

**Subject Lands:**

1. Municipal Address: 145166 16th Sideroad

Former Township/Town:  St. Vincent  Sydenham  Meaford

Concession: 11 Lot: 15 Registered Plan: \_\_\_\_\_

Part(s): \_\_\_\_\_ of Lot(s) \_\_\_\_\_ Reference Plan: \_\_\_\_\_

Date Lands were acquired by current owner(s): 2019

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
<b>Entire Property</b>	10 ha	+/- 255m	+/- 304m irregular
<b>Lands Affected (if only a portion)</b>			

3. Current Official Plan Designation of the Lands: Rural & Environmental Protection

4. Please explain how the application conforms to the Official Plan: \_\_\_\_\_  
see Planning Justification Report submitted as part of this application

5. Current Zoning By-law Designation of the Lands: Rural & Hazard

6. Please indicate any environmental constraints 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

7. 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**)

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
<b>Water Servicing</b> (Municipal, Communal, Private Well)	private well	private well
<b>Sewer Servicing</b> (Municipal, Communal, Private System)	private system	private system
<b>Storm Servicing</b> (Storm Sewer, Ditches, Swales)		

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): Residential and Agricultural

11. Present use of abutting properties:

North agriculture

South agriculture

East vacant forest/farmland

West agriculture

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

\_\_\_\_\_

\_\_\_\_\_

15. 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             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.):

\_\_\_\_\_

\_\_\_\_\_

**16. 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? a few months

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? 2019

d. Area of total farm holding: 10 ha      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.**

## Proposal Details:

17. Describe the nature and extent of the relief applied for and the proposed use of the subject lands: to permit a small scale luxury campground

18. Describe the reason for the proposed amendment(s): The Official Plan permits the proposed use but the policy require a Zoning Amendment

19. Describe the timing for the proposed development, including phasing: Spring 2020

20. Provide the following details for all the building, both existing and proposed (Use separate page if necessary). *Site plan is attached*

Building Type:	Existing		Proposed	
	Existing	Proposed	Existing	Proposed
Date of Construction				
Ground Floor Area (m <sup>2</sup> )				
Gross Floor Area (m <sup>2</sup> )				
Number of Stories				
Width (m)				
Length (m)				
Height (m)				
Use				
Setback from front lot line (m)				
Setback from rear lot line (m)				
Setback from side lot line (m)				

21. 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: \_\_\_\_\_

\_\_\_\_\_

22. 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: \_\_\_\_\_

\_\_\_\_\_

23. 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:

\_\_\_\_\_

\_\_\_\_\_

24. 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: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

26. 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 Brief, Hydrogeological Assessment, Functional Servicing Report,

Environmental Impact Statement and Planning Justification Report

\_\_\_\_\_

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

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## 29. Site Plan Requirements

A detailed Site Plan (Drawing) drawn to scale, is required to be submitted together with any Zoning Amendment 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, 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 should also be shown on the Site Plan.

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

I/We Krystin Rennie, Georgian Planning Solutions and \_\_\_\_\_  
*Name of Owner(s)* *Name of Owner(s)*

Of the **City/Town/Municipality** of Collingwood in the **County/Region** of Simcoe

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 \_\_\_\_\_ in the **County/Region** of \_\_\_\_\_  
**This** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_.

Krystin Rennie  
*Signature of Owner(s) or Agent(s)*

Nov 1/19  
*Date*

\_\_\_\_\_  
*Signature of Owner(s) or Agent(s)*

\_\_\_\_\_  
*Date*

Elizabeth Lynn Gladstone Buckton  
*Signature*

Nov 1/19  
*Date*

**ELIZABETH LYNN GLADSTONE BUCKTON,**  
**a Commissioner etc., County of Grey, for the**  
**Corporation of the Municipality of Meaford**  
**Expires December 14, 2021**



# **Applicant's Consent (Freedom of Information), Authorization For Access & Signage Agreement:**

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 Scott McIntosh and Elizabeth McIntosh  
Name of Owner(s) Name of Owner(s)

Of the **City/Town/Municipality** of Hamilton in the **County/Region** of Hamilton

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 confirm that the required notice signs will be posted on the lands as instructed and further indemnify the Municipality from any damages resulting from the improper postings of this sign. **AND;**

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

Scott McIntosh  
Signature of Owner(s)

Oct. 30/19  
Date

Elizabeth McIntosh  
Signature of Owner(s)

Oct 30/19  
Date

Krysta Rennie  
Signature of Witness

Oct 30/19  
Date

**OWNER(S) AUTHORIZATION OF AGENT**

**(Only required if the applicant or agent is not the registered owner):**

I/We Scott McIntosh and Elizabeth McIntosh  
*Name of Owner(s)* *Name of Owner(s)*

Of the **City/Town/Municipality** of Hamilton in the **County/Region** of Hamilton

Registered owner of 145166 16th Sideroad  
*Property Description*

Do hereby authorize Krystin Rennie, Georgian Planning Solutions  
*Name(s) of Authorized Agent(s)*

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

Scott McIntosh  
*Signature of Owner(s)*

Oct. 30/19  
*Date*

Elizabeth McIntosh  
*Signature of Owner(s)*

Oct 30/19  
*Date*

Krystin Rennie  
*Signature of Witness*

Oct 30/19  
*Date*

**AFFIDAVIT - COSTS OF APPLICATION**

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

I/We Scott McIntosh and Elizabeth McIntosh  
Name of Owner(s) Name of Owner(s)

Of the **City/Town/Municipality** of Hamilton in the **County/Region** of Hamilton

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 \_\_\_\_\_ in the **County/Region** of \_\_\_\_\_

**This** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_.

Scott McIntosh  
Signature of Owner(s)

Oct 30 / 19  
Date

~~Scott McIntosh~~ Elizabeth McIntosh  
Signature of Owner(s)

Oct 30 / 19  
Date

X  
Krista Rexa  
Signature of Commissioner

Nov 1 / 19  
Date

Agent  
Elizabeth Gladstone Buckton NOV 1 / 19

ELIZABETH LYNN GLADSTONE BUCKTON,  
a Commissioner etc., County of Grey, for the  
Corporation of the Municipality of Meaford  
Expires December 14, 2021

(agent's authn)