



# 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](mailto: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: July 8/22 Accepted By: DM File #: 208 Roll #: \_\_\_\_\_

### Type of Application:

- Major Amendment Application Fee** **\$8000.00**  
(Payable to the Municipality)
- Major Midscale Amendment Application Fee** **\$4000.00**  
(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** **\$390.00**  
(Required for **all** applications - Payable to Grey Sauble Conservation Authority)

### Applicant Information:

1. Registered Owner(s): Liang Zhao (Lucy Zhao)

Full Mailing Address: 125 Foster Street, Meaford

Phone: \_\_\_\_\_ Fax/Email: \_\_\_\_\_

2. Applicant(s)/Agent(s) (if different then owner): Miller Golf Design (Jason Miller)

Full Mailing Address: 103 Hillcrest Drive, Box 308, Clarksburg, Ontario, N0H 1J0

Phone: 519-373-2384 Fax/Email: jdwmiller60@gmail.com

Applicant's relationship to subject lands: Project Manager

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: 357038 Blue Mountains-Meaford Townline, Meaford  
 Former Township/Town:  St. Vincent       Sydenham       Meaford  
 Concession: 1 Lot: 1 Registered Plan: 16R-11547  
 Part(s): Part 2 of Lot(s) 1 Reference Plan: \_\_\_\_\_  
 Date Lands were acquired by current owner(s): 2013

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
<b>Entire Property</b>	20.15 ha	247m	746m
<b>Lands Affected (if only a portion)</b>			

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

4. Please explain how the application conforms to the Official Plan: \_\_\_\_\_  
See attached Planning Justification Report.

5. Current Zoning By-law Designation of the Lands: Rural (RU) 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
<b>Water Servicing</b> (Municipal, Communal, Private Well)	Private well	
<b>Sewer Servicing</b> (Municipal, Communal, Private System)		Private system
<b>Storm Servicing</b> (Storm Sewer, Ditches, Swales)		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

See attached report.

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): Agriculture has occurred on this property for many years.

11. Present use of abutting properties:

North Agricultural/Residential                      South Residential/Agricultural  
 East Agricultural    West Agricultural

12. Does the Owner have any interest in the abutting lands? If yes, describe the interest.  
 Yes       No

Yes they own a property that is agricultural/horses/hay and a property that their personal home resides on.

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.):

A Site Plan application, Grey County Official Plan amendment, Meaford Official Plan amendment, and Zoning By-law amendment were submitted in 2018 and then the submission was put on hold. It was revised and resubmitted for preliminary review in August 2021. Based on the feedback from the Municipality received in November 2021, we would like to resubmit with additional supporting documents included this time.

**16. Related Farm Operations**

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

- Beef     Dairy     Swine     Poultry     Sheep     Cash Crop
- Other: hay, soybean, vineyard

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? 9 years (2013)

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

Yes - For how long? 9 years     No - When and Why did you stop? \_\_\_\_\_

d. Area of total farm holding: 50 acres    Number of tillable acres: 40 acres

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

**If yes**, Lot: 31    Concession: 12    Former Township: Collingwood    Acres: 48 acres  
2nd Farm Property: Part lots: 1 & 2    Concession: 1    Former Township: St. Vincent    Acres: 100 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: N/A

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.**

• MDS calculations and mapping have been completed and are part of this submission.

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: \_\_\_\_\_

Relief is being requested to Section 4.10.3 c) & d) to increase the maximum gross floor area for the retail and hospitality/tasting space within the permitted winery on the property to a total maximum area of 350 sq. m.. In addition, a request is being made to add restaurant as a permitted use in Table 8.1.

18. Describe the reason for the proposed amendment(s): \_\_\_\_\_  
 To support agricultural use on the property and the proposed winery.

19. Describe the timing for the proposed development, including phasing: \_\_\_\_\_

2022 November = Construction Initiation

2023 September - December = Exterior Building Construction Completion

2024 January - June = Interior Building Construction Completion

2024 September = Opening

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

Building Type:	Existing		Proposed	
	Existing	Proposed	Existing	Proposed
Date of Construction		2022 November to 2024 August		
Ground Floor Area (m <sup>2</sup> )		871.61 sq. m.		
Gross Floor Area (m <sup>2</sup> )		1649.2 sq. m.		
Number of Stories		1 plus basement and tower		
Width (m)		35.3m		
Length (m)		52.7m		
Height (m)		10.5 (including tower)		
Use		Winery		
Setback from front lot line (m)		507.3m		
Setback from rear lot line (m)		189.6m		
Setback from side lot line (m)		South 206.9m North 45.6m		

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: 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)

\_\_\_\_\_  
Planning Justification Report - Georgian Planning Solutions (June 2022)

\_\_\_\_\_  
Preliminary Stormwater Management Report - CC Tatham (June 2022)

\_\_\_\_\_  
Servicing Review - CC Tatham (June 2022)

\_\_\_\_\_  
Traffic Review - CC Tatham (June 2022)

\_\_\_\_\_  
Preliminary Geotechnical Investigation - Peto McCallum (June 2018) - with accompanying January 2022 letter

\_\_\_\_\_  
Hydrogeological Investigation - Peto McCallum (May 2019) - with accompanying January 2022 letter

\_\_\_\_\_  
SARS Assessment (Bobolink) - Wild Canada Ecological Consulting (August 2021)

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** See attached Site Plan drawings.

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
- N/A 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
- N/A 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**)
- N/A 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 Liang Zhao (Lucy Zhao) and \_\_\_\_\_  
*Name of Owner(s)* *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 28th day of June, 20 22.

Liang zhao  
*Signature of Owner(s) or Agent(s)*

6/28/22  
*Date*

[Signature]  
*Signature of Owner(s) or Agent(s)*

6/28/22  
*Date*

Liang zhao  
*Signature of Commissioner*

7/08/22  
*Date*

Denise Lee McCarl

July 8, 2022

Denise Lee McCarl, a Commissioner, etc.,  
Province of Ontario,  
For the Corporation of the Municipality of Meaford.  
Expires April 22, 2025.

**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 Liang Zhao (Lucy Zhao) and \_\_\_\_\_  
*Name of Owner(s)* *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.

Liang Zhao  
*Signature of Owner(s)*

6/28/22  
*Date*

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

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

  
*Signature of Witness*

6/28/22  
*Date*

**OWNER(S) AUTHORIZATION OF AGENT**

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

I/We Liang Zhao (Lucy Zhao) and \_\_\_\_\_  
*Name of Owner(s)* *Name of Owner(s)*

Of the **City/Town/Municipality** of \_\_\_\_\_ in the **County/Region** of \_\_\_\_\_

Registered owner of 357038 Blue Mountains-Meaford Townline, Meaford  
*Property Description*

Do hereby authorize Jason Miller  
*Name(s) of Authorized Agent(s)*


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

Liang Zhao  
*Signature of Owner(s)*

6/28/22  
*Date*

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

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

  
*Signature of Witness*

6/28/22  
*Date*

**AFFIDAVIT - COSTS OF APPLICATION**

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

I/We Liang Zhao (Lucy Zhao) and \_\_\_\_\_  
*Name of Owner(s)* *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** 28th day of June, 2022.

Liang zhao  
*Signature of Owner(s)*

6/28/22  
*Date*

Liang zhao  
*Signature of Owner(s)*

7/08/22  
*Date*

Denise McCarl  
*Signature of Commissioner*

July 8, 2022  
*Date*

Denise Lee McCarl, a Commissioner, etc.,  
Province of Ontario,  
For the Corporation of the Municipality of Meaford.  
Expires April 22, 2025.