



Site Plan & Subdivision Review Application Form

Corporation of the Municipality of Meaford
21 Trowbridge Street West
Meaford, ON N4L 1A1

Phone: 519-538-1060 Fax: 519-538-1556 Email: planning@meaford.ca

This application is made to the Council of the Municipality of Meaford, as per the Planning Act, R.S.O. 1990.

Once signed and commissioned, this application shall be filed with the Municipality of Meaford and accompanied by the fee made payable to the Municipality of Meaford.

Date Accepted: Nov/24 **Accepted By:** G.P **File #:** SP4-23 **Roll #:** 480-003-06700

Site Plan Approval or Subdivision Approval fees and deposits

	Fees and Deposits
Application Fee	\$ 12,540
Engineering Review Fees	\$ 5,000
Agreement Fee (Usually paid at a later time – confirm with staff)	\$ 5,520
Agreement Security Deposit (Usually paid at a later time – confirm with staff)	\$ 1,000
Total Submitted	\$

Please note:

- Mandatory Pre-consultation is required before submitting a Site Plan or Subdivision Application.
- Staff will confirm fees in writing prior to submission.
- Additional Fees or conditions may apply, in accordance with the Meaford Fees and Charges By-Law.
- Covering letter is required with detailed information about the project
- 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.

Applicant Information:

1. Registered Owner(s): John Bulsink

Full Mailing Address: _____

Phone: _____ Fax/Email: _____

2. Applicant(s)/Agent(s) (if different then owner): James Harrison

Full Mailing Address: 1527 Sandhill Road, Waubaushene, ON L0K 2C0

Phone: 647-518-5917 Fax/Email: _____

Applicant's relationship to subject lands: Contractor

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:

3. Municipal Address: 452 SYKES STREET NORTH

Former Township/Town: St. Vincent Sydenham Meaford

Concession: _____ Lot: ^{PART LOT 1588} ~~TO PART LOT~~ ₁₅₉₀ Registered Plan: PLAN 309

Part(s): _____ of Lot(s) _____ Reference Plan: _____

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

4. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	0.96	148	37.5 (North) 125 (South)
Lands Affected (if only a portion)			

5. Current Official Plan Designation of the Lands and the uses authorized within the designation: Urban Highway Commercial

6. Current Zoning of the Lands: Highway Commercial (C2)

7. Please indicate any environmental constraints which 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

8. 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)**

9. 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 lands to the nearest public road? **(Not recognized by the Municipality of Meaford).**

10. 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)	Ditches	Ditches

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.

11. Existing use of the lands and how long the use has continued (Agricultural, Residential, Commercial, Industrial, Vacant, Other): Commercial circa _____

12. Present use of abutting properties:

North Existing Residential

South Existing Residential

East Sykes Street (Res beyond)

West Closed Road Allowance

13. Does the Owner or applicant have any interest in the abutting lands? If yes, describe the interest.

Yes No

14. 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

15. 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):

None to note.

Union Gas easement only

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Official Plan | <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Consent | <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Site Plan Control |
| <input type="checkbox"/> Development Control Permit (NEC) | <input type="checkbox"/> Minister's Zoning Order | |

If yes, please describe briefly (i.e. Date of application, file number, nature of application, status of the application, effect on this application, etc.):

Proposal Details:

17. Describe the nature and extent of the relief applied for and the proposed use of the subject lands: No relief requested from existing provisions. Proposed to continue as a commercial motor vehicle repair garage as allowed under C2.

18. Describe the reason for the application: Site Plan being applied for to reconstruct building
which existed on site prior to fire.

19. Describe the timing for the proposed development, including phasing: _____
Anticipated to construct as soon as SPA and permit are granted.

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	N/A; building burnt down however	2024		
Ground Floor Area (m²)	proposed matches the previous structure	1208		
Gross Floor Area (m²)		1208		
Number of Stories		1		
Width (m)		40		
Length (m)		30.5		
Height (m)		8.7 to Peak		
Use		Garage		
Setback from front lot line (m)		15		
Setback from rear lot line (m)		7.5		
Setback from side lot lines (m)		20.2		

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

Proposed Uses	Units (#)	Lots (#)	Blocks (#)	Area (ha)	Proposed Density (Units per ha)	Bedrooms (#)	Floor Coverage (m2)	Parking (#, type)
RESIDENTIAL								
Detached Dwellings								
Semi-detached dwellings								
Row, Townhouse								
Apartments								
Other								
NON-RESIDENTIAL								
Commercial Residential								
Other Commercial			1	2.39			1208	33 Stall 1 Load
Industrial								
Parkland Dedication								
Open Space and Hazard Lands								
Institutional (specify)								
Road Allowances								
Other (specify)								

If the 'Other Residential', 'Institutional' or 'Other' column has been filled out above, please explain the use: Motor Vehicle Repair Garage, Autobody Repair Shop & Showroom

Site Plan Requirements:

22. 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. Where redevelopment is proposed, any existing building(s) to be removed should also be shown on the 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

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

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

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

26. If yes, has an amendment to the Site Plan and/or Agreement been applied for? Yes No

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? :

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

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

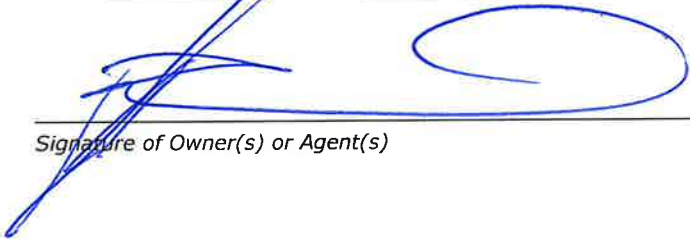
Of the **City/Town/Municipality** of Meaford in the **County/Region** of Grey

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 result in additional costs to me.

DECLARED before me at the
City/Town/Municipality of Meaford in the **County/Region** of Grey

This 24 day of November, 2023.



Signature of Owner(s) or Agent(s)

Nov 24, 2023

Date

Signature of Owner(s) or Agent(s)

Date



Signature of Commissioner

Nov 24, 2023

Date

Gabriele Pucci, a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Municipality of Meaford.
Expires March 24, 2026.

Applicant's Consent (Freedom of Information), Authorization For Access:


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 John Bulsink 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 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)

Nov 24, 2023

Date

Signature of Owner(s)

Date



Signature of Witness

Nov 24, 2023

Date

OWNER(S) AUTHORIZATION OF AGENT

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

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

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

Registered owner of Johnny B's Auto
Property Description

Do hereby authorize Straw Hat Constructions
Name(s) of Authorized Agent(s)

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

[Signature]
Signature of Owner(s)

Nov 24, 2023
Date

Signature of Owner(s)

Date

[Signature]
Signature of Witness

Nov 24, 2023
Date

AFFIDAVIT - COSTS OF APPLICATION

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

I/We John Bulsink 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 24 day of November, 2023.

[Signature]
Signature of Owner(s)

Nov 24, 2023
Date

Signature of Owner(s)

Date

[Signature]
Signature of Commissioner

Nov 24, 2023
Date

Gabriele Pucci, a Commissioner, etc.,
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