important obligation of wireless proponents is to comply with Transport Canada / NAV Canada aeronautical safety requirements. Transport Canada performs an assessment of the proposal with respect to the potential hazard to air navigation and notifies Xplore of any painting and/or lighting requirements for the antenna system. The necessary applications have been submitted.

For additional information, please see the Transport Canada website at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standards621-3808.htm>

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate health protection limits for exposure to radio-frequency (RF) electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3Khz to 300Ghz – Safety Code 6".

The exposure limits specified in Safety Code 6 are established by reviewing all peer-reviewed scientific research in the area of human health and RF exposure. Included in this review are hundreds of studies conducted over the past 50 years.

Radiocommunication, including technical aspects related to broadcasting, is under the responsibility of the Ministry of Industry (Industry Canada) which has the power to establish standards, rules, policies and procedures. Industry Canada, under this authority has adopted Safety Code 6 for the protection of the general public. With this adoption, Industry Canada requires all proponents and operators to ensure that their installations comply with Safety Code 6 at all times, including any changes to the code and including any combined effects from other installations in the nearby radio environment.

Xplore attests that the radio antenna system described will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

Engineering Practices

Xplore attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and the Canadian Standards Association and comply with good engineering practices including structural adequacy.

6.0 Summary and Conclusion

As communities continue to grow to depend on wireless products and their services, it will be necessary to improve network coverage and quality. Improving network coverage and quality is achieved by increasing mobile base station infrastructure to fill coverage gaps and increase capacity for current and future wireless users.

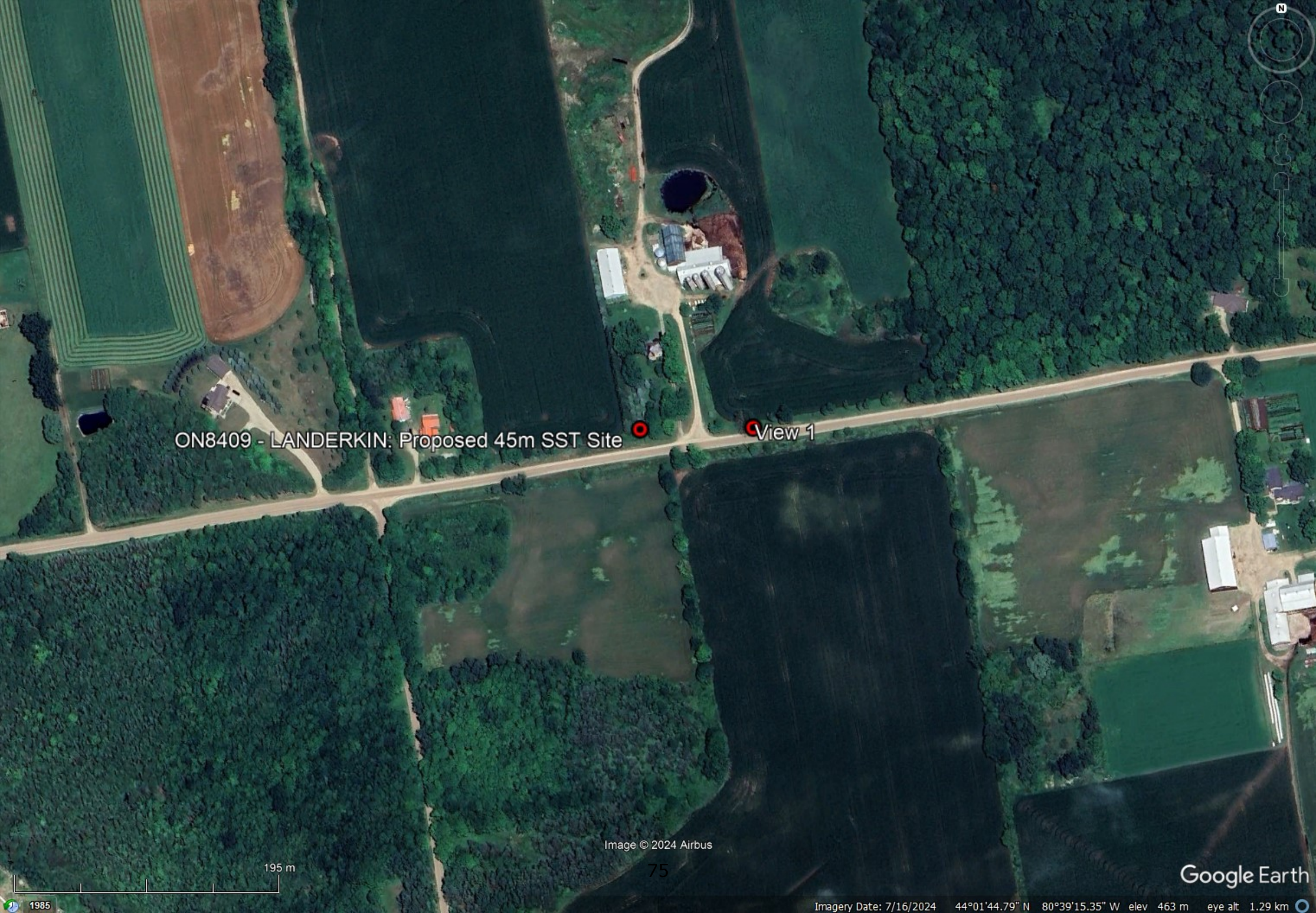
In response to the demand for high quality wireless services in Ontario, specifically in the area of the Township of Southgate, Xplore has proposed a communications site that achieves the technical requirements of the network while maintaining a significant setback to any residential land uses.

I look forward to working with the Municipality in providing enhanced wireless services to the community. Should you require any further information please do not hesitate to contact me at 587.894.0773 or by email at sduncan@forbesbrosLtd.ca

Sincerely,

Sarah Duncan

Sarah Duncan, Government Affairs
FB Connect
482 South Service Road East, Unit 130
Oakville, ON L6J 2X6



ON8409 - LANDERKIN: Proposed 45m SST Site

View 1

Image © 2024 Airbus

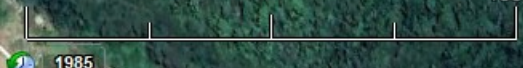
75

Google Earth

Imagery Date: 7/16/2024 44°01'44.79" N 80°39'15.35" W elev 463 m eye alt 1.29 km

195 m

1985







October 25, 2024

Dear Current Resident / Owner,

**Re: INFORMATION PACKAGE FOR AN XPLORE INC. COMMUNICATIONS FACILITY
PROPOSAL AT 084231 Southgate Township Rr. 8, Mount Forest, ON.**

Coordinates: Latitude: 44.026921 Longitude: -80.649327

Xplore Inc. Communications Site: ON8409 Landerkin

FB Connect, in our capacity as agent to Xplore Inc. is submitting this information package to formalize the consultation process related to the installation and operation of a communications facility. We have been in discussions with the Township of Southgate to begin the local public consultation process. This letter serves as an invitation to submit any questions or comments to the proponent or municipality (details below).

THIS NOTICE serves as an invitation to any interested members of the public to submit comments/questions to the individuals listed below by **December 7, 2024**.

A **virtual** public meeting will be held on **November 27, 2024, at 1:00PM**. Public comments and virtual attendance are welcome. To request information regarding the meeting, please contact Sarah Duncan or the Township of Southgate using the contact details below prior to **November 27, 2024**.

PLEASE TAKE NOTICE the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (ISED). For more information on the federal process pertaining to these installations please contact the local ISED office at: spectrumwodo-spectrebdsoo@ised-isde.gc.ca OR Tel: 1-855-465-6307.

NOTE: If you wish to speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

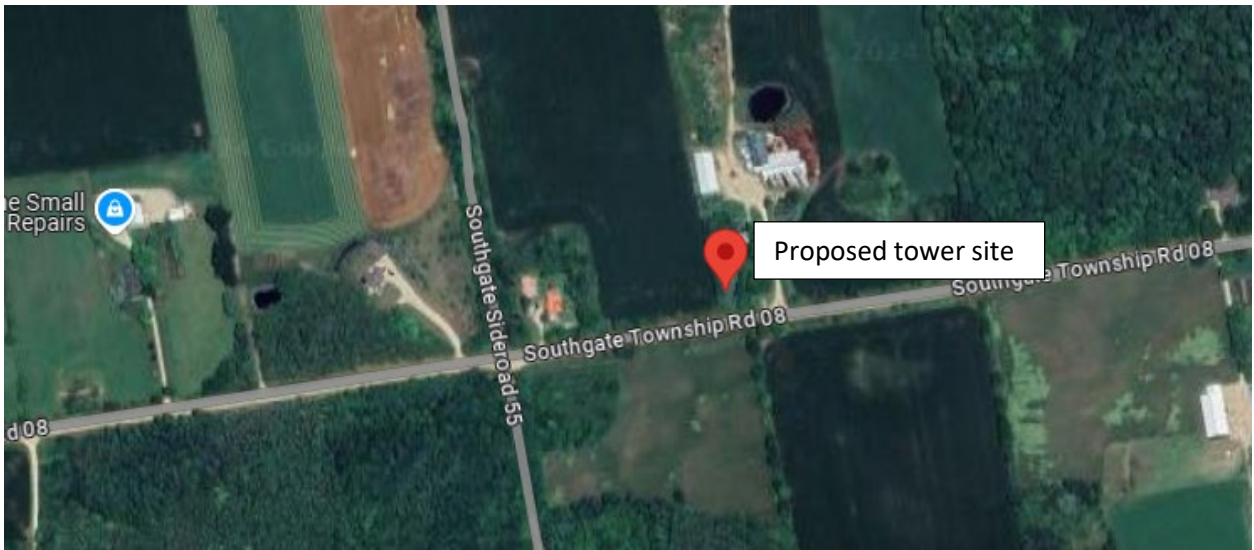
lgreen@southgate.ca or 519-923-2110 ext. 230

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

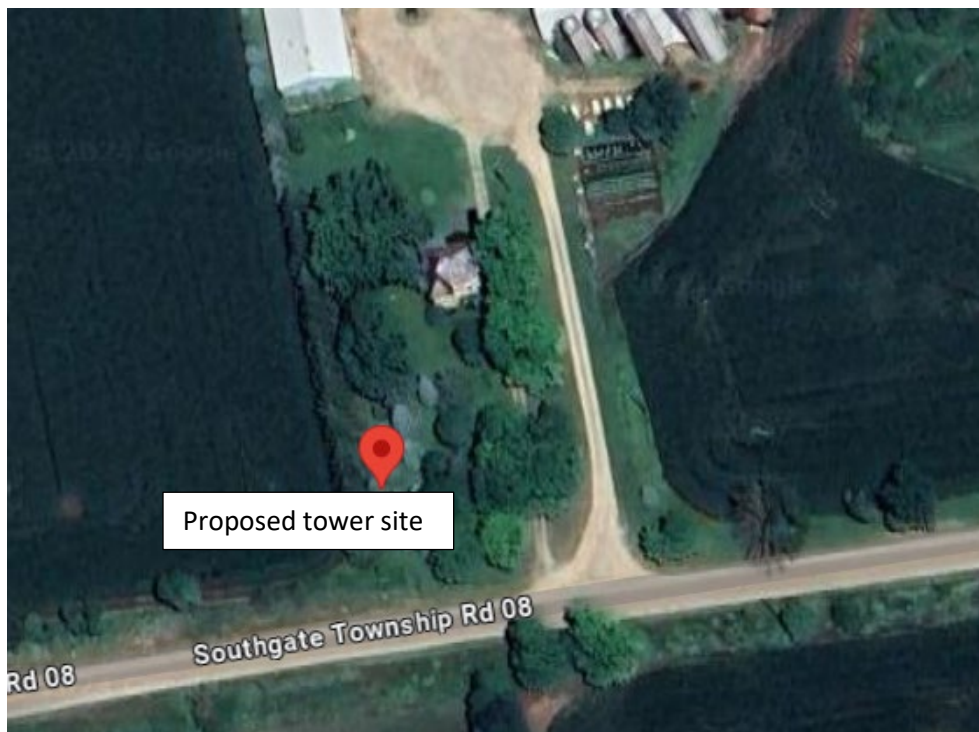
Proposed Site and Background Information

Xplore Inc.'s installation is proposed to be built on the subject property located approximately The proposed facility would be located approximately 200m east of Southgate Township Road 08 and Southgate Sideroad 55 (see Location Map). The proposed installation is required to provide Xplore Inc. customers with improved internet network coverage and data services.

Location Map (not to scale)



Tower Location Map (not to scale)

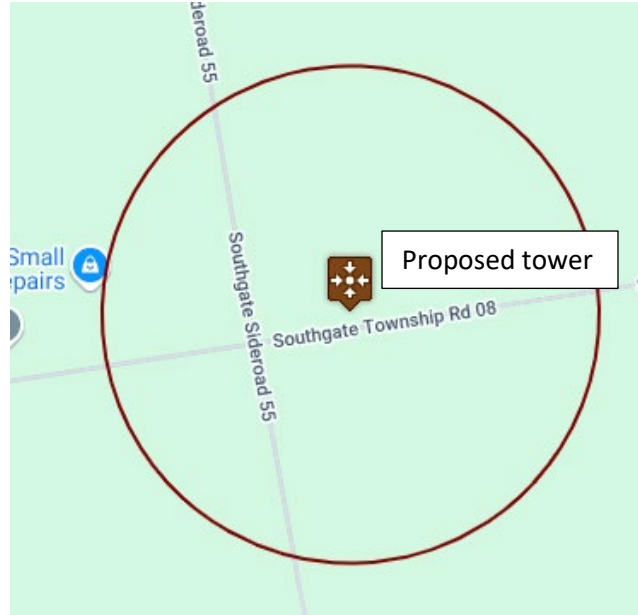


Existing Infrastructure and Alternate Locations

Prior to proposing a new freestanding mobile base station facility, the area is investigated for existing tower infrastructure and/or tall structures suitable for antenna deployment.

Our investigations showed there are no existing tower facilities within 0.5km of Xplore Inc.'s proposed location.

The proposed Xplore Inc. installation provides an opportunity to accommodate colocation with other licensed carriers, thus limiting the number of new tower structures required in the area.



The Proposed Installation

The proposed installation is a lite duty self support style communications structure. The tower installation is a triangular structure and will be 45m in height and occupy a footprint of approximately 3 metres by 3 metres. The tower will have an anti-climb mechanism. Transmitting and receiving antenna equipment is mounted to the upper portion of the structure as well as provisions for future technology services.





Above: Photosim of the proposed tower before and after– looking west on Southgate Township Road 8

Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore Inc. must also fulfill other important obligations including the following:

Impact Assessment Act (IAA) Formerly Canadian Environmental Assessment Act

Innovation, Science and Economic Development Canada (“ISED” formerly Industry Canada) requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Impact Assessment Act, 2019 (IAA), where the antenna system is incidental to a physical activity or project designated under IAA, or is located on federal lands.

Xplore Inc. attests that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment. In accordance with the Impact Assessment Act, this installation is excluded from assessment.

For additional detailed information, please consult the Impact Assessment Act at: <https://laws-lois.justice.gc.ca/eng/acts/I-2.75/>

Engineering Practices

Xplore Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and The Canadian Standard Association and respect good engineering practices including structural adequacy.

Transport Canada's Aeronautical Obstruction Marking Requirements

Xplore Inc. attests that the radio antenna system described in this notification package will be installed and operated on an ongoing basis to comply with Transport Canada and NAV Canada aeronautical safety requirements. Xplore Inc. has submitted the necessary application to Transport Canada.

For additional detailed information, please consult Transport Canada at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Health Canada's Safety Code 6 Compliance

Xplore Inc. attests that the radio antenna system described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined operation of additional carrier co-locations and nearby installations within the local radio environment.

More information in the area of RF exposure and health is available at the following web site: Safety Code 6: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/radiation/consumer-radiation/radiofrequency-fields.html> and <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/safety-code-6-health-canada-radiofrequency-exposure-guidelines-environmental-workplace-health-health-canada.html>

Innovation, Science and Economic Development Canada (ISED) Spectrum Management

Please be advised that the licensing of this site and its design is under the exclusive jurisdiction of the Government of Canada through CRTC and ISED. Information relating to ISED's public consultation guidelines *CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems* is available at <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html> or you may contact the local ISED office at: 4475 North Service Road, Suite 100

Burlington, ON L7L 4X7

Fax: 905-639-6551

Email : spectrumswodo-spectrebds00@ised-isde.gc.ca

Municipal and Public Consultation

In accordance with the ISED consultation guidelines "*Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03)*" and the Township of Southgate's "*Communication Tower & Antenna Projects Planning approval Policy & Guidance Document*", this information package has been mailed to all property owners within 120m of the subject property.

FB Connect on behalf of Xplore Inc. Communications is committed to effective municipal and public consultation. This notice serves as invitation to submit comments in writing to the proponent. Please provide written comments and feedback to the contact provided below by **XXXX, 2024**.

Contact Information:

FB Connect

Sarah Duncan
Government & Public Relations
482 South Service Road E, Suite 130
Oakville, ON L6J 2X6
Phone: (587) 894-0773
Email: sduncan@forbesbrosLtd.ca

Township of Southgate

Victoria Mance, Junior Planner
185667 Grey County Road 9
Dundalk, Ontario N0C 1B0
Tel: 519-923-2110 ext. 235
Email: vmance@southgate.ca

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: Revised County comments for Xplore Communication Tower - 084231 Southgate Township Rd 8
Date: November 14, 2024 11:53:28 AM

Revised County comments for Xplore Communication Tower - 084231 Southgate Township Rd 8

Hello Southgate,

Schedule A of the County OP designates the subject lands as 'Agricultural'.
Section 8.9.4(1) states,

The County supports the provision of high quality telecommunications services throughout the entire County including broadband/fibre and cellular services both within settlement areas and rural areas

Further, Section 8.9.4(5) of the County OP states,

Recognizing that telecommunications towers are exempt from municipal zoning by-laws and Section 41 of the Planning Act, municipalities are encouraged to work with Industry Canada to develop local telecommunication tower sitting protocols that:

a) Prefer a minimum 250 metre setback from all residential zones and dwellings wherever possible, unless necessary to provide adequate service to such areas;

The proposed telecommunication facility is located within agricultural lands and will increase the quality of telecommunications services. The proposed telecommunication facility has a setback of approximately 150 metres; therefore, County Planning staff recommend that the proposed tower be relocated 250 metres from the nearest dwelling not owned by the property owner, if possible.

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

Provided that, if possible, the proposed tower be relocated 250 metres from the nearest dwelling not owned by the property owner; County Planning staff have no concerns with the subject application.

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

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

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: October 31, 2024

File No.: C27-24

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes No

Entrance Requirements: Existing

Load Restricted Road: Yes No

Comments:

By-law 2021-123 Southgate Communication Tower & Antenna Projects Planning Approval Policy & Guidance Document – Site Selection and Structure Design – Section 3. Proponents shall be encouraged to locate telecommunication towers with at minimum setback to all property lines and to all existing buildings of a distance equivalent to the height of the tower plus 10 meters (measured from grade) with a justification report.

This application indicates the proposed tower to be erected in close proximity to Southgate Road 08 Right of Way and does not meet Section 3. of Bylaw 2021-123 requirements and is not supported by Public Works at this location.

Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments:

Signed:

Jim Ellis, Public Works Manager / Risk Management Official

From: [Mike Oberle](#)
To: [Sarah Duncan](#)
Cc: [Elisha Milne](#); [Cc: Bill White](#); [Victoria Mance](#); [Group PlanningDeptEmails](#); [Jim Ellis](#); [Phil Schram](#); grey@ofa.on.ca
Subject: SVCA comment - Application for Xplore Communication Tower: 084231 Southgate Township Rd 8 (ON8409 Landerkin)
Date: October 10, 2024 2:27:54 PM
Attachments: [image002.png](#)
[image003.png](#)
[LOA.pdf](#)
[ON8409 - Site Sketch 15-Sep-24.pdf](#)
[ON8409 Landerkin - Justification Report.pdf](#)

Good day Sarah Duncan,

This email is further to the email of below regarding the above referenced project at the above referenced location.

Thank you for copying the SVCA.

Please be advised that there is no SVCA Approximate Screening Area (area where review and permit may be required from the conservation authority prior to development), on the above referenced property, based on the plans and maps/sketches provided, the proposed tower will not be within an SVCA Approximate Screening Area, and so further review/permit from the SVCA is not required for the tower proposal.

Please be aware that if work to install utilities along any roadway within the SVCA Approximate Screening Area is proposed, then review/permit from the SVCA may be required. I note that there is no SVCA Approximate Screening Area adjacent to this property within the Southgate Road 08 or within Southgate Sideroad 55 road allowances.

I trust that this is helpful.

For their refence, I am copying on this email, all those that you had copied on your email of below.

Any questions, please ask.

Kind regards,

Mike

Michael Oberle

Environmental Planning Coordinator

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

m.oberle@svca.on.ca

www.saugeenconservation.ca

From: Sarah Duncan <sduncan@forbesbrosLtd.ca>

Sent: October 10, 2024 12:25 PM

To: Southgate Mailbox <southgate@SVCA.ON.CA>; Mike Oberle <m.oberle@SVCA.ON.CA>

Subject: FW: Application for Xplore Communication Tower: 084231 Southgate Township Rd 8 (ON8409 Landerkin)

****[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**

Hi Mike,
Great to chat this morning.
Here is the third file that I was mentioning.
Sarah

Sarah Duncan
Government Relations

C: (587) 894-0773

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

From: Sarah Duncan
Sent: October 7, 2024 4:28 PM
To: Elisha Milne <emilne@southgate.ca>
Cc: Bill White <bwhite@tritoneng.on.ca>; Victoria Mance <vmance@southgate.ca>; Group_PlanningDeptEmails@grey.ca; southgate@svca.on.ca; jellis@southgate.ca; pschram@southgate.ca; grey@ofa.on.ca
Subject: Application for Xplore Communication Tower: 084231 Southgate Township Rd 8 (ON8409 Landerkin)

Hello Elisha,
Thank you again for setting up the pre-consultation call regarding this file. As per our conversation, we are now submitting our formal application. Payment has already been made and I am adding the agencies you wanted circulated to this email.

This site did not meet the recommended setback for the tower. We proposed 2 other locations to the landowner however they were not accepted (see the Justification Report)

Attached are:

1. Justification report
2. Landowner authorization
3. Site sketch
4. Photo simulations of the tower

I look forward to working with you on the consultation portion of the application.
If there is anything else you require, please let me know.

Regards,
Sarah



Sarah Duncan
Government Relations

130, 482 South Service Road E, Oakville, ON, L6J 2X6, Canada
T: 1-780-960-1950 C: (587) 894-0773 F: (780) 481-1373

forbesbrosgroup.com |



The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

****NOTICE: Effective October 6th, 2024, please be advised that the Saugeen Valley Conservation Authority Administration Office in Formosa is closed until further notice due to unforeseen circumstances. Please do not attempt to gain entry to the building during this time. Our response times may be slightly delayed. We appreciate your understanding and patience as we work to restore normal operations.**

PRIVACY DISCLAIMER: This e-mail (including any attachments) may contain confidential, proprietary, and privileged information and unauthorized disclosure or use is prohibited. If you received this e-mail in error, please notify the sender and delete this e-mail from your system. SAUGEEN VALLEY CONSERVATION AUTHORITY.

NOV 14 / 2024

Re: Proposed installation of a communications facility at 084231 Southgate road 08.

To whom it may concern:

Concern #1

I have seen the stakes in the ground for this proposed installation. They are barely off the road allowance. Based on past experience, there is no way that the township would let me build anything that close to the road allowance and I have paid taxes in this township for over 50 years.

Concern # 2 (my main concern)

If this installation goes ahead, the tower will be within 200 feet of Cleason Martin's house. According to several websites I have checked, the minimum separation is 240 metres or 6 times the height of the tower: in this case 270 metres. I find it hard to believe that the township or Xplore inc. would consider building a lightning magnet so close to a residence. I have seen what happens when lightning strikes the tallest object in the vicinity and travels in the ground. I have photos of 11 dead cows that were 80 yards away from the nearest tree when lightning struck that tree. Xplore inc. will argue that the tower will be properly grounded, but when that tower is hit with a 200 million volt lightning strike, the electrical energy has to go somewhere.

I received the letter from FB connect on Nov. 1st. On Nov. 4th I went to see Cleason about this letter. My question was, and I quote "I got this letter on Friday about a tower and I'm just wondering what's up with that?" Cleason's reply was, and I quote "I got that letter too and I'm not sure what that's all about". Apparently Xplore inc. was in to see him and wanted to build the tower behind his barn. He would not let them do that but told them to check the front of his property but stay off the workable land. They put stakes in the ground in front of his house and left. He was going to pull them out when the township put their sign beside them and he didn't think he should pull out a township sign.

Please be aware that I am not against a communication tower in the area. It would be nice to have better cell and internet service. I just think they need to put it in a much safer place for Cleason's sake.

Yours truly,



Planning Justification Report

Xplore Inc.
Telecommunication Site: (ON8410)

Sarah Duncan, Government Affairs
10/7/2024

Xplore Inc justification for a proposal to erect a 45m tall self-support style communications structure and related equipment at 245019 Southgate Rd 24, Proton Station, ON

1.0 Introduction

FB Connect has been retained by Xplore Inc with respect to a proposal to build a new freestanding communications base station facility on the lands identified 245019 Southgate Rd 24, Proton Station. The purpose of this report is to provide analysis and justification in support of the proposed facility and to assist the land-use authority in providing comments on the proposed development.

2.0 Background

A continual growth in demand for wireless products and their associated services has created a need for increased wireless network infrastructure. Mobile phones and other wireless devices cannot operate without the necessary infrastructure, which is made up of transmitting and receiving antenna sites located on support structures, commonly referred to as “cell towers”.

New infrastructure requirements are determined by monitoring the wireless network and identifying areas with weak or insufficient coverage. Xplore network planners isolate the areas requiring improvements and conduct coverage studies to determine the ideal co-ordinates for a new antenna base station. Real estate investigations determine feasible locations for new sites. New locations include existing towers (colocation), tall buildings or other feasible structures and of course new free-standing support structures.

3.0 Proposal

Xplore has proposed a new free standing 45.0m tall lite duty self support type communication facility ON8410. The proposal supports enhanced wireless voice & data coverage and capacity for the surrounding areas.

3.1 Location

Xplore’s proposed location is on property described as 245019 Southgate Rd 24, Proton Station. The proposed facility would be located approximately 900m east of Southgate Township 61 Road and Concession Road 20 (Figure 1 & 2).

The tower is proposed to be located on the west side of the property and has the geographic coordinates:

Latitude: 44.144585

Longitude: -80.615179

Figure 1- Area Map



Figure 2 – Tower Location



3.2 Design

Xplore has proposed a 45.0m tall lite duty self support style structure within a 3m x 3m area, transmitting and receiving antennas, and radio equipment (see Figure 3). Xplore currently has equipment on the existing silo however, it can no longer accommodate additional technologies. The silo site will be decommissioned upon the completion of this tower.

The tower height allows the antenna equipment to propagate wireless signals over top of obstacles (trees, buildings, varying topography) and maintain line of sight connections to other Xplore facilities in the network.

The proposed installation provides an opportunity to accommodate future technologies as well as potential co-location with other licensed carriers, thus limiting the number of new tower structures required in the area.

Figure 3 –Tower Elevation



4.0 Rationale

The selection of a wireless communications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another direct the geography of Xplore sites.

In identifying a potential tower location and design, Xplore examined the local area, assessed the visibility of the structure and considered possible tower designs. Xplore evaluated the best location for a new facility using the following criteria;

4.1 Technical Requirements

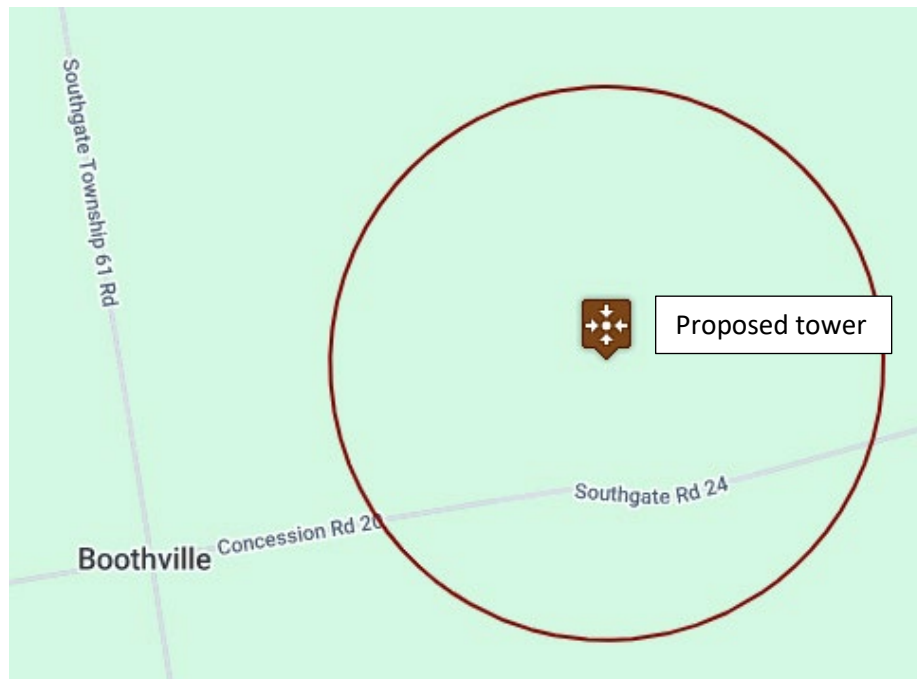
The performance of a wireless network is dependent on the geographical location of its equipment, height of its antennas, line of sight requirements, the demand customers place on the network, as well as proximity to the network users. In expanding its wireless network, Xplore is seeking to improve service for areas near Boothville.

Xplore can achieve enhanced coverage and capacity with the proposed facility ON8410.

4.2 Evaluation of Existing Structures

Co-location and rooftop deployment are the first locations considered in achieving new coverage objectives. In order for site sharing to be considered technically feasible, existing telecommunication sites and other tall structures must be located within the search area prescribed by Xplore network planners and engineers. These locations must also provide adequate deployment height and structural capacity to hold additional equipment.

Site sharing investigations revealed that there are no existing facilities within 500m of Xplore's proposed location.



4.3 Land-use Consideration

The site is located on property designated Agriculture (A1) and the subject property is abutted by additional Agricultural lands. The distance to the closest residential property from the tower is approximately 250m.

Given the coverage objectives of this site we feel it is the best possible location. The proposed facility will enhance coverage for surrounding area as well as to travellers along the roadways while maintaining a significant setback to any Natural Heritage uses.

5.0 Review of Development Plan

5.1 Municipal Consultation Process

Xplore is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Xplore is required by Industry Canada to consult with land-use authorities in siting new mobile base station locations.

The consultation process established under Industry Canada's authority is intended to provide the local land-use authorities an opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless voice and data systems.

As the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Xplore is required to follow established and documented telecommunication protocols or processes set forth by land-use authorities.

5.2 Public Consultation

In accordance with Industry Canada procedures, public consultation is required for most new telecommunication facility proposals. Per Industry Canada's guidelines default public consultation is conducted via written notification to property owners within three times (3x) the height of the tower measured from the base or outer most point of the tower. Depending on the height of the proposed facility a public notice in a locally circulated newspaper may also be warranted.

Both forms of notice must contain basic information about the proposal (location, design etc.) as well as contact information for the proponent and a thirty (30) day window to submit comments or questions to the proponent.

Public consultation requirements may vary where an established local policy or protocol is in effect.

5.3 Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore must also fulfill other important obligations including the following:

Canadian Environmental Assessment Act

Industry Canada requires that the installation and modification of antenna systems be completed in a manner that complies with appropriate environmental legislation. This includes the Canadian

Environmental Assessment Act, 2012 (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012 or is proposed to be located on federal lands.

Xplore attests that the antenna system proposed will be installed and operated in a manner that respects the local environment and complies with all statutory requirements.

Transport Canada's Aeronautical Obstruction Marking Requirements

Aerodrome safety is under the exclusive jurisdiction of NAV Canada and Transport Canada. An important obligation of wireless proponents is to comply with Transport Canada / NAV Canada aeronautical safety requirements. Transport Canada performs an assessment of the proposal with respect to the potential hazard to air navigation and notifies Xplore of any painting and/or lighting requirements for the antenna system. The necessary applications have been submitted.

For additional information, please see the Transport Canada website at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standards621-3808.htm>

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate health protection limits for exposure to radio-frequency (RF) electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3Khz to 300Ghz – Safety Code 6".

The exposure limits specified in Safety Code 6 are established by reviewing all peer-reviewed scientific research in the area of human health and RF exposure. Included in this review are hundreds of studies conducted over the past 50 years.

Radiocommunication, including technical aspects related to broadcasting, is under the responsibility of the Ministry of Industry (Industry Canada) which has the power to establish standards, rules, policies and procedures. Industry Canada, under this authority has adopted Safety Code 6 for the protection of the general public. With this adoption, Industry Canada requires all proponents and operators to ensure that their installations comply with Safety Code 6 at all times, including any changes to the code and including any combined effects from other installations in the nearby radio environment.

Xplore attests that the radio antenna system described will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

Engineering Practices

Xplore attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and the Canadian Standards Association and comply with good engineering practices including structural adequacy.

6.0 Summary and Conclusion

As communities continue to grow to depend on wireless products and their services, it will be necessary to improve network coverage and quality. Improving network coverage and quality is achieved by

increasing mobile base station infrastructure to fill coverage gaps and increase capacity for current and future wireless users.

In response to the demand for high quality wireless services in Ontario, specifically in the area of the Township of Southgate, Xplore has proposed a communications site that achieves the technical requirements of the network while maintaining a significant setback to any residential land uses.

I look forward to working with the Municipality in providing enhanced wireless services to the community. Should you require any further information please do not hesitate to contact me at 587.894.0773 or by email at sduncan@forbesbrosltd.ca

Sincerely,

Sarah Duncan

Sarah Duncan, Government Affairs
FB Connect
482 South Service Road East, Unit 130
Oakville, ON L6J 2X6



ON8410 - BOOTHVILLE: Proposed 45m SST Site



View 1

Image © 2024 Airbus

98

177 m

Google Earth

Imagery Date: 7/22/2022 44°08'36.51" N 80°36'53.76" W elev 490 m eye alt 1.24 km

1985





October 29, 2024

Dear Current Resident / Owner,

**Re: INFORMATION PACKAGE FOR AN XPLORE INC. COMMUNICATIONS FACILITY
PROPOSAL AT 245019 SOUTHGATE ROAD 24, PROTON STATION, ON.**

Coordinates: Latitude: 44.144585 Longitude: -80.615179

Xplore Inc. Communications Site: ON8410 Boothville

FB Connect, in our capacity as agent to Xplore Inc. is submitting this information package to formalize the consultation process related to the installation and operation of a communications facility. We have been in discussions with the Township of Southgate to begin the local public consultation process. This letter serves as an invitation to submit any questions or comments to the proponent or municipality (details below).

THIS NOTICE serves as an invitation to any interested members of the public to submit comments/questions to the individuals listed below by **December 7, 2024**.

A **virtual** public meeting will be held on **November 27, 2024, at 1:00PM**. Public comments and virtual attendance are welcome. To request information regarding the meeting, please contact Sarah Duncan or the Township of Southgate using the contact details below prior to **November 27, 2024**.

PLEASE TAKE NOTICE the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (ISED). For more information on the federal process pertaining to these installations please contact the local ISED office at: spectrumwodo-spectrebdsoo@ised-isde.gc.ca OR Tel: 1-855-465-6307.

NOTE: If you wish to speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

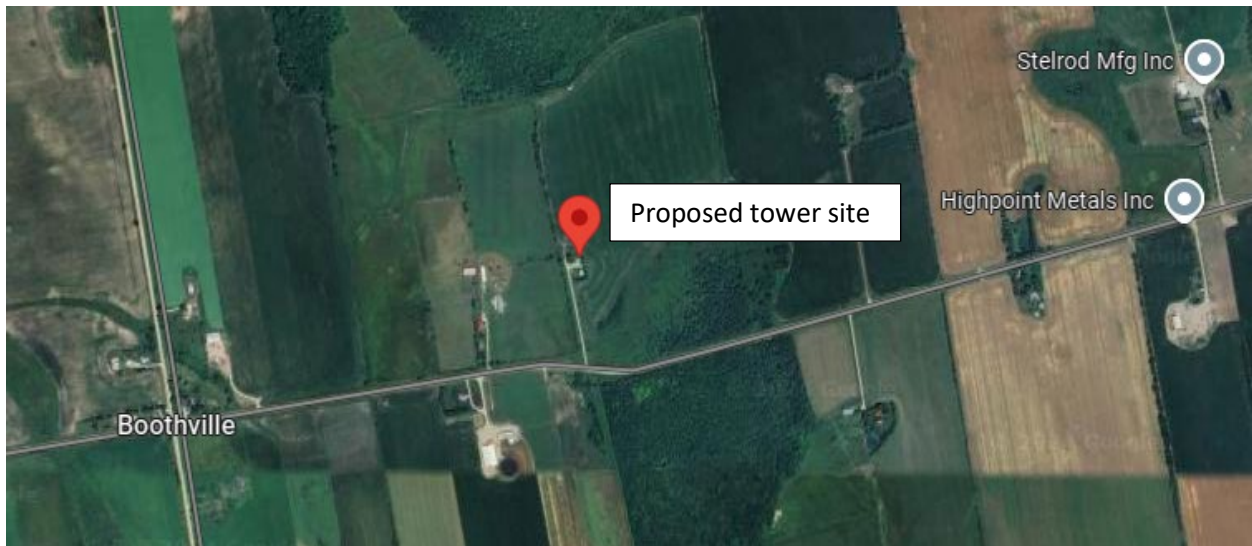
lgreen@southgate.ca or 519-923-2110 ext. 230

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

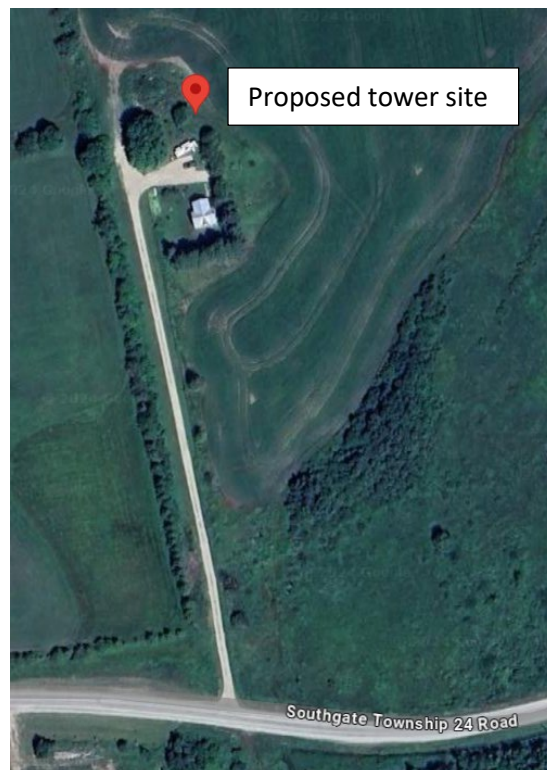
Proposed Site and Background Information

Xplore Inc.'s installation is proposed to be built on the subject property located approximately The proposed facility would be located approximately 900m east of Southgate Township 61 Road and Concession Road 20 (see Location Map). The proposed installation is required to provide Xplore Inc. customers with improved internet network coverage and data services.

Location Map (not to scale)



Tower Location Map (not to scale)



Existing Infrastructure and Alternate Locations

Prior to proposing a new freestanding mobile base station facility, the area is investigated for existing tower infrastructure and/or tall structures suitable for antenna deployment.

Our investigations showed there are no existing tower facilities within 0.5km of Xplore Inc.'s proposed location.

The proposed Xplore Inc. installation provides an opportunity to accommodate colocation with other licensed carriers, thus limiting the number of new tower structures required in the area.



The Proposed Installation

The proposed installation is a lite duty self support style communications structure. The tower installation is a triangular structure and will be 45m in height and occupy a footprint of approximately 3 metres by 3 metres. The tower will have an anti-climb mechanism. Transmitting and receiving antenna equipment is mounted to the upper portion of the structure as well as provisions for future technology services.





Above: Photosim of the proposed tower before and after– looking north on Southgate Road 24

Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore Inc. must also fulfill other important obligations including the following:

Impact Assessment Act (IAA) Formerly Canadian Environmental Assessment Act

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Xplore Inc. attests that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment. In accordance with the Impact Assessment Act, this installation is excluded from assessment.

For additional detailed information, please consult the Impact Assessment Act at: <https://laws-lois.justice.gc.ca/eng/acts/I-2.75/>

Engineering Practices

Xplore Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and The Canadian Standard Association and respect good engineering practices including structural adequacy.

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<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

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More information in the area of RF exposure and health is available at the following web site: Safety Code 6: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/radiation/consumer-radiation/radiofrequency-fields.html> and <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/safety-code-6-health-canada-radiofrequency-exposure-guidelines-environmental-workplace-health-health-canada.html>

Innovation, Science and Economic Development Canada (ISED) Spectrum Management

Please be advised that the licensing of this site and its design is under the exclusive jurisdiction of the Government of Canada through CRTC and ISED. Information relating to ISED's public consultation guidelines *CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems* is available at <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html> or you may contact the local ISED office at: 4475 North Service Road, Suite 100

Burlington, ON L7L 4X7

Fax: 905-639-6551

Email : spectrumswodo-spectrebds00@ised-isde.gc.ca

Municipal and Public Consultation

In accordance with the ISED consultation guidelines "*Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03)*" and the Township of Southgate's "*Communication Tower & Antenna Projects Planning approval Policy & Guidance Document*", this information package has been mailed to all property owners within 120m of the subject property.

FB Connect on behalf of Xplore Inc. Communications is committed to effective municipal and public consultation. This notice serves as invitation to submit comments in writing to the proponent. Please provide written comments and feedback to the contact provided below by **XXXX, 2024**.

Contact Information:

FB Connect

Sarah Duncan
Government & Public Relations
482 South Service Road E, Suite 130
Oakville, ON L6J 2X6
Phone: (587) 894-0773
Email: sduncan@forbesbrosLtd.ca

Township of Southgate

Victoria Mance, Junior Planner
185667 Grey County Road 9
Dundalk, Ontario N0C 1B0
Tel: 519-923-2110 ext. 235
Email: vmance@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: October 31, 2024

File No.: C28-24

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural asphalt

Road Widening Necessary? Yes No

Entrance Requirements: Existing

Load Restricted Road: Yes No

Comments:

911 Civic Address sign is missing, requires green 911 sign

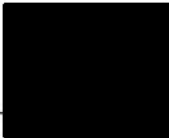
Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments:

Signed: _____



Jim Ellis, Public Works Manager / Risk Management Official

From: [Mike Oberle](#)
To: [Sarah Duncan](#)
Cc: [Elisha Milne](#); [Cc: Bill White](#); [Victoria Mance](#); [Group: Planning Dept Emails](#); [Jim Ellis](#)
Subject: SVCA comment-Application for Xplore Communication Tower: 245019 Southgate Rd 24, Proton Station (ON8410 Boothville)
Date: October 9, 2024 3:55:29 AM
Attachments: [image002.png](#)
[image003.png](#)
[LOA.pdf](#)
[ON8410 - Site Sketch 15-Sep-24.pdf](#)
[ON8410 Boothville - Justification Report.pdf](#)

Good day Sarah Duncan,

This email is further to the email of below regarding the above referenced project at the above referenced location.

Thank you for copying the SVCA.

Please be advised that although there is SVCA Approximate Screening Area (where review and permit may be required from the conservation authority prior to development), on the above referenced property, based on the plans and maps/sketches provided, the proposed tower will not be within the SVCA Approximate Screening Area, and so further review/permit from the SVCA is not required for the tower proposal.

Please be aware that if work to install utilities along Proton-Egremont Townline and/or Southgate Road 24 within the SVCA Approximate Screening Area is proposed, then review/permit from the SVCA may be required.

I trust that this is helpful.

For their refence, I am copying on this email, all those that you had copied.

Any questions, please ask.

Kind regards,

Mike

Michael Oberle

Environmental Planning Coordinator

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

m.oberle@svca.on.ca

www.saugeenconservation.ca

From: Sarah Duncan <sduncan@forbesbrosLtd.ca>

Sent: October 7, 2024 4:15 PM

To: Elisha Milne <emilne@southgate.ca>

Cc: Bill White <bwhite@tritoneng.on.ca>; Victoria Mance <vmance@southgate.ca>;
Group_PlanningDeptEmails@grey.ca; Southgate Mailbox <southgate@SVCA.ON.CA>;

jellis@southgate.ca; bfisher@southgate.ca

Subject: Application for Xplore Communication Tower: 245019 Southgate Rd 24, Proton Station (ON8410 Boothville)

****[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**

Hello Elisha,

Thank you again for setting up the pre-consultation call regarding this file. As per our conversation, we are now submitting our formal application. Payment has already been made and I am adding the agencies you wanted circulated to this email.

This site met the recommended setback for the tower.

Attached are:

1. Justification report
2. Landowner authorization
3. Site sketch
4. Photo simulations of the tower

I look forward to working with you on the consultation portion of the application. If there is anything else you require, please let me know.

Regards,
Sarah



Sarah Duncan
Government Relations

130, 482 South Service Road E, Oakville, ON, L6J 2X6, Canada
T: 1-780-960-1950 C: (587) 894-0773 F: (780) 481-1373

forbesbrosgroup.com | 

WORKING TOGETHER

**TO BUILD
THINGS THAT
MATTER.**



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PRIVACY DISCLAIMER: This e-mail (including any attachments) may contain confidential, proprietary, and privileged information and unauthorized disclosure or use is prohibited. If you received this e-mail in error, please notify the sender and delete this e-mail from your system. SAUGEEN VALLEY CONSERVATION AUTHORITY. Thank You!

Planning Justification Report

Xplore Inc.

Telecommunication Site: Orchardville (ON8457)

Sarah Duncan, Government Affairs

10/8/2024

Xplore Inc justification for a proposal to erect a 45m tall self-support style communications structure and related equipment at 223044 Southgate Rd. 22, Durham, ON

1.0 Introduction

FB Connect has been retained by Xplore Inc with respect to a proposal to build a new freestanding communications base station facility on the lands identified 223044 Southgate Rd. 22, Durham. The purpose of this report is to provide analysis and justification in support of the proposed facility and to assist the land-use authority in providing comments on the proposed development.

2.0 Background

A continual growth in demand for wireless products and their associated services has created a need for increased wireless network infrastructure. Mobile phones and other wireless devices cannot operate without the necessary infrastructure, which is made up of transmitting and receiving antenna sites located on support structures, commonly referred to as “cell towers”.

New infrastructure requirements are determined by monitoring the wireless network and identifying areas with weak or insufficient coverage. Xplore network planners isolate the areas requiring improvements and conduct coverage studies to determine the ideal co-ordinates for a new antenna base station. Real estate investigations determine feasible locations for new sites. New locations include existing towers (colocation), tall buildings or other feasible structures and of course new free-standing support structures.

3.0 Proposal

Xplore has proposed a new free standing 45.0m tall lite duty self support type communication facility ON8457. The proposal supports enhanced wireless voice & data coverage and capacity for the surrounding areas.

3.1 Location

Xplore’s proposed location is on property described as 223044 Southgate Rd. 22, Durham. The proposed facility would be located approximately 300m east of Highway 6 and Southgate Township 22/21 Road (Figure 1 & 2).

The tower is proposed to be located on the north side of the property and has the geographic coordinates:

Latitude: 44.100057

Longitude: -80.800279

Figure 1- Area Map

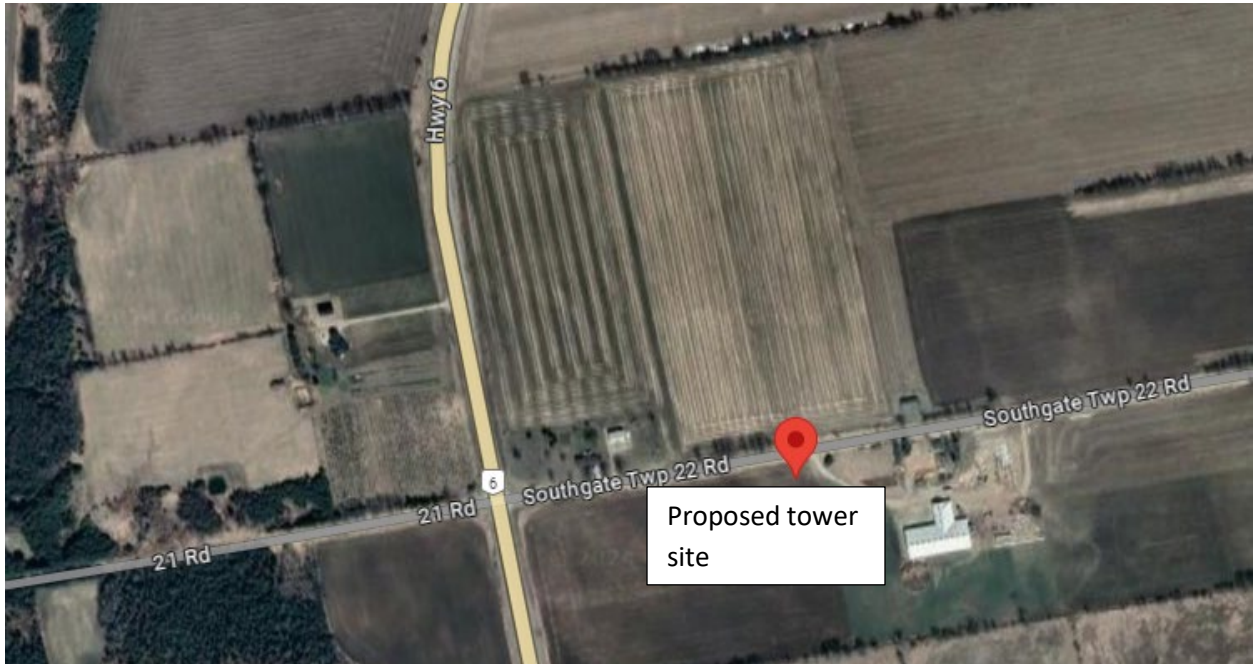


Figure 2 – Tower Location



3.2 Design

Xplore has proposed a 45.0m tall lite duty self support style structure within a 3m x 3m area, transmitting and receiving antennas, and radio equipment (see Figure 3). Xplore currently has equipment on the existing silo however, it can no longer accommodate additional technologies. The silo site will be decommissioned upon the completion of this tower.

The tower height allows the antenna equipment to propagate wireless signals over top of obstacles (trees, buildings, varying topography) and maintain line of sight connections to other Xplore facilities in the network.

The proposed installation provides an opportunity to accommodate future technologies as well as potential co-location with other licensed carriers, thus limiting the number of new tower structures required in the area.

Figure 3 –Tower Elevation



4.0 Rationale

The selection of a wireless communications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another direct the geography of Xplore sites.

In identifying a potential tower location and design, Xplore examined the local area, assessed the visibility of the structure and considered possible tower designs. Xplore evaluated the best location for a new facility using the following criteria;

4.1 Technical Requirements

The performance of a wireless network is dependent on the geographical location of its equipment, height of its antennas, line of sight requirements, the demand customers place on the network, as well as proximity to the network users. In expanding its wireless network, Xplore is seeking to improve service for areas northeast of Mount Forest.

Xplore can achieve enhanced coverage and capacity with the proposed facility ON8457.

4.2 Evaluation of Existing Structures

Co-location and rooftop deployment are the first locations considered in achieving new coverage objectives. In order for site sharing to be considered technically feasible, existing telecommunication sites and other tall structures must be located within the search area prescribed by Xplore network planners and engineers. These locations must also provide adequate deployment height and structural capacity to hold additional equipment.

Site sharing investigations revealed that there are no existing facilities within 500m of Xplore's proposed location.



4.3 Land-use Consideration

The site is located on property designated Agriculture (A1) and the subject property is abutted by additional Agricultural lands. The distance to the closest residential property from the tower is approximately 180m.

Given the coverage objectives of this site we feel it is the best possible location. The proposed facility will enhance coverage for surrounding area as well as to travellers along the roadways while maintaining a significant setback to any Natural Heritage uses. Although the Township's Policy's recommends a setback from property lines, it was not possible at this location. In working with the landowner, a few locations near their buildings were ruled out (cattle field/slope & east side is an operating business). In order to have minimal interference with active agricultural areas, we have pushed the site into the northeast corner of the field.

5.0 Review of Development Plan

5.1 Municipal Consultation Process

Xplore is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Xplore is required by Industry Canada to consult with land-use authorities in siting new mobile base station locations.

The consultation process established under Industry Canada's authority is intended to provide the local land-use authorities an opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless voice and data systems.

As the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Xplore is required to follow established and documented telecommunication protocols or processes set forth by land-use authorities.

5.2 Public Consultation

In accordance with Industry Canada procedures, public consultation is required for most new telecommunication facility proposals. Per Industry Canada's guidelines default public consultation is conducted via written notification to property owners within three times (3x) the height of the tower measured from the base or outer most point of the tower. Depending on the height of the proposed facility a public notice in a locally circulated newspaper may also be warranted.

Both forms of notice must contain basic information about the proposal (location, design etc.) as well as contact information for the proponent and a thirty (30) day window to submit comments or questions to the proponent.

Public consultation requirements may vary where an established local policy or protocol is in effect.

5.3 Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore must also fulfill other important obligations including the following:

Canadian Environmental Assessment Act

Industry Canada requires that the installation and modification of antenna systems be completed in a manner that complies with appropriate environmental legislation. This includes the Canadian Environmental Assessment Act, 2012 (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012 or is proposed to be located on federal lands.

Xplore attests that the antenna system proposed will be installed and operated in a manner that respects the local environment and complies with all statutory requirements.

Transport Canada's Aeronautical Obstruction Marking Requirements

Aerodrome safety is under the exclusive jurisdiction of NAV Canada and Transport Canada. An important obligation of wireless proponents is to comply with Transport Canada / NAV Canada aeronautical safety requirements. Transport Canada performs an assessment of the proposal with respect to the potential hazard to air navigation and notifies Xplore of any painting and/or lighting requirements for the antenna system. The necessary applications have been submitted.

For additional information, please see the Transport Canada website at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standards621-3808.htm>

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate health protection limits for exposure to radio-frequency (RF) electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Fields in the Frequency Range from 3Khz to 300Ghz – Safety Code 6".

The exposure limits specified in Safety Code 6 are established by reviewing all peer-reviewed scientific research in the area of human health and RF exposure. Included in this review are hundreds of studies conducted over the past 50 years.

Radiocommunication, including technical aspects related to broadcasting, is under the responsibility of the Ministry of Industry (Industry Canada) which has the power to establish standards, rules, policies and procedures. Industry Canada, under this authority has adopted Safety Code 6 for the protection of the general public. With this adoption, Industry Canada requires all proponents and operators to ensure that their installations comply with Safety Code 6 at all times, including any changes to the code and including any combined effects from other installations in the nearby radio environment.

Xplore attests that the radio antenna system described will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

Engineering Practices

Xplore attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and the Canadian Standards Association and comply with good engineering practices including structural adequacy.

6.0 Summary and Conclusion

As communities continue to grow to depend on wireless products and their services, it will be necessary to improve network coverage and quality. Improving network coverage and quality is achieved by increasing mobile base station infrastructure to fill coverage gaps and increase capacity for current and future wireless users.

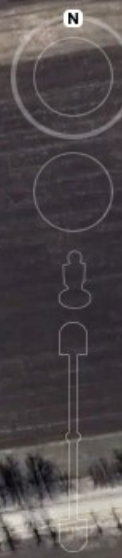
In response to the demand for high quality wireless services in Ontario, specifically in the area of the Township of Southgate, Xplore has proposed a communications site that achieves the technical requirements of the network while maintaining a significant setback to any residential land uses.

I look forward to working with the Municipality in providing enhanced wireless services to the community. Should you require any further information please do not hesitate to contact me at 587.894.0773 or by email at sduncan@forbesbrosltd.ca

Sincerely,

Sarah Duncan

Sarah Duncan, Government Affairs
FB Connect
482 South Service Road East, Unit 130
Oakville, ON L6J 2X6



6

21 Rd

View Point

Southgate Rd 22

Southgate Twp 22 Rd

ON8457 - ORCHARDVILLE: Proposed 45m Self-Support Tower Site

Image © 2024 CNES / Airbus

118

Google Earth

207 m

Imagery Date: 4/11/2022 44°05'59.43" N 80°47'58.74" W elev 395 m eye alt 1.27 km

1985





October 29, 2024

Dear Current Resident / Owner,

**Re: INFORMATION PACKAGE FOR AN XPLORE INC. COMMUNICATIONS FACILITY
PROPOSAL AT 223044 SOUTHGATE ROAD 22, DURHAM, ON.**

Coordinates: Latitude: 44. 100057 Longitude: -80. 800279

Xplore Inc. Communications Site: ON8457 Orchardville

FB Connect, in our capacity as agent to Xplore Inc. is submitting this information package to formalize the consultation process related to the installation and operation of a communications facility. We have been in discussions with the Township of Southgate to begin the local public consultation process. This letter serves as an invitation to submit any questions or comments to the proponent or municipality (details below).

THIS NOTICE serves as an invitation to any interested members of the public to submit comments/questions to the individuals listed below by **December 7, 2024**.

A **virtual** public meeting will be held on **November 27, 2024, at 1:00PM**. Public comments and virtual attendance are welcome. To request information regarding the meeting, please contact Sarah Duncan or the Township of Southgate using the contact details below prior **to November 27, 2024**.

PLEASE TAKE NOTICE the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (ISED). For more information on the federal process pertaining to these installations please contact the local ISED office at: spectrumwodo-spectrebdsoo@ised-isde.gc.ca OR Tel: 1-855-465-6307.

NOTE: If you wish 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 or 519-923-2110 ext. 230

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

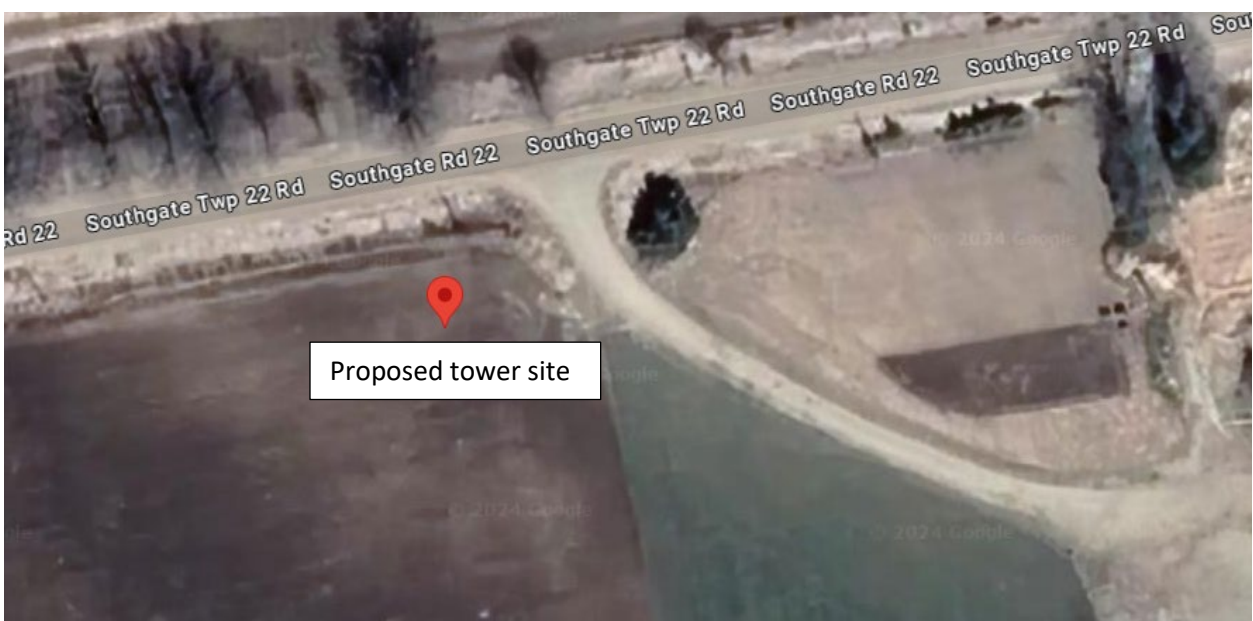
Proposed Site and Background Information

Xplore Inc.'s installation is proposed to be built on the subject property located approximately 300m east of Highway 6 and Southgate Township 22/21 Road (see Location Map). The proposed installation is required to provide Xplore Inc. customers with improved internet network coverage and data services.

Location Map (not to scale)



Tower Location Map (not to scale)



Existing Infrastructure and Alternate Locations

Prior to proposing a new freestanding mobile base station facility, the area is investigated for existing tower infrastructure and/or tall structures suitable for antenna deployment.

Our investigations showed there are no existing tower facilities within 0.5km of Xplore Inc.'s proposed location.

The proposed Xplore Inc. installation provides an opportunity to accommodate colocation with other licensed carriers, thus limiting the number of new tower structures required in the area.



The Proposed Installation

The proposed installation is a lite duty self support style communications structure. The tower installation is a triangular structure and will be 45m in height and occupy a footprint of approximately 3 metres by 3 metres. The tower will have an anti-climb mechanism. Transmitting and receiving antenna equipment is mounted to the upper portion of the structure as well as provisions for future technology services.





Above: Photosim of the proposed tower before and after– looking east on Southgate Road 22

Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Xplore Inc. must also fulfill other important obligations including the following:

Impact Assessment Act (IAA) *Formerly Canadian Environmental Assessment Act*

Innovation, Science and Economic Development Canada (“ISED” formerly Industry Canada) requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Impact Assessment Act, 2019 (IAA), where the antenna system is incidental to a physical activity or project designated under IAA, or is located on federal lands.

Xplore Inc. attests that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment. In accordance with the Impact Assessment Act, this installation is excluded from assessment.

For additional detailed information, please consult the Impact Assessment Act at: <https://laws-lois.justice.gc.ca/eng/acts/I-2.75/>

Engineering Practices

Xplore Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and The Canadian Standard Association and respect good engineering practices including structural adequacy.

Transport Canada's Aeronautical Obstruction Marking Requirements

Xplore Inc. attests that the radio antenna system described in this notification package will be installed and operated on an ongoing basis to comply with Transport Canada and NAV Canada aeronautical safety requirements. Xplore Inc. has submitted the necessary application to Transport Canada.

For additional detailed information, please consult Transport Canada at:

<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-3808.htm>

Health Canada's Safety Code 6 Compliance

Xplore Inc. attests that the radio antenna system described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined operation of additional carrier co-locations and nearby installations within the local radio environment.

More information in the area of RF exposure and health is available at the following web site: Safety Code 6: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/radiation/consumer-radiation/radiofrequency-fields.html> and <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/safety-code-6-health-canada-radiofrequency-exposure-guidelines-environmental-workplace-health-health-canada.html>

Innovation, Science and Economic Development Canada (ISED) Spectrum Management

Please be advised that the licensing of this site and its design is under the exclusive jurisdiction of the Government of Canada through CRTC and ISED. Information relating to ISED's public consultation guidelines *CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems* is available at <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html> or you may contact the local ISED office at: 4475 North Service Road, Suite 100

Burlington, ON L7L 4X7

Fax: 905-639-6551

Email : spectrumswodo-spectrebds00@ised-isde.gc.ca

Municipal and Public Consultation

In accordance with the ISED consultation guidelines "*Radiocommunication and Broadcasting Antenna Systems (CPC-2-0-03)*" and the Township of Southgate's "*Communication Tower & Antenna Projects Planning approval Policy & Guidance Document*", this information package has been mailed to all property owners within 120m of the subject property.

FB Connect on behalf of Xplore Inc. Communications is committed to effective municipal and public consultation. This notice serves as invitation to submit comments in writing to the proponent. Please provide written comments and feedback to the contact provided below by **XXXX, 2024**.

Contact Information:

FB Connect

Sarah Duncan
Government & Public Relations
482 South Service Road E, Suite 130
Oakville, ON L6J 2X6
Phone: (587) 894-0773
Email: sduncan@forbesbrosLtd.ca

Township of Southgate

Victoria Mance, Junior Planner
185667 Grey County Road 9
Dundalk, Ontario N0C 1B0
Tel: 519-923-2110 ext. 235
Email: vmance@southgate.ca

From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: County comments for Xplore Communication Tower - 223044 Southgate Rd. 22
Date: November 14, 2024 11:50:13 AM

County comments for Xplore Communication Tower - 223044 Southgate Rd. 22

Hello Southgate,

Please see below for the County comments for Other application Xplore Communication Tower - 223044 Southgate Rd. 22 - Orval & Danielle Rose Martin.

Schedule A of the County OP designates the subject lands as 'Rural' and 'Agricultural'. Section 8.9.4(1) states,

The County supports the provision of high quality telecommunications services throughout the entire County including broadband/fibre and cellular services both within settlement areas and rural areas.

Further, Section 8.9.4(5) of the County OP states,

Recognizing that telecommunications towers are exempt from municipal zoning by-laws and Section 41 of the Planning Act, municipalities are encouraged to work with Industry Canada to develop local telecommunication tower siting protocols that:

a) Prefer a minimum 250 metre setback from all residential zones and dwellings wherever possible, unless necessary to provide adequate service to such areas;

The proposed telecommunication facility is located within agricultural lands and will increase the quality of telecommunications services. The proposed telecommunication facility has a setback of approximately 180 metres; therefore, County Planning staff recommend that the proposed tower be relocated 250 metres from the nearest dwelling not owned by the property owner, if possible.

Schedule A of the County OP indicates that the subject contains 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

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

Provided that, if possible, the proposed tower be relocated 250 metres from the nearest dwelling not owned by the property owner; County Planning staff have no concerns with the subject application.

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

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

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: October 31, 2024

File No.: C29-24

Can a safe access be provided? Yes No

Road Drainage Concern: None

Road Standard: Rural gravel

Road Widening Necessary? Yes No

Entrance Requirements: Existing

Load Restricted Road: Yes No

Comments: _____

Risk Management Office

Property is located in a Well Head Protection Area:

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

Comments: _____

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official

From: [Mike Oberle](#)
To: [Sarah Duncan](#)
Cc: [Elisha Milne](#); [Bill White](#); [Victoria Mance](#); [Group_PlanningDeptEmails@grey.ca](#); [Jim Ellis](#); [Phil Schram](#); [grey@ofa.on.ca](#)
Subject: SVCA comment- Application for Xplore tower: 223044 Southgate Rd. 22, Durham (ON8457 Orchardville)
Date: October 9, 2024 4:10:18 AM
Attachments: [image002.png](#)
[image003.png](#)
[LOA.pdf](#)
[ON8457 - Site Sketch 01-Oct-24.pdf](#)
[ON8457 Orchardville - Justification Report FINAL.pdf](#)

Good day Sarah Duncan,

This email is further to the email of below regarding the above referenced project at the above referenced location.

Thank you for copying the SVCA.

Please be advised that although there is SVCA Approximate Screening Area (where review and permit may be required from the conservation authority prior to development), on the above referenced property, based on the plans and maps/sketches provided, the proposed tower will not be within the SVCA Approximate Screening Area, and so further review/permit from the SVCA is not required for the tower proposal.

Please be aware that if work to install utilities along Highway 6 and/or Southgate Road 22 within the SVCA Approximate Screening Area is proposed, then review/permit from the SVCA may be required.

I trust that this is helpful.

For their refence, I am copying on this email, all those that you had copied.

Any questions, please ask.

Kind regards,

Mike

Michael Oberle

Environmental Planning Coordinator

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

m.oberle@svca.on.ca

www.saugeenconservation.ca

From: Sarah Duncan <sduncan@forbesbrosLtd.ca>

Sent: October 8, 2024 10:31 PM

To: Elisha Milne <emilne@southgate.ca>

Cc: Bill White <bwhite@tritoneng.on.ca>; Victoria Mance <vmance@southgate.ca>;
Group_PlanningDeptEmails@grey.ca; Southgate Mailbox <southgate@SVCA.ON.CA>;

jellis@southgate.ca; pschram@southgate.ca; grey@ofa.on.ca

Subject: Application for Xplore tower: 223044 Southgate Rd. 22, Durham (ON8457 Orchardville)

****[CAUTION]: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.**

Hello Elisha,

Thank you again for setting up the pre-consultation call regarding this file. As per our conversation, we are now submitting our formal application. Payment has already been made and I am adding the agencies you wanted circulated to this email.

This site did not meet the recommended setback for the tower. Other locations on the property, close to the barn and on the east side were disqualified for various reasons (see the Justification Report).

Attached are:

1. Justification report
2. Landowner authorization
3. Site sketch
4. Photo simulations of the tower

I look forward to working with you on the consultation portion of the application.

If there is anything else you require, please let me know.

Regards,

Sarah



Sarah Duncan

Government Relations

130, 482 South Service Road E, Oakville, ON, L6J 2X6, Canada

T: 1-780-960-1950 C: (587) 894-0773 F: (780) 481-1373

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