



Zoning By-law Amendment Application Form

Corporation of the Municipality of Meaford

Clerk

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.

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

Type of Application:

- Major Amendment Application Fee** **\$7000.00**
(Payable to the Municipality)
- Major Midscale Amendment Application Fee** **\$3500.00**
(Payable to the Municipality)
- Minor Amendment/Temporary Use or Extension Application Fee** **\$2100.00**
(Payable to the Municipality)
- Removal of Holding Symbol (H2-H6) Application Fee** **\$300.00**
(Payable to the Municipality)
- Removal of Holding Symbol (H3) Application Fee** **\$700.00**
(Payable to the Municipality)
- Septic Review** **\$125.00**
(Required for **all** applications on Private Services – Payable to the Municipality)
- Grey Sauble Conservation Authority Fee** **\$370.00**
(Required for **all** applications - Payable to Grey Sauble Conservation Authority)

Applicant Information:

1. Registered Owner(s): 299077 Ontario Inc. & 1862280 Ontario Inc.

Full Mailing Address: N/A

Phone: _____ Fax/Email: _____

2. Applicant(s)/Agent(s) (if different then owner): Cuesta Planning Consultants Inc.

Full Mailing Address: 978 First Avenue West, Owen Sound, ON N4K 4K5

Phone: 519-372-9790 Fax/Email: cuesta@cuestaplanning.ca

Applicant's relationship to subject lands: 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:

1. Municipal Address: 23 & 37 Trowbridge Street East, 12 Bayfield Street & Part of Berry Street.

Former Township/Town: St. Vincent Sydenham Meaford

Concession: _____ Lot: ^{1158, 1159, 1160, 1161} _____ Registered Plan: Plan 309

Part(s): _____ of Lot(s) _____ Reference Plan: Part 5 of 16R-7006

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

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	0.50ha	107.21m	49.2m
Lands Affected (if only a portion)			

3. Current Official Plan Designation of the Lands: Downtown Core Commercial & Environmental Protection

4. Please explain how the application conforms to the Official Plan: _____

The proposal aims to redevelop underutilized lots through infill development and will bring

149 new units to the settlement area. A site-specific policy is required.

5. Current Zoning By-law Designation of the Lands: Downtown Commercial (C1) and Environmental Protection (EP)

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
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, commercial, short-term residential rentals

11. Present use of abutting properties:

North Commercial and Residential

South Unopen ROW (Berry St) & Hazard lands (Bighead River)

East open ROW (Bayfield St) & Bighead River

West Institutional

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):

Easement across Part 5 of Plan 16R-7006 (see Site Plan)

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.):

Official Plan Amendment submitted concurrently with this application & Site Plan Control application submitted previously.

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? _____

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.

Proposal Details:

17. Describe the nature and extent of the relief applied for and the proposed use of the subject lands: Re-zone subject parcels to Downtown Commercial (C1) with site specific provisions
related to an increase in height, minimum front yard and a minimum required flood-proofing elevation. A holding provision
will be used to ensure archaeological assessment requirements are met by the proposal.
18. Describe the reason for the proposed amendment(s): To facilitate development of the subject property for a 5-storey multi-unit residential building in the downtown core of Meaford.
19. Describe the timing for the proposed development, including phasing: The owner is seeking to move forward with the development proposal immediately after receiving the required approvals. No phasing proposed.
20. Provide the following details for all the building, both existing and proposed (Use separate page if necessary).

Building Type:	Existing	Proposed	Existing	Proposed
Multi-residential				
Date of Construction	N/A	ASAP		
Ground Floor Area (m²)	0	3606.5m2		
Gross Floor Area (m²)	0	25740m2		
Number of Stories	0	5		
Width (m)	0	40.1m		
Length (m)	0	100.7m		
Height (m)	0	15.5m		
Use	to be demolished	apartment		
Setback from front lot line (m)	N/A	3.0 m		
Setback from rear lot line (m)	N/A	3.0 m		
Setback from side lot line (m)	N/A	3.0m		

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: _____

Average density of 20 units per hectare (MOP A2.2.4) and maximum height of 11 metres (subject to E1.1.1 of Meaford Zoning By-Law).

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: N/A

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)

Initial Planning Report, Addendum Planning Report, Two-Zone Flood Study & Letter, Cultural Heritage Impact

Assessment, Functional Servicing & Stormwater Management Report, Geotechnical Investigation,

Traffic Opinion Letter, Stage 1 Archaeological Assessment, Site Plan(s).

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? :

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 Genevieve Scott and _____
Name of Owner(s) Agent Name of Owner(s)

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

This 25th day of January, 2022.




Signature of Owner(s) or Agent(s)

Jan 25th, 2022

Date

Signature of Owner(s) or Agent(s)

Date



Signature of Commissioner

Jan 25, 2022

Date

Jessica MacInnes
Paralegal, P05093
for John A. Tamming
Professional Corporation, Registered Collector

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 Genevieve Scott and _____
Name of Owner(s) Agent *Name of Owner(s)*

Of the **City/Town/Municipality** of Meaford 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 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.

Signature of Owner(s) Agent

January 25th, 2022
Date

Signature of Owner(s)

Date

Gene Scott
Signature of Witness

January 25th, 2022
Date

OWNER(S) AUTHORIZATION OF AGENT *- see attached letters*
(Only required if the applicant or agent is not the registered owner):

I/We _____ and _____
Name of Owner(s) *Name of Owner(s)*

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

Registered owner of _____
Property Description

Do hereby authorize _____
Name(s) of Authorized Agent(s)

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

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Signature of Witness

Date

AFFIDAVIT - COSTS OF APPLICATION

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

I/We Genevieve Scott and _____
Name of Owner(s) Agent Name of Owner(s)

Of the **City/Town/Municipality** of Meaford 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 25th day of January, 2022.

Signature of Owner(s) Agent

Date Jan 25th 2022

Signature of Owner(s)

Date

Signature of Commissioner

Date Jan 25 2022

Jessica MacInnes
Paralegal, P05093
for John A. Tamming
Professional Corporation, Barrister and Solicitor