



# 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: \_\_\_\_\_ Accepted By: \_\_\_\_\_ File #: \_\_\_\_\_ Roll #: \_\_\_\_\_

## Type of Application:

- Midscale Amendment Application Fee** **\$3500.00**  
(Payable to the Municipality)
- Minor Amendment Application Fee** **\$1700.00**  
(Payable to the Municipality)
- Removal of Holding Symbol (H2-H6) Application Fee** **\$950.00**  
(Payable to the Municipality)
- Increase Density Application Fee** **\$1300.00**  
(Payable to the Municipality)
- Temporary Use (Garden Suite/Extension) Application Fee** **\$1000.00**  
(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: 29 Sykes Street N Inc.  
Full Mailing Address: 29 Sykes Street North, Meaford, ON. N4L1V9  
Phone: \_\_\_\_\_ Fax/Email: jeremy@creedcapital.ca
  2. Agent(s) (if different then owner): Pascuzzo Planning Inc. - Andrew Pascuzzo  
Full Mailing Address: 173 Ste Marie Street, Collingwood, ON. L9Y 3K4  
Phone: 705-444-1830 Fax/Email: andrew@pascuzzoinc.ca
- Applicant's relationship to subject lands: \_\_\_\_\_

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:** 29 Sykes Street North

1. Municipal Address: 29 Sykes Street North  
 Former Township/Town:  St. Vincent  Sydenham  Meaford  
 Concession: \_\_\_\_\_ Lot: \_\_\_\_\_ Registered Plan: 309  
 Part(s): \_\_\_\_\_ of Lot(s) 1134 + 1135 Reference Plan: \_\_\_\_\_  
 Date Lands were acquired by current owner(s): \_\_\_\_\_

2. Description:

	Area (sq. meters)	Frontage (meters)	Depth (meters)
<b>Entire Property</b>	542	13.69	40.23
<b>Lands Affected (if only a portion)</b>			

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

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

Hotel is a permitted use

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

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)	Municipal	Municipal
<b>Sewer Servicing</b> (Municipal, Communal, Private System)	Municipal	Municipal
<b>Storm Servicing</b> (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): Commercial - 50+ years

11. Present use of abutting properties:

North Commercial

South Commercial

East Municipal parking lot

West Sykes Street and Commercial

12. Does the Owner have any interest in the abutting lands? If yes, describe the interest.

Yes       No

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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):

Yes, see survey (Gas)

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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.):

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## Concurrent ZBLA and Site Plan

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### 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: The proposed ZBLA would rezone the property from the Downtown Commercial (C1) Zone to the

Downtown Commercial Exception (C1-x) Zone to permit a maximum building height of 16.5 m, whereas the C1 zone currently only permits a maximum building height of 11 m. Section 7.2 Item 7 Maximum height 11 m.

Section 5 - Parking specifically Section 5.3 Location of use and parking - to locate parking off site or via cash in lieu, Section 5.10 Non- Residential parking space requirements - to permit a reduction in required spaces Section 5.11 Required parking space exemptions - exemption to apply to hotel use. 5.12 Required barrier free parking spaces - 4% of spaces required to 0 spaces 5.13 Loading space requirements - 1 space to 0 spaces

18. Describe the reason for the proposed amendment(s): To permit a 4th storey

To permit a reduction in the number of required parking spaces, barrier free spaces and loading spaces, as well as to allow parking to occur off site and/or via cash in lieu.

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

Commence construction Fall of 2022, Fall of 2023 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
Date of Construction	100+ years			
Ground Floor Area (m <sup>2</sup> )	455 sq m	455 sq m		
Gross Floor Area (m <sup>2</sup> )	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 - First Floor 2 - Residential Apts	Hotel, 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 line (m)	Nil	Nil		

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)

\_\_\_\_\_ **Servicing and Stormwater Management Report , Parking Study**

\_\_\_\_\_ **Heritage Impact Study**

\_\_\_\_\_ **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 Andrew Pascuzzo and \_\_\_\_\_  
*Name of Authorized Agent* *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 Collingwood in the **County/Region** of Simcoe

This 8th day of December, 2021.

  
*Signature of Authorized Agent*

December 8, 2021  
*Date*

  
*Signature of Commissioner*

December 8, 2021  
*Date*

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

**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 Andrew Pascuzzo and \_\_\_\_\_  
*Name of Authorized Agent* *Name of Owner(s)*

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

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 Authorized Agent*

December 8, 2021  
*Date*

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

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

  
*Signature of Witness*

12 / 08 / 2021  
*Date*

**OWNER(S) AUTHORIZATION OF AGENT**

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

I/We **SEE ATTACHED** \_\_\_\_\_ 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 Andrew Pascuzzo and \_\_\_\_\_  
*Name of Authorized Agent* *Name of Owner(s)*

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

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 Collingwood in the **County/Region** of Simcoe

This 8th day of December, 2021.

Andrew Pascuzzo

*Signature of Authorized Agent*

December 8, 2021

*Date*

[Signature]

*Signature of Owner(s)*

*Date*

[Signature]

*Signature of Commissioner*

December 8, 2021

*Date*

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