



Official Plan 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: planning@meaford.ca

This application is made to the Council of the Municipality of Meaford under Section 22 of 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 Corporation of the Municipality of Meaford. Notwithstanding the details contained in this Amendment Application, Council may modify any aspect of the proposed amendment, as deemed appropriate, prior to final approval.

Date Accepted: June 19 **Accepted By:** GP **File #:** OPA36 **Roll #:** 480-001-02736

Type of Application:

- | | |
|---|-------------------|
| ☒ Major Amendment/Secondary Plan Application Fee | \$37080.00 |
| (Payable to the Municipality) | |
| ☐ Minor Amendment Application Fee | \$17880.00 |
| (Payable to the Municipality) | |
| ☒ Major Grey Sauble Conservation Authority Fee | \$4900.00 |
| (Payable to Grey Sauble Conservation Authority) | |
| ☐ Minor Grey Sauble Conservation Authority Fee | \$970.00 |
| (Payable to Grey Sauble Conservation Authority) | |

Applicant Information:

- Registered Owner(s): Parkbridge Lifestyle Communities Inc.
Full Mailing Address: 70 Huron St, Collingwood, ON, L9Y 4L4
Phone: 705-441-5201 Fax/Email: pbusby@parkbridge.com
- Applicant(s)/Agent(s) (if different then owner): Bousfields Inc. c/o Emma West
Full Mailing Address: 3 Church St, Suite 200, Toronto, M5E 1M2
Phone: 416-947-9744 Fax/Email: ewest@bousfields.ca
Applicant's relationship to subject lands: Authorized Agent

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: 207145 Highway 26Former Township/Town: ☒ St. Vincent ☐ Sydenham ☐ MeafordConcession: 1, 2 Lot: 10, 11 Registered Plan: _____

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

Date Lands were acquired by current owner(s): 2016

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	±135 ha	1,500 m	500m+
Lands Affected (if only a portion)			

3. Current Official Plan Designation of the Lands and the uses authorized within the designation: Rural, Environmental Protection. Refer to application materials for permitted land uses.4. Current Zoning By-law Designation of the Lands: RU, RU(H), RU-103-B(H), CR-103-A(H), MR-103-B(H), OS, EP

5. 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

6. 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)**

7. 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).**
8. Indicate the applicable servicing at the subject property:

Types of Servicing	Existing	Proposed
Water Servicing (Municipal, Communal, Private Well)	Private well	Municipal
Sewer Servicing (Municipal, Communal, Private System)	Private system	Municipal
Storm Servicing (Storm Sewer, Ditches, Swales)	NA	Municipal

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.

9. Existing use of the lands and how long the use has continued (Agricultural, Residential, Commercial, Industrial, Vacant, Other): Rural residential, 20+ years

10. Present use of abutting properties:

North Georgian Bay

South Highway 26, Rural Residential, Commercial

East Open Space, Resort Recreational, Rural Residential

West St. Vincent Forest, Open Space

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

☒ Yes ☐ No

Parkbridge owns lands to the immediate northeast, vacant lots along unopened ROWs (Barker Street and Fraser Street)

12. 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

13. 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):

Refer to survey plan.

14. 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.):

Concurrent County and Municipality Official Plan Amendments

15. Related Farm Operations

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

- ☐ Beef ☐ Dairy ☐ Swine ☐ Poultry ☐ Sheep ☐ Cash Crop
☐ Other: N/A

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): _____

Proposal Details:

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

17. Describe the reason for the proposed amendment(s): _____

18. Describe the timing for the proposed development, including phasing: _____

19. 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				
Ground Floor Area (m²)				
Gross Floor Area (m²)				
Number of Stories				
Width (m)				
Length (m)				
Height (m)				
Use				
Setback from front lot line (m)				
Setback from rear lot line (m)				
Setback from side lot line (m)				

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.

20. Does the proposed amendment change, replace or delete a policy in the Official Plan? If yes, please indicate the policy that will be changed, replaced or deleted and the text for that requested amendment:

21. Does the proposed amendment add a policy to the Official Plan? If yes, please indicate the policy that will be added.

22. Does the proposed amendment change or replace a designation in the Official Plan. If Yes please indicate the existing and proposed designations:

23. Please indicate the land uses that the proposed amendment would permit:

24. **If the requested amendment changes or replaced a schedule in the Official Plan, please provide a copy of the schedule.**

25. Does the proposed amendment alter all or any part of the boundary of an area of settlement in the Municipality or establish a new area of settlement?

☐ Yes ☐ No

If yes, please explain: _____

26. Does the requested amendment remove the subject land from an area of employment?

☐ Yes ☐ No

If yes, please explain: _____

27. What is the planning rationale for requesting an Official Plan amendment? **Please attach a cover letter and planning report for all Official Plan Amendments.**

28. If the proposed use is Residential, indicate the proximity of the subject property to Community Facilities (parks, schools, etc) within 500 m.

Refer to submitted application materials.

29. Supplementary and support material to accompany application (please provide 10 copies of additional materials outlined in item 'c' below):

- a. A draft Official Plan Amendment
- b. A list of all associated planning applications being submitted for review along with the submission (minor variances, special permission, site plan control, consent. Subdivision, condominium, parking exemption, etc).
- c. Such further and other material as any official representing the Municipality of Meaford may request to enable the consideration of the application such as but not limited to:
 - i. Environmental Impact Study
 - ii. Commercial Marketing Analysis
 - iii. Functional Servicing Report
 - iv. Transportation/traffic Review
 - v. Noise Assessment
 - vi. Archaeological Report
 - vii. Property Survey
 - viii. Conceptual Development Plans

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

31. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act? ☒ Yes ☐ No

32. 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 Bousfields Inc. c/o Emma West and _____
Name of Owner(s) Agent *Name of Owner(s)* Agent

Of the **City/Town/Municipality** of Toronto in the **County/Region** of _____

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 of Toronto in the **County/Region** of _____

This 5th day of February, 2024.



Signature of Owner(s) or Agent(s)

February 5, 2024

Date

Signature of Owner(s) or Agent(s)

Date



Signature of Commissioner

**Dale Robert Sellers, a
Commissioner, etc., Province of
Ontario, for Bousfields Inc.
Expires December 5, 2025**

February 5, 2024

Date

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 Parkbridge Lifestyle Communities and Attn: Phil Busby, Director Development
Name of Owner(s) *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.

Phil Busby

Signature of Owner(s)

Jan 29 2024

Date

Signature of Owner(s)

Date

Aizaz Malik

Signature of Witness

JAN 29 2024

Date

OWNER(S) AUTHORIZATION OF AGENT
(Only required if the applicant or agent is not the registered owner):

I/We Parkbridge Lifestyle Communities and Attn: Phil Busby, Director Development
Name of Owner(s) *Name of Owner(s)*

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

Registered owner of Part of Lots 10 and 11 Concession 1, Part of Lots 10 and 11 Concession 2
Property Description

Do hereby authorize Bousfields Inc. c/o Emma West
Name(s) of Authorized Agent(s)

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

Phil Busby Jan 29 2024
Signature of Owner(s) *Date*

Signature of Owner(s) *Date*

Aizaz Malik JAN 29 2024
Signature of Witness *Date*

AFFIDAVIT - COSTS OF APPLICATION

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

I/We Parkbridge Lifestyle Communities and Attn: Phil Busby, Director, Development
Name of Owner(s) Name of Owner(s)

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

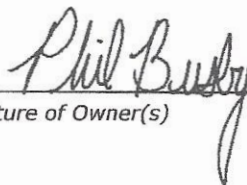
Hereby acknowledge receiving and reviewing the fee and tariffs related to planning matters. I further understand and agree to be bound by the tariff and specifically agree that I shall pay full cost recovery for any planning matters listed in the fee tariff.

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 25th day of January, 2024.



Signature of Owner(s)

January 25, 2024

Date

Signature of Owner(s)

Date



Signature of Commissioner

Jan. 25, 2024

Date

Susan May Irvine, a Commissioner, etc.,
Province of Ontario, for
Parkbridge Lifestyle Communities Inc.