

As invoices are received from municipal consultants, they will be billed to the applicant. The full security deposit must remain with the Municipality for the duration of the application. It is further agreed that default on any payment not made within 30 days of being invoiced by the municipality shall be liable for the payment of interest thereon and may be considered as default of this application.

Applicant Information:

1. Registered Owner(s): Sarlie Canada Inc. (C/O Krista Voigt)
 Full Mailing Address: P.O. BOX 517 Thornbury, ON N0H 2P0
 Phone: 519-377-0087 Fax/Email: krista@sarlie.org
2. Applicant(s)/Agent(s) (if different then owner): MHBC Planning (C/O Kory Chisholm)
 Full Mailing Address: 113 Collier Street, Barrie, ON, L4M 1H2
 Phone: 705-728-0045 x 224 Fax/Email: kchisolm@mhbcplan.com
 Applicant's relationship to subject lands: Owner's Agent

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)**

Subject Lands:

3. Municipal Address: 12, 18, 22, 24, 28 and 34 Collingwood Street East, Meaford, ON
 Former Township/Town: St. Vincent Sydenham Meaford
1092-1096
 Concession: _____ Lot: and1097 Registered Plan: 309
 Part(s): _____ of Lot(s) _____ Reference Plan: _____
 Date Lands were acquired by current owner(s): June 18, 2020

4. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	0.502	103.45	50.67
Lands Affected (if only a portion)			

5. Current Official Plan Designation of the Lands and the uses authorized within the designation: Downtown Core Commercial

6. Current Zoning By-law Designation of the Lands:

7. Please indicate any environmental constraints which apply to the subject lands:

- 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

8. Indicate the 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)**

9. 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 lands to the nearest public road? **(Not recognized by the Municipality of Meaford).**

10. Indicate the applicable servicing at the subject property:

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

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.

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

12. Present use of abutting properties:

North Residential, Commercial, Park South Collingwood Street East
East Commercial West Commercial

13. Does the Owner or applicant have any interest in the abutting lands? If yes, describe the interest.

Yes No

14. 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

15. Are there any easements, rights-of-way, 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):

N/A

16. Has the owner or applicant made an application for any of the following, either on or within 120 meters of the subject lands?

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

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

Zoning By-law Amedment Application (Z06-2022) submitted June 2022, approved September 12, 2022 with the passing of By-law 2022-58.

17. Related Farm Operations

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

Beef Dairy Swine Poultry Sheep Cash Crop

Other: N/A

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

b. How long have you owned the farm? N/A

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? N/A

d. Area of total farm holding: N/A Number of tillable acres: N/A

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

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 N/A

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. 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? N/A

k. Number of tillable acres on this other property? N/A

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

I. Type of manure storage on this other property? N/A

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

Proposal Details:

18. Describe the nature and extent of the relief applied for and the proposed use of the subject lands: This Site Plan Application is intended to facilitate a development consisting of 10 3-storey live/work rear lane townhomes in two blocks facing a pedestrian promenade and a 3-storey 16-unit condominium apartment building with ground floor commercial and an associated 29-space parking lot.
19. Describe the reason for the application: Site Plan Control is required to facilitate detailed design of the proposed development which is more than 10 units and intended to be constructed in a single phase.
20. Describe the timing for the proposed development, including phasing: _____
The development is intended to be constructed in a single phase with construction anticipated to begin in fall 2024.
21. Provide the following details for all the building, both existing and proposed (Use separate page if necessary).

Building Type:	Existing	Proposed	Existing	Proposed
Date of Construction	N/A	Fall 2024	N/A	Fall 2024
Ground Floor Area (m²)		1,117.2		615.3
Gross Floor Area (m²)		4,181.9		1,897.7
Number of Stories		3		3
Width (m)		38.18		36.72
Length (m)		13.11		17.37
Height (m)		<11m		<11m
Use		Live/Work Townhomes		Apartments
Setback from front lot line (m)		1.44		0.36
Setback from rear lot line (m)		7.59		33.06
Setback from side lot lines (m)		West >40 East 9.35		West 8.98 East >30

22. Provide the following details for all the building, both existing and proposed (Use separate page if necessary).

Proposed Uses	Units (#)	Lots (#)	Blocks (#)	Area (ha)	Proposed Density (Units per ha)	Bedrooms (#)	Floor Coverage (m ²)	Parking (#, type)
RESIDENTIAL								
Detached Dwellings								
Semi-detached dwellings								
Row, Townhouse	10			0.502	51.79			20
Apartments	16	1						29
Other								
NON-RESIDENTIAL								
Commercial Residential								
Other Commercial	See below							
Industrial								
Parkland Dedication								
Open Space and Hazard Lands								
Institutional (specify)								
Road Allowances								
Other (specify)								

If the 'Other Residential', 'Institutional' or 'Other' column has been filled out above, please explain the use: 8 Commercial Units are provided in the ground floor of the apartment building totaling 533.1 sq m of gross floor area.
Additional 440.3 sq m of commercial floor area is provided in
ground floor of townhomes.

Site Plan Requirements:

23. A detailed Site Plan (Drawing) drawn to scale, is required to be submitted together with any Site Plan, Subdivision or Plan of Condominium Review application. The Site Plan 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 and location of proposed uses, related facilities and all other property information described under Part B. Generally, the following detailed information should be included with the Site Plan. Where redevelopment is proposed, any existing building(s) to be removed should also be shown on the Site Plan. A checklist is provided at the end of this application and must be included with the submission package.

24. List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report) _____

Please refer to the cover letter for the list of submission documents.

25. Names and addresses of all mortgages, holders or charges or other encumbrances with respect to the subject lands: _____

No mortgage holders or encumbrances

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

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

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

29. 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? :

Yes.

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

I/We Sarlie Canada Inc. (C/O Krista Voigt) and _____
Name of Owner(s) *Name of Owner(s)*

Of the **City/Town/Municipality** of Thornbury 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 result in additional costs to me.

DECLARED before me at the

City/Town/Municipality of Meaford in the **County/Region** of Grey

This 17th day of June, 2024.

Signature of Owner(s) or Agent(s) K. E. E. Voigt

Date June 17, 2024

Signature of Owner(s) or Agent(s)

Date

Signature of Commissioner 

Date June 17/2024

Gabriele Pucci, a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Municipality of **Meaford.**
Expires March 24, 2026.

Applicant's Consent (Freedom of Information), Authorization For Access:

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 documentation,

I/We Sarlie Canada Inc. (C/O Krista Voigt) and _____
Name of Owner(s) *Name of Owner(s)*

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

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;**

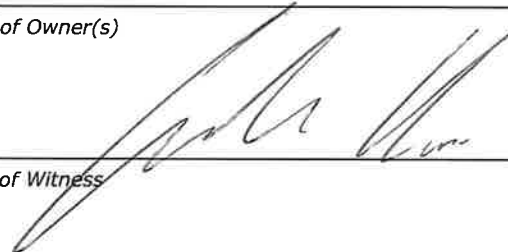
Hereby permit Municipal Staff and its representatives to enter upon the premises for the purpose of performing inspections of the subject property.

Signature of Owner(s) K. E. E. Voigt

Date June 17, 2024

Signature of Owner(s)

Date

Signature of Witness 

Date June 17/2024

OWNER(S) AUTHORIZATION OF AGENT
(Only required if the applicant or agent is not the registered owner):

I/We Sarlie Canada Inc. (C/O Krista Voigt) and _____
Name of Owner(s) *Name of Owner(s)*

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

Registered owner of 12, 18, 22, 24, 28 and 34 Collingwood Street East, Meaford, ON
Property Description

Do hereby authorize MHBC Planning (C/O Kory Chisholm)
Name(s) of Authorized Agent(s)

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

K. E. E. Voigt
Signature of Owner(s)

June 17, 2024
Date

Signature of Owner(s)

Date

[Signature]
Signature of Witness

June 17/2024
Date

AFFIDAVIT - COSTS OF APPLICATION

(Affidavits **MUST** be signed in the presence of a Commissioner of Oaths):

I/We Sarlie Canada Inc. (C/O Krista Voigt) and _____
Name of Owner(s) *Name of Owner(s)*

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

Hereby 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 understand and agree that the Fee and any associated Deposit submitted with this application covers only the anticipated processing cost (i.e. review by the Municipality, on 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 Fees, O.M.B. 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 may result in refusal of this application and if not paid forthwith after being invoiced, I agree that such costs shall 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.

DECLARED before me at the

City/Town/Municipality of Meaford in the **County/Region** of Grey

This 17th day of June, 2024.

Signature of Owner(s) K. & E. Voigt

Date June 17, 2024

Signature of Owner(s)

Date

Signature of Commissioner Gabriele Pucci

Date June 17 / 2024

Gabriele Pucci, a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Municipality of Meaford.
Expires March 24, 2026.

SITE PLAN CONTROL CHECK LIST

Please ensure that all items on the checklist below have been submitted as part of your application. The application will only be considered complete when everything on the checklist has been submitted.

- 1. 1 electronic copy of the site plan
- 2. 1 electronic copy of the building plan.
- N/A 3. 1 copy of a reduced site plan (maximum size 8 1/2" x 14").
- N/A 4. 1 electronic copy of the of a Justification Report (if required)
- 5. Scale on Site Plan.
- 6. North Arrow.
- 7. Key map showing the location and extent of the subject property.
- 8. Title block showing the name of the firm or person who prepared the plan.
- 9. The property limits and dimensions of the subject property and location and width of any road widening that is required.
- 10. A legal survey, prepared by an O.L.S. to accompanying the site plan.
- 11. Show the location of all existing buildings on the subject property.
- 12. Show all existing natural features such as trees, water courses, drainage ditches, environmental constraints, etc.
- 13. Show all proposed buildings giving their dimensions, height, use and size.
- 14. Show "site statistics" to confirm compliance with zone requirements for gross floor area, % building coverage, % landscaped area.
- 15. Setbacks to and between main buildings and accessory buildings.
- 16. Show the location and size of the proposed: Included within engineering drawings
 - a. sanitary sewer service
 - b. storm sewer service including manholes, catch basins, surface
 - c. detention areas and drainage ditches/channels/ swales
 - d. water supply service
 - e. electrical service (and transformers if required)
 - f. gas service (if applicable)?
- 17. Show the location of all existing and proposed, fire hydrants, on engineering drawings or near the subject property.
- 18. Show the location of all proposed parking areas, indicating the size of each individual parking space and the total number of

- parking spaces provided, including the proposed surface treatment (e.g. gravel, pavement, concrete, etc.)
- 19. Show all internal driveways and points of ingress and egress to the subject property from adjoining streets.
 - 20. All loading area(s) including their length and width.
 - 21. Show the location and dimensions of all walkways, sidewalks and curbs.
 - 22. Show the location of garbage collection and/or storage areas.
 - n/a 23. Show the location of all loading zones (if required) indicating the size of each loading zone.
 - 24. Show the location of all landscaped buffer areas and plant materials (if applicable).
 - 25. Show all finished ground grades.
 - 26. Show original ground grades. engineering drawings
 - 27. Flow arrows to indicate the direction of surface water flow in the pre- and post-development condition. engineering drawings
 - n/a 28. Show the location and design of all signs including the dimensions and colour of the sign (if applicable).
 - n/a 29. Show the location and design of all exterior lighting (if applicable).
 - 30. Show all fences required to appropriately screen the property and their height and construction material (wood, chain link, etc.).
 - 31. Show the phasing of development and the extent and order of development for each phase.
 - 32. Building elevations and the massing of buildings on the site from the street.
 - n/a 33. Include any necessary documents from the Ministry of Environment & Energy, Bruce/Grey/Owen Sound Health Unit, Ministry of Transportation, Conservation Authority, County of Grey and/or Ministry of Natural Resources.
 - 34. Show any improvements to existing municipal infrastructure (ie. Roads, Water, Sewer, etc.). engineering drawings

NOTES:

- Depending on the type of Development proposed other requirements may be requested such as a traffic report, structural design calculations, etc. These should be identified in the Planning Report
- Submissions shall be reviewed for completeness. Acknowledgement of the submission will be forwarded from the municipality's Planning Services Department to the Applicant/Agent, including notification of

additional information required prior to the commencement of the review by the municipality.

- All required information must comply with the applicable engineering standard of the municipality.
- A Planning Report shall detail how the proposal complies with any parent agreements (i.e. Master Development Agreement) and Zoning By-law. Any revisions to previous approvals or submissions must be clearly identified on the Plans
- Consideration must be given to the applicable Zoning Provisions in preparing the Site Plan. Please note any By-law variances and submit the necessary applications for approval.
- A Site Plan Agreement may be required prior to approval of the Site Plans and to the issuance of a Building Permit. This shall be determined by the Municipality.
- All of the Municipality's costs related to preparation of a Site Plan Agreement shall be paid by the applicant