



Zoning By-law Amendment 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: 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. Fill out and complete all applicable sections. Incomplete applications will not be processed.

Date Accepted: July 22 Accepted By: EC File #: 203 Roll #: _____

Application Fees (Payable to the Municipality unless noted otherwise)

☐ Major Zoning Amendment - Application Fee	\$23,170.00
- Engineering Review Deposit	\$10,000.00
☒ Minor Zoning Amendment - Application Fee	\$8,440.00
- Engineering Review Deposit	\$5,000.00
☐ Temporary Use Application Fee	\$4,390.00
☐ Temporary Use Extension Application Fee	\$1,160.00
☐ Removal of Holding Symbol (H2-H8) Application Fee	\$1,630.00
Other Fees:	
☒ Septic Review (Required for all applications on Private Services)	\$210.00
☒ Grey Sauble Conservation Authority (GSCA) Fee (Payable to GSCA – amount to be confirmed by staff)	
☐ Grey County Planning Review Fee (Payable to the Municipality of Meaford – amount to be confirmed by staff)	

Section A - Applicant Information

1. Registered Owner(s): STREAMCREST ACRES INC. (Ezra & Betsy Bauman)

Full Mailing Address: 6371 Schummer Line Linwood Ont. N0B 2A0

Phone: 519-503-9235 Fax/Email: ezra@duralume.ca

2. Applicant (if different from owner): Eli Sherk
Full Mailing Address: 2994 Hackbart Road St Clements N0B 2M0
Phone: 519-573-8018 Email: eli@emscon.ca
Applicant's relationship to subject lands: Uncle

3. Agent (if applicable, acting on behalf of the owner and applicant – such as a planning consultant): _____
Full Mailing Address: _____
Phone: _____ Email: _____

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)

Section B - Property Details

1. Municipal Address: 077260 11th Line
Former Township/Town: ☒ St. Vincent ☐ Sydenham ☐ Meaford
Concession: 11 Lot: S PT 5 Registered Plan: _____
Part(s): _____ Reference Plan: _____
Date Lands were acquired by current owner(s): Feb ..2023

2. Subject Lands Dimensions and Area:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	60.85	308	1381
Lands Affected (if only a portion)			

3. Official Plan Designation of the Subject Lands: Rural, EP
4. Explain how this application conforms to the Official Plan: B2.1.4.6.3 Home & Farm Industries
Home/Farm Industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the processing or transportation of regionally produced agricultural crops or other products.
The accessory retail sales of products produced in the home industry is also permitted.
Proposals to expand the size and scale of a Home/Farm Industry beyond the as-of-right permissions provided may be considered on a site-by-site basis

5. Current Zoning of the Subject Lands: Rural, EP

6. 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. 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)	Private Well	
Sewer Servicing (Municipal, Communal, Private System)	Private System	Private System
Storm Servicing (Storm Sewer, Ditches, Swales)	Ditches, 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

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): _____
 Agricultural, Residential

11. Present use of abutting properties:

North Agriculture

South Agriculture

East Agriculture

West Agriculture

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):

n/a

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.):

n/a

Section C - Proposal Details

1. Describe the nature and extent of the relief applied for and the proposed use of the subject lands:

to rezone a small portion (7,820m²) of the property to allow for an On Farm Diversified Use consisting of a 750m² workshop for dry manufacturing which may include but not limited to a welding , metal fabrication shop including assembly and storage areas

2. Describe the reason for the proposed amendment(s):

The reason for the amendment is to expand the size and scale of a home industry

3. Describe the timing for the proposed development, including phasing: _____
The timing is anticipated to be a few years down the road for the actual development

4. Provide the following details for all the buildings and structures, both existing and proposed (Use separate page if necessary).

Buildings and Structures	Existing	Proposed
Type of Buildings and Uses	Dwelling	Workshop
Date of Construction	1900	unknown
Ground Floor Area (m²)	150	750
Gross Floor Area (m²)	225	750
Number of Stories	2	1
Width (m)	8	18.3
Length (m)	10	30.5
Height (m)	6	9
Setback from front lot line (m)	58	62
Setback from rear lot line (m)	1300	1289
Setback from side lot line (m)	140	14

5. 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: _____

6. 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: _____

7. 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:

8. 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: _____

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

10. Please list any supporting documents (e.g. Environmental Impact Study, Hydrological Report, Traffic Study, Market Area Study, Aggregate License Report, Storm water Management Report)

11. Provide an explanation of how the application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3 (1) of the Act.

Section 2.3.3.1 of the PPS includes the following policy for on-farm diversified uses in rural and prime agricultural areas: Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

12. 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? :

13. Site Drawing Requirements

A detailed Site Drawing - to scale, is required to be submitted together with any Zoning Amendment Application. The Site Drawing 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 must also be shown on the Site Plan.

Section D - Agricultural Information (complete this section only if the lands are within a rural area of the Municipality)

14. 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:

No Livestock farming as of now

b. How long have you owned the farm? 3 years

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

☒ Yes – For how long? 3 yr ☐ No – When and Why did you stop? _____

d. Area of total farm holding: 150 Number of tillable acres: 135

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

If yes, Lot: PT7 Concession: 11 Former Township: St Vincent Acres: 31

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.

Section E – Declarations and Authorization (complete and return all pages)

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

I/We Eli Sheek and _____
Name of Owner/Applicant Name of Owner/Applicant

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 22nd day of July, 2026.

Eli Sheek
Signature of Owner/Applicant

July 22 2026
Date

Signature of Owner/ Agent

Date

Brian Glenn Patey
Signature of Commissioner

July 22 2026
Date

Brian Glenn Patey,
a Commissioner, etc,
Province of Ontario,
for the Corporation of,
the Municipality of Meaford.
Expires April 14, 2036.

2. Owner(s) Consent (Freedom of Information), Authorization for Access

In accordance with the provision of the Planning Act, the Municipality provides public access to all development applications and supporting documentation. In submitting this development application and supporting documentation,

I/We Ezra Bauman and Betsy Bauman
Name of Owner *Name of Owner*

Of the **City/Town/Municipality** of Wellesley in the **County/Region** of waterloo,

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 property for the purpose of performing inspections of the subject property.


Signature of Owner

July 22 2026
Date

Betsy Bauman
Signature of Owner

July 22 2026
Date


Signature of Witness

July 22 2026
Date

3. Owner(S) Authorization of Applicant/Agent
(Only required if the applicant and/or agent is not the registered owner)

I/We Ezra Bauman and Betsy Bauman
Name of Owner *Name of Owner*

Of the **City/Town/Municipality** of Wellesley in the **County/Region** of
Waterloo, Registered owner of St Vincent Con.11 S PT Lot.5
Property Description

Do hereby authorize Eli Sherk
Name(s) of Authorized Agent(s)

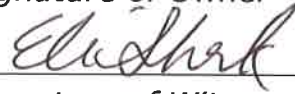
To act as my (our) agent for the purposes of this application.


Signature of Owner

July 22 2026
Date


Signature of Owner

July 22 2026
Date


Signature of Witness

July 22 2026
Date

****One form is required for each person authorized to act for this application.**

4. COSTS OF APPLICATION AND SIGNAGE ACKNOWLEDGEMENT

I/We Ezra Bauman and Betsy Bauman
Name of Owner or Applicant *Name of Owner or Applicant*

Of the **City/Town/Municipality** of Wellesley in the **County/Region** of
Waterloo

In accordance with the provision of the Planning Act, notice signs, provided by the Municipality for your convenience, must be posted on the subject lands in a location visible and legible from a public highway, providing notification the public in advance of the public meeting. In submitting this development application and supporting documentation,

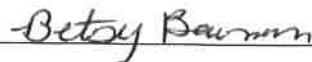
I/We hereby acknowledge our responsibility to post the notice sign on the subject property as instructed by the Municipality and further I/We further indemnify the Municipality from any damages resulting from the improper postings of this sign. **AND;**

I/We 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/we understand and agree that the Fees submitted with this application cover only the anticipated processing cost (i.e. review by the Municipality, 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 Review Fees, OLT 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 after being invoiced by the Municipality may 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.


Signature of Owner or Applicant

July 22 2026
Date


Signature of Owner or Applicant

July 22 2026
Date


Signature of Witness

July 22 2026
Date