

**CORPORATION OF THE
MUNICIPALITY OF MEAFORD**



**APPLICATION FOR
REVIEW/APPROVAL OF SITE PLAN OR REVIEW
OF SUBDIVISION/CONDOMINIUM**

Application is hereby made to:

Clerk: Matt Smith
The Municipality of
Meaford 21 Trowbridge
Street West Meaford, ON
N4L 1A1
Phone: 519 538 1060
Fax: 519 538 1556

Approval Authority:
Municipality of Meaford
Municipal Council

FOR OFFICE USE ONLY

Date Accepted: _____
Accepted By: _____
Roll Number(s): _____
Municipal Fee: _____ Paid[]
Conservation Authority
Fee Required: _____
Health Unit Fee Required: _____
Other Information: _____

-
- Please Print or Check Applicable Boxes.
 - Covering letter may be submitted if more space is required.
 - Applicants are encouraged to pre-consult with Municipal Staff concerning any other additional requirements or standards
 - Additional Fees or conditions may apply. Please refer to Municipal Fees and Charges By-Laws.
 - Security Deposits – The developer agrees to pay to the municipality the cost of the municipal consultants involved in processing and professional review of this application, including but not limited to the cost of the municipal solicitor for preparations of an Agreement and the cost of the municipal Engineer for checking of Plans and specifications and for supervision and inspection on behalf of the municipality.

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.

Service	Security Deposit	Fee
Development/Site Plan Review		
Major		Scale Specific Calculation (as per Appendix A to fee by-law)
Minor		
Development Agreements		
Pre-Servicing Agreement	\$2,500.00	\$1,450.00
Pre-Development Agreement	\$2,500.00	\$1,450.00
Subdivision/Development Agreement	\$5,000.00	\$10,000.00
Site Plan Agreements		
Major	\$5,000.00	\$10,000.00
Minor	\$1000.00	\$1,450.00
Site Plan Agreement Amendments		
Major	\$1,000.00	\$700.00
Minor	n/a	n/a
Works Fee Deposit		
Minor	\$5,000.00	
Major	\$10,000.00	
Works Fee Balance		Calculated based on costs of works
Modifications	50% of initial agreement fee and Security Deposit if Required	

Development		Site Plan Approval	
Review Fee	\$	Review Fee	\$
Agreement Fee	\$	Agreement Fee	\$
Agreement Security	\$	Agreement Security	\$
Works Fee Deposit	\$	Works Fee Deposit	\$

PART A APPLICANT INFORMATION

1) (a) Registered Owner's Name(s): 29 Sykes Street N Inc.
Address 29 Sykes Street North, Meaford, ON.
Postal Code N4L 1V9 Email jeremy@creedcapital.ca
Phone _____ Work _____ Ext. _____
Fax _____ Cell _____

(b) Authorized Applicant's Name (if different than above) _____

Address _____

Postal Code _____ Email _____

Phone _____ Work _____ Ext. _____

Fax _____ Cell _____

Applicant's Relationship to Subject Lands:

Registered Property Owner

Holder of Option to Purchase Subject Lands

Signing Officer of Corporation

Other [Specify] _____

(c) Authorized Agent's Name(s) Pascuzzo Planning Inc. - Andrew Pascuzzo

Address 173 Ste Marie Street, Collingwood, ON, L9Y 3K4

Postal Code _____ Email _____

Phone _____ Work 705-444-1830 Ext. _____

Fax _____ Cell _____

(d) Send all correspondence to: (Choose One) - Applicant Agent

PART B PROPERTY INFORMATION

2) Subject Land (the entire parcel prior to severance)

Municipal Address 29 Skyes Street North

Former Township: St. Vincent Sydenham Town of Meaford

Legal Description: Lot _____ Concession _____ Registered Plan 309

Part(s) _____ of Lot(s) 1134 and 1135

Date lands were acquired by current owner(s) 2021

3) Description

(a) Description of the Entire Property (in metric units)

Lot Frontage 13.69 m Lot Depth 40.23 m Lot Area 542 sq m

4) What is the current planning status?

Official Plan Designation:

- | | |
|--|--|
| <input type="checkbox"/> Agricultural | <input checked="" type="checkbox"/> Downtown Core Commercial |
| <input type="checkbox"/> Specialty Agriculture | <input type="checkbox"/> Downtown Core Transition |
| <input type="checkbox"/> Rural | <input type="checkbox"/> Institutional |
| <input type="checkbox"/> Rural Settlement Area | <input type="checkbox"/> Environmental Protection |
| <input type="checkbox"/> Rural Highway Commercial | <input type="checkbox"/> Shoreline |
| <input type="checkbox"/> Future Urban Expansion Area | <input type="checkbox"/> Harbour Open Space |
| <input type="checkbox"/> Urban Living Area | <input type="checkbox"/> Major Open Space |
| <input type="checkbox"/> Urban Employment Area | <input type="checkbox"/> Major Recreation |
| <input type="checkbox"/> Urban Highway Commercial | <input type="checkbox"/> Mineral Resource Extraction |
| | <input type="checkbox"/> NEC Area |

5) Zoning By-Law:

- | | |
|--|---|
| <input type="checkbox"/> Residential One (R1) | <input type="checkbox"/> Hamlet Commercial (C5) |
| <input type="checkbox"/> Residential Two (R2) | <input type="checkbox"/> Harbour Commercial (C6) |
| <input type="checkbox"/> Residential Three (R3) | <input type="checkbox"/> Restricted Industrial (M1) |
| <input type="checkbox"/> Residential Four (R4) | <input type="checkbox"/> General Industrial (M2) |
| <input type="checkbox"/> Hamlet Residential (R5) | <input type="checkbox"/> Rural Industrial (M3) |
| <input type="checkbox"/> Residential Multiple (RM) | <input type="checkbox"/> Agriculture (A) |
| <input type="checkbox"/> Residential Transitional (RT) | <input type="checkbox"/> Rural (RU) |
| <input type="checkbox"/> Country Residential (CR) | <input type="checkbox"/> Special Agricultural (SA) |
| <input type="checkbox"/> Rural Residential | <input type="checkbox"/> Development |
| <input type="checkbox"/> Shoreline Residential | <input type="checkbox"/> Environmental Protection (EP) |
| <input type="checkbox"/> Residential Limited Service (RLS) | <input type="checkbox"/> Harbour (HAR) |
| <input type="checkbox"/> Mobile Home Park (MH) | <input type="checkbox"/> Institutional (I) |
| <input checked="" type="checkbox"/> Downtown Commercial (C1) | <input type="checkbox"/> Mineral Aggregate Resource (MAR) |
| <input type="checkbox"/> Highway Commercial (C2) | <input type="checkbox"/> Major Recreation (MR) |
| <input type="checkbox"/> Neighbourhood Commercial (C3) | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Rural Highway Commercial (C4) | <input type="checkbox"/> NEC Area |
| | <input type="checkbox"/> Other: _____ |

6) Please indicate whether any of the following environmental constraints apply to the subject land:

- | | |
|--|--|
| <input type="checkbox"/> Wetlands | <input type="checkbox"/> Niagara Escarpment Plan |
| <input type="checkbox"/> Floodplains | <input type="checkbox"/> Heritage Resources |
| <input type="checkbox"/> Streams, ravines and lakes | <input type="checkbox"/> Specialty Crop Lands |
| <input type="checkbox"/> Water Resources | <input type="checkbox"/> ANSI's |
| <input type="checkbox"/> Wooded Areas and Forest Management | <input type="checkbox"/> Aggregate Resources |
| <input type="checkbox"/> Fisheries, Wildlife and Environment | <input type="checkbox"/> Thin Overburden (Karst) |
| | <input type="checkbox"/> Solid Waste Management |
| | <input type="checkbox"/> Sewage Treatment Plant |

7) Indicate the Type of Road Access:

- 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 Supported 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 Supported by the Municipality of Meaford)

9) Indicate the Applicable Water Supply and Sewage Disposal

	Existing	Proposed
1. Municipal Water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Communal Water	<input type="checkbox"/>	<input type="checkbox"/>
3. Private Well	<input type="checkbox"/>	<input type="checkbox"/>
4. Municipal Sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Communal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
6. Private Septic	<input type="checkbox"/>	<input type="checkbox"/>

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) Storm Water Management

(a) Describe any alterations proposed for grading, drainage and storm water management purposes (use site plan where appropriate):

	Existing	Proposed
1. Sewers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- 2. Ditches
- 3. Swales
- 4. Other (specify)

(b) Indicate the type of drainage for the property:

See Stormwater Management Report

11) Describe the **existing use** and how long the existing use has continued.

Commercial hardware store on first floor

Residential apartments on 2nd and 3rd floors

12) Mortgages, Restrictions, Covenants, Etc.

(a) Names and addresses of all mortgages, holders of charges or other encumbrances with respect to the subject lands:

(b) Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands? Yes No

If yes, has an amendment to the Site Plan and/or Agreement been applied for? Yes No Concurrent ZBLA / Site Plan Application(s)

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

Yes, gas

13) Other Related Planning Applications

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

- Official Plan Amendment
- Plan of Subdivision
- Site Plan Control
- Zoning By-Law Amendment
- Consent (Severance)
- Niagara Escarpment Development Control Permit
- Minister's Zoning Order

Indicate the following information for each applicable application:

Application File Number: _____

Approval Authority: _____

Lands Affected: _____

Purpose: _____

Status of Application: _____

Effect on this Application: _____

14) Abutting and Nearby Lands

(a) Interest in abutting lands - Does the owner or applicant of the subject lands own or have legal interest in any lands abutting the subject lands? If yes, describe the interest.

No

(b) Describe the present use on all properties abutting the subject lands.

North: Commercial

East: Municipal Parking Lot

South: Commercial, Town Library

West: Sykes Street, Commercial

15) Agricultural Property History on the subject parcel

(a) What type of farming has been conducted?

Beef

Dairy

Swine

Poultry

Sheep

Cash Crop

Other (describe) _____

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 did you stop farming? _____

For what reason did you stop farming? _____

(d) Area of total farm holding: _____

(e) Number of tillable acres: _____

(f) Do you own any other farm properties?

Yes

No

If yes, indicate: Lot: _____

Concession: _____

Former Township: _____

Total Acres: _____

(g) Do you rent any other land for farming purposes?

Yes

No

If yes, indicate: Lot: _____

Concession: _____

Former Township: _____

Total Acres: _____

(h) Is there a barn on the subject property?

Yes No

Please indicate the condition of the barn. _____

How big is the barn? _____

What is the present use of the barn? _____

What is the capacity of the barn, in terms of livestock? _____

(i) Indicate the manure storage facilities on the subject lands

Storage already exists

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

Liquid

inside, underneath slatted floor

outside, with permanent, tight fitting cover

(treated manure/material) outside, no cover

outside, with a permanent floating cover

outside, no cover, straight-walled storage

outside, roof but with open sides

- outside, no cover, sloped-sided storage
- Solid
 - inside, bedded pack
 - outside, covered
 - outside, no cover, $\geq 30\%$ DM
 - outside, no cover, 18-30% DM, with covered liquid runoff storage
 - outside, no cover, 18-30% DM, with uncovered liquid runoff storage

(j) Are there any barns on other properties within **1000 meters** (3,280 ft) of the subject lands?

Yes No

If the answer is 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.

(k) What type of farming has been conducted on this other property?

(l) Indicate the number of tillable acres on other property: _____

(m) How big is the barn ? _____

(n) Capacity of barn in terms of livestock: _____

(o) Manure Storage facilities on other property (see storage types listed in question (i) above)

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

PART C PROPOSAL

16) Describe the **nature and extent of proposed use** of the subject lands.

4 storey hotel (20 rooms, roof top pool, change rooms)

Restaurant

Retail shop

17) Describe the reasons for the application(s).

To increase the maximum permitted height from 11 m to 16.5 m.

To enter into a site plan agreement with the Town.

18) Describe the timing of the proposed development, including phasing.

Approvals Spring 2022

Construction commences Summer 2022

Opening Summer 2023

19) Please complete the following table:

Proposed Uses	Number of Residential Units	Number of Lots/Blocks (as labeled on plan)		Area in Hectares	Density Proposed (Specify units per hectare)	Bedroom Count (Specify by number of residential units)	Floor Coverage (m2)	Parking Provided
		Lots	Blocks					
RESIDENTIAL								
Detached Dwellings								
Semi-detached dwellings								
Row, Townhouse								
Apartments								
Other								
NON RESIDENTIAL								
Neighbourhood Commercial	n/a				n/a	n/a		
Other Commercial HOTEL	n/a				n/a	n/a	1435 sq m	0
Industrial	n/a				n/a	n/a		
Parkland Dedication	n/a				n/a	n/a		
Open Space and Hazard Lands	n/a				n/a	n/a		
Institutional (Specify)	n/a				n/a	n/a		
Road Allowances	n/a				n/a	n/a		
Other (Specify)	n/a				n/a	n/a		

20) If the other residential, institutional or other column above has been filled out please explain the use.

Provide the following details for all buildings. (Use separate page if necessary)

Building Type:						
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Date of Construction	100 + years	TBD				
Ground Floor Area (m ²)	455 sq m	455 sq m				
Gross Floor Area (m ²)	736 sq m	1435 sq m				
Number of Stories	3 + basement	4 + basement				
Width (m)	11.7 m	11.7 m				
Length (m)	37.4 m	38 m				
Height (m)	13.4 m	16.5 m				
Use	Commercial on First Floor Residential Apts - 2	Hotel - 20 rooms Restaurant Retail				
Setback from front lot line (m)	Nil	Nil				
Setback from rear lot line (m)	2.83 m	0.2 m				

Setback from side lot lines (m)	Nil	Nil					
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21) Site Plan Requirements

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.

- See site plan
- Lot Frontage
 - Number, Dimensions and Surface Treatment of Parking Spaces and Aisles
 - Number and Dimensions of Loading Spaces
 - Location of all Ingress and Egress Points and Dimensions
 - Easements of restrictive covenants
 - Adjacent land uses, buildings and structures
 - Public Roads, Allowances and Rights-of-Way, including width and proper name, indicating if it is unopened
 - All Environmental Constraint Areas
 - All Buildings and Structures with dimensions including front, side and rear yard setbacks
 - Existing and proposed drainage or other storm management facilities
 - Berming/Screening
 - Internal Driveways and Lanes including dimensions
 - Landscaped/Grassed Areas – including area
 - North Arrow and Scale
 - Location of wells and septic tanks
 - If access is by the water only, indicate the location of the parking and docking facilities to be used.
 - The location 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.

22) Additional Supporting Documents

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

Functional Servicing and Stormwater Management Report

Heritage Impact Study, Parking Study, Planning Justification Report

PART D STATEMENT OF COMPLIANCE

23) Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes

No

24) 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.

PART E AUTHORIZATION AND AFFIDAVIT

25) OWNER'S CONSENT (Freedom of Information):

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), Andrew Pascuzzo and, Name of Authorized Agent

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.

Andrew Pascuzzo December 8, 2021
Signature of Authorized Agent date
[Signature] 12/08/2021
Signature of Witness date

26) AUTHORIZATION FOR ACCESS:

I (We) Andrew Pascuzzo
Name of Authorized Agent
of the Town of Collingwood in the County of Simcoe
city/town/municipality county/region

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

Andrew Pascuzzo December 8, 2021
Signature of Authorized Agent date
Signature of Witness December 8, 2021
date

PREAMBLE

The undersigned hereby applies to the Council of the Municipality of Meaford under Section 34 of the PLANNING ACT, R.S.O. 1990.

27) AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If the Solemn Declaration is to be completed by other than the registered owner of the subject lands, the owner's written authorization below (or letter of authorization) **must** be completed.)

I (We) SEE ATTACHED AUTHORIZATION

of the _____ of _____ in the _____ of _____
city/town/municipality *Name of Owner(s)* *county/region*

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 Witness *Date*

28) **AFFIDAVIT – COSTS OF APPLICATION – TO BE COMPLETED BY OWNER(S)**

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

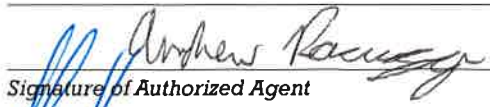

I/ (We) Andrew Pascuzzo
Name of Authorized Agent
of the Town of Collingwood in the County of Simcoe
city/town/municipality *county/region*

hereby acknowledge receiving and reviewing the fee of 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, one Public Meeting and documents, if approved). It is further understood and agreed that any additional costs or requirements, incurred and charged to or 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
Town of Collingwood in the County of Simcoe
city/town/municipality *county/region*

this 8th day of December, 20 21

 December 8, 2021
Signature of Authorized Agent *Date*
 December 8, 2021
Signature of Commissioner *Date*

29) **AFFIDAVIT – SOLEMN DECLARATION – TO BE COMPLETED BY OWNER(S)
OR AGENT(S) HAVING COMPLETED THE APPLICATION FORM**

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Andrew Pascuzzo
 of the Town of Collingwood in the County of Simcoe
city/town/municipality county/region

solemnly declare that all statements contained in this application and all the information provided is true, an 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 processing of my application and may result in additional costs to me.

DECLARED before me at the
 Town of Collingwood in the County of Simcoe
city/town/municipality county/region

this 8th day of December, 20 21

	December 8, 2021
<i>Andrew Pascuzzo</i>	Date
<i>Signature of Authorized Agent</i>	December 8, 2021
<i>Joseph Bruce Hart</i>	Date
<i>Signature of Commissioner</i>	

Joseph Bruce Hart, a Commissioner, etc.,
 Province of Ontario, for Baulke Stahr McNabb LLP.
 Barristers and Solicitors.
 Expires August 30, 2024