



Zoning By-law Amendment Application Form

Corporation of the Municipality of Meaford
 21 Trowbridge Street West
 Meaford, ON N4L 1A1

Phone: 519-538-1060 Fax: 519-538-1556 Email: clerk@meaford.ca

This application is made to the Council of the Municipality of Meaford under Section 34 of the Planning Act, R.S.O. 1990.

Once signed and commissioned, this application shall be filed with the Clerk of the Municipality of Meaford, and accompanied by the fee made payable to the Corporation of the Municipality of Meaford. Fill out and complete all applicable sections. Incomplete applications will not be processed.

Date Accepted: _____ **Accepted By:** _____ **File #:** _____ **Roll #:** _____

Application Fees (Payable to the Municipality unless noted otherwise)

<input type="checkbox"/> Major Zoning Amendment - Application Fee	\$23,170.00
- Engineering Review Deposit	\$10,000.00
<input checked="" type="checkbox"/> Minor Zoning Amendment - Application Fee	\$8,440.00
- Engineering Review Deposit	\$5,000.00
<input type="checkbox"/> Temporary Use Application Fee	\$4,390.00
<input type="checkbox"/> Temporary Use Extension Application Fee	\$1,160.00
<input type="checkbox"/> Removal of Holding Symbol (H2-H8) Application Fee	\$1,630.00
Other Fees:	
<input type="checkbox"/> Septic Review (Required for all applications on Private Services)	\$210.00
<input checked="" type="checkbox"/> Grey Sauble Conservation Authority (GSCA) Fee (Payable to GSCA – amount to be confirmed by staff)	<input type="text"/>
<input checked="" type="checkbox"/> Grey County Planning Review Fee (Payable to the Municipality of Meaford – amount to be confirmed by staff)	<input type="text"/>

Section A - Applicant Information

1. Registered Owner(s): Toronto Engineering College Inc. c/o Amaninder Bharj

Full Mailing Address: 128 Degrey Drive, Brampton, ON L6P 4L7

Phone: (647) 868-3700 Fax/Email: amaninder.bharj@gmail.com

2. Applicant (if different from owner): Ron Davidson Land Use Planning Consultant Inc.

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

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

Applicant's relationship to subject lands: Planning Consultant

3. Agent (if applicable, acting on behalf of the owner and applicant – such as a planning consultant): _____

Full Mailing Address: _____

Phone: _____ Email: _____

Communications should be sent to: Owner(s) Applicant(s) Agent(s)
Signs for posting on the lands should be sent to: Owner(s) Applicant(s) Agent(s)

Section B - Property Details

1. Municipal Address: 279 St. Vincent Street, Meaford

Former Township/Town: St. Vincent Sydenham Meaford

Lots 226, 267, 276 - 284, Part Lots 268, 273, 274, 285 - 289

Concession: _____ Lot: _____ Registered Plan: 309

Part(s): _____ Reference Plan: _____

Date Lands were acquired by current owner(s): July, 2023

2. Subject Lands Dimensions and Area:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	2.78	87.9	144+/-
Lands Affected (if only a portion)			

3. Official Plan Designation of the Subject Lands: Urban Living Area

4. Explain how this application conforms to the Official Plan: See Planning Justification Report

5. Current Zoning of the Subject Lands: 'UI' (Urban Institutional)

6. Indicate any environmental constraints apply to the subject lands: None

- Wetlands
- Specialty Crop Lands
- Floodplains
- ANSI's
- Heritage Resources
- Streams, Ravines and Lakes
- Solid Waste Management
- Springs or Sinkholes
- Niagara Escarpment Plan
- Water Resources
- Aggregate Resources
- Thin Overburden (Karst)
- Sewage Treatment Plant
- Fisheries, Wildlife & Environment
- Wooded Areas and Forest Management

7. Type of Road Access:

Access Type

- Provincial Highway Access
- County Road
- Open and Maintained Municipal Road Allowance
- Non-maintained/Seasonally Maintained Municipal Road Allowance
- Private Right-of-Way
- Water Access **(Not recognized by the Municipality of Meaford)**

8. If access to the subject land is by water only, what are the parking and docking facilities at the site and what is the approximate distance of these facilities from the subject land to the nearest public road? **(Not recognized by the Municipality of Meaford).**

9. Indicate the applicable servicing at the subject property:

Types of Servicing	Existing	Proposed
Water Servicing (Municipal, Communal, Private Well)	Municipal	Municipal
Sewer Servicing (Municipal, Communal, Private System)	Municipal	Municipal
Storm Servicing (Storm Sewer, Ditches, Swales)	Storm sewer	Storm sewer

Does this application permit development on privately owned and operated individual or communal septic systems, and if so, would more than 4500 litres of effluent a day be produced as a result of the development being completed?

- Yes No N/A

If yes, you **MUST** provide a Servicing Options Report and a Hydrogeological Report.

10. Existing use of the lands and how long the use has continued (Agricultural, Residential, Commercial, Industrial, Vacant, Other): Vacant public school building

11. Present use of abutting properties:

North Residential

South Sports field

East Residential

West Residential

12. Does the Owner have any interest in the abutting lands? If yes, describe the interest.

Yes No

13. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of this subject lands?

Yes No

If yes, has an amendment to the Site Plan and/or agreement been applied for?

Yes No

14. Are there any easements, right-of-ways, restrictions, covenants, or other agreements applicable to the subject lands? (If yes, describe what they are, indicate on a drawing if applicable and include a Site Plan and/or Agreement if applicable):

No easements

15. Has the owner or applicant made an application for any of the following, either on or within 120 meters of the subject lands? No

Official Plan Plan of Subdivision Zoning By-law Amendment
 Consent Minor Variance Development Control Permit (NEC)
 Site Plan Control

If yes, please describe briefly (i.e. Date of application, file number, nature of application, effect on this application, etc.):

Section C - Proposal Details

1. Describe the nature and extent of the relief applied for and the proposed use of the subject lands: The former public school will be converted to a college, and three dormitory buildings will be erected.

Relief from the minimum side yard requirement from 4.5 metres to 4.0 metres is requested for two of the dormitories.

2. Describe the reason for the proposed amendment(s): To allow for a college with accommodation.

3. Describe the timing for the proposed development, including phasing: Immediately

4. Provide the following details for all the buildings and structures, both existing and proposed (Use separate page if necessary).

Buildings and Structures	Existing	Proposed
Type of Buildings and Uses	Former school building	3 dormitories
Date of Construction	1965	Immediately
Ground Floor Area (m²)	5400	7200
Gross Floor Area (m²)	9500	19,500
Number of Stories	2	3 plus basement
Width (m)	126	46.46
Length (m)	94	13.65
Height (m)	Various	11
Setback from front lot line (m)	50	7.5
Setback from rear lot line (m)	4	9.8
Setback from side lot line (m)	11 and 63	4 and 10.17

5. Is the subject lands within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements?

Yes No

If yes, please include a statement of these requirements: _____

6. 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 include a statement of these requirements: _____

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

Yes No

If yes, please include details of the official plan amendment that deals with this matter:

8. Is the subject land within an area where zoning with conditions may apply?

Yes No

If yes, please explain how the application conforms to the official plan policies relating to the zoning with conditions: _____

9. Names and addresses of all mortgages, holders or charges or other encumbrances with respect to the subject lands: No mortgage

10. Please list any supporting documents (e.g. Environmental Impact Study, Hydrological Report, Traffic Study, Market Area Study, Aggregate License Report, Storm water Management Report)

Traffic Impact Study

Site Plan

Planning Justification Report

11. Provide an explanation of how the application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3 (1) of the Act.

See Planning Justification Report

12. Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the application conform to, or does not conflict with the applicable provincial plan or plans? :

13. Site Drawing Requirements

A detailed Site Drawing - to scale, is required to be submitted together with any Zoning Amendment Application. The Site Drawing must provide sufficient details of the intended development in order to assist in understanding the proposal, including the boundaries and dimensions of the subject land, the size, type and location of all existing and proposed buildings on the subject land, related facilities and all other property information listed below. The following detailed information should be included with the Site Plan:

- a. Lot Frontage
- b. Number, Dimensions and Surface Treatment of Parking Spaces and Aisles
- c. Number and Dimensions of Loading Spaces
- d. Location of all Ingress and Egress Points and Dimensions
- e. Easements of restrictive covenants
- f. Adjacent land uses, buildings and structures
- g. Public Roads, Allowances and Rights-of-Way, including width and proper name, indicating if it is unopened
- h. The approximate location of all natural and artificial features (ie buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicants opinion, may affect the application
- i. All Environmental Constraint Areas
- j. All Buildings and Structures with dimensions including front, side and rear yard setbacks
- k. Existing and proposed drainage or other storm management facilities
- l. Berming/Screening
- m. Internal Driveways and Lanes including dimensions
- n. Landscaped/Grassed Areas – including area
- o. North Arrow and Scale
- p. Location of wells and septic tanks
- q. If access is by the water only, indicate the location of the parking and docking facilities to be used. (**This is not a supported access by the Municipality of Meaford**)
- r. The location and nature of any easements affecting the subject lands

Provide any other Site Plan information considered relevant to the proposal.

Note: Where redevelopment is proposed, any existing building(s) to be removed must also be shown on the Site Plan.

Section D - Agricultural Information (complete this section only if the lands are within a rural area of the Municipality)

14. Related Farm Operations

a. What type of farming has been conducted on the subject property?

Beef Dairy Swine Poultry Sheep Cash Crop

Other: _____

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

b. How long have you owned the farm? _____

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

Yes – For how long? _____ No – When and Why did you stop? _____

d. Area of total farm holding: _____ Number of tillable acres: _____

e. Do you own any other farm properties? Yes No

If yes, Lot: _____ Concession: _____ Former Township: _____ Acres: _____

f. Do you rent any other land for farming purposes? Yes No

If yes, Lot: _____ Concession: _____ Former Township: _____ Acres: _____

g. Is there a barn on the subject property? Yes No

If yes, which part of the property does the barn fall on?

Proposed Severed Proposed Retained

Condition of barn: _____ Present use of barn: _____

Size of barn: _____ Capacity of barn (livestock): _____

h. Indicate and describe the manure storage facilities on the subject lands:

Storage already exists _____

Liquid _____

Solid _____

No storage required (manure/material is stored for less than 14 days)

- i. Are there any barns on other properties within 1000 meters (3,280 ft) of the proposed lot? Yes No

If yes, these barns and distances to the subject property must be shown on the sketch. And the following questions must be answered for each property containing a barn regardless of current use. You may use additional pages if necessary.

- j. What type of farming has been conducted on this other property? _____

- k. Number of tillable acres on this other property? _____

Size of barn on this other property? _____ Capacity of barn (livestock): _____

- l. Type of manure storage on this other property? _____

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

Section E – Declarations and Authorization (complete and return all pages)

1. AFFIDAVIT – SOLEMN DECLARATION (Affidavits MUST be signed in the presence of a Commissioner of Oaths)

I/We Ron Davidson and _____
Name of Owner/Applicant *Name of Owner/Applicant*

Of the **City/Town/Municipality** of Owen Sound in the **County/Region** of Grey

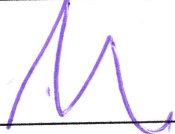
Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

I have been advised that incomplete and/or inaccurate information will delay the procession of my application and may results in additional costs to me.

DECLARED before me at the

City/Town/Municipality of Owen Sound in the **County/Region** of Grey

This 20 day of March, 2026.



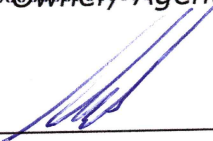
Signature of Owner/Applicant

March 20/26

Date

~~Signature of Owner/Agent~~

~~Date~~



Signature of Commissioner

March 20/26

Date

Heather Ann Waite, a Commissioner, etc,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires March 4, 2028.

2. Owner(s) Consent (Freedom of Information), Authorization for Access

In accordance with the provision of the Planning Act, the Municipality provides public access to all development applications and supporting documentation. In submitting this development application and supporting documentation,

I/We Amaninder Bharj ~~and~~ _____
Name of Owner *Name of Owner*

Of the **City/Town/Municipality** of Brampton in the **County/Region** of Peel,

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. **AND;**

Hereby permit Municipal Staff and its representatives to enter upon the property for the purpose of performing inspections of the subject property.

Amaninder
Signature of Owner

22 Mar 2026
Date

~~Signature of Owner~~

~~Date~~

Ron Davidson
Signature of Witness

22 March 2026
Date

**3. Owner(S) Authorization of Applicant/Agent
(Only required if the applicant and/or agent is not the registered owner)**

I/We Amaninder Bharj ~~and~~ _____
Name of Owner *Name of Owner*

Of the **City/Town/Municipality** of Brampton in the **County/Region** of
Peel, Registered owner of 279 St. Vincent Street, Meaford
Property Description

Do hereby authorize Ron Davidson
Name(s) of Authorized Agent(s)

To act as my (our) agent for the purposes of this application.

Amaninder 22 Mar 2026
Signature of Owner *Date*

~~Signature of Owner~~ ~~Date~~
Ron Davidson 22 March 2026
Signature of Witness *Date*

**One form is required for each person authorized to act for this application.

4. COSTS OF APPLICATION AND SIGNAGE ACKNOWLEDGEMENT

I/We Amaninder Bharj ~~and~~ _____
Name of Owner or Applicant *Name of Owner or Applicant*

Of the **City/Town/Municipality** of Brampton in the **County/Region** of
Peel,

In accordance with the provision of the Planning Act, notice signs, provided by the Municipality for your convenience, must be posted on the subject lands in a location visible and legible from a public highway, providing notification the public in advance of the public meeting. In submitting this development application and supporting documentation,

I/We hereby acknowledge our responsibility to post the notice sign on the subject property as instructed by the Municipality and further I/We further indemnify the Municipality from any damages resulting from the improper postings of this sign. **AND;**

I/We acknowledge receiving and reviewing the fee and tariffs related to planning matters. I further understand and agree to be bound by the tariff and specifically agree that I shall pay full cost recovery for any planning matters listed in the fee tariff.

I/we understand and agree that the Fees submitted with this application cover only the anticipated processing cost (i.e. review by the Municipality, Public Meeting and documents if approved). It is further understood and agreed that any additional costs or requirements, incurred and charged by the Municipality (i.e. Planning, Legal or Engineering Review Fees, OLT hearing costs, Agreements, Special Studies, other Approvals or Applications and any other related matters) will be my/our responsibility to pay and/or reimburse the Municipality for same. Failure to pay all associated costs after being invoiced by the Municipality may be added to my municipal tax bill and collected by the Municipality in the same manner such as municipal taxes, or by any other means legally available to the Municipality.

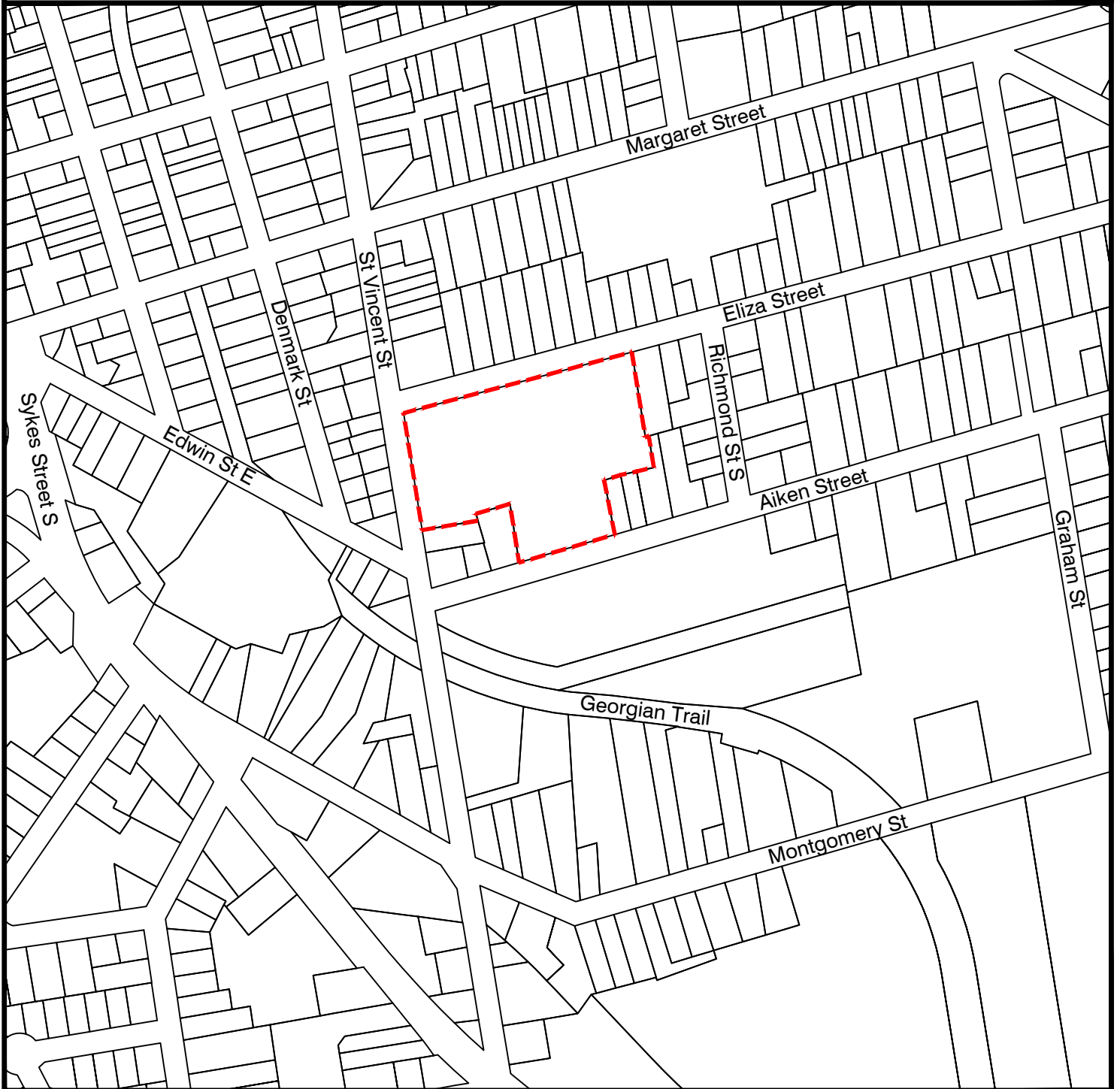
Amaninder 22 Mar 2026
Signature of Owner or Applicant *Date*

~~Signature of Owner or Applicant~~ ~~Date~~

Ron Davidson 22 March 2026
Signature of Witness *Date*

Figure 1: Location Map

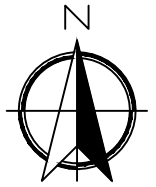
 Subject Lands



279 St. Vincent Street
Meaford, ON

Figure 2: Aerial Photograph

 Subject Lands

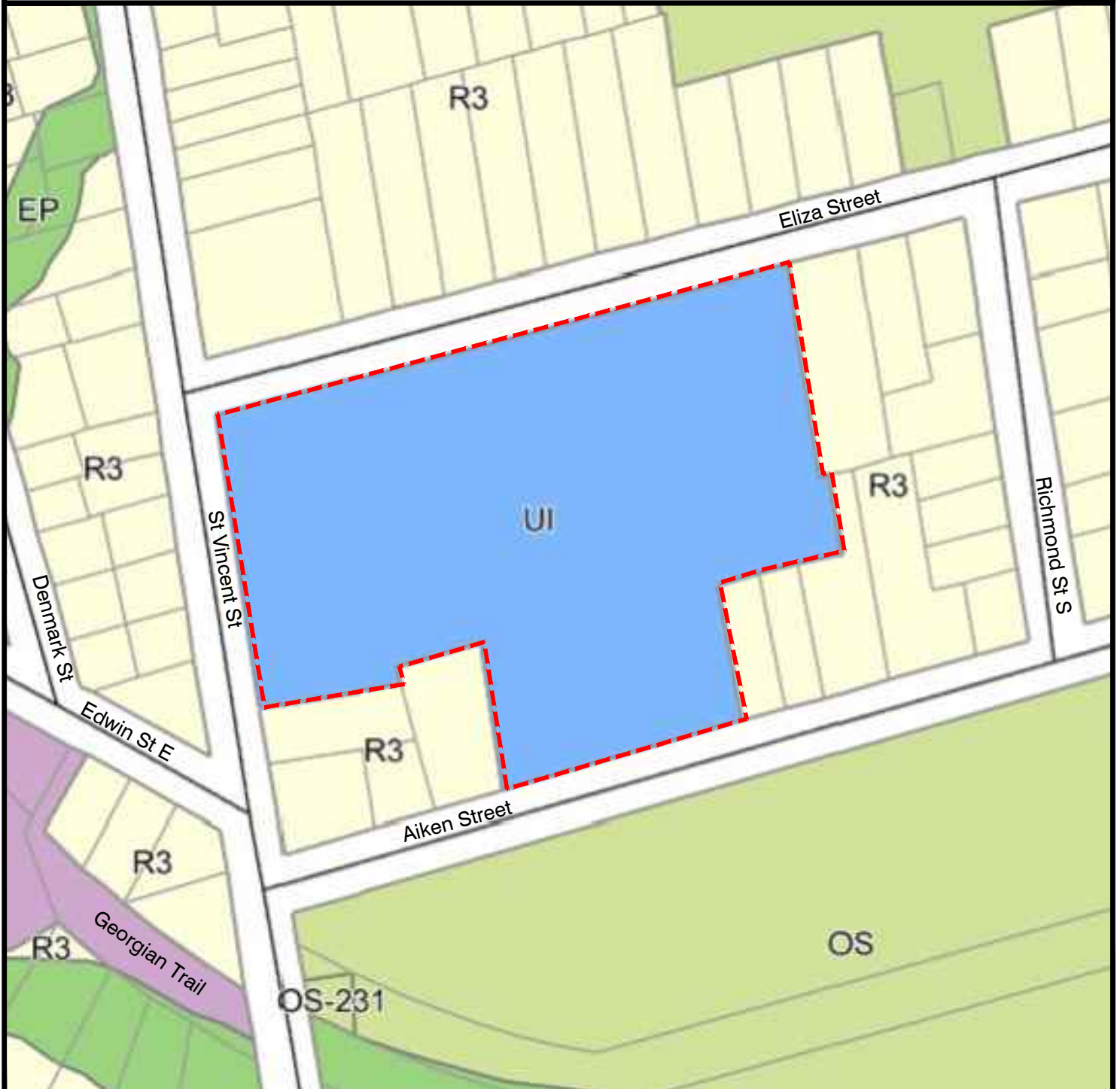


279 St. Vincent Street
Meaford, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
Scale 1:2000

Figure 3: Municipality of Meaford Zoning By-law Schedule A

 Subject Lands



279 St. Vincent Street
Meaford, ON

Figure 4: Municipality of Meaford Official Plan Schedule A-1

- Subject Lands
- Major Open Space
- Urban Living Area
- Environmental Protection



279 St. Vincent Street
Meaford, ON