



Official Plan 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

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 Clerk of 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: _____ Accepted By: _____ File #: _____ Roll #: _____

Type of Application:

- | | | |
|---|---------------------|-----------|
| <input checked="" type="checkbox"/> Major Amendment Application Fee | <u>Combined fee</u> | \$8400.00 |
| (Payable to the Municipality) | | |
| <input type="checkbox"/> Minor Amendment Application Fee | | \$3620.00 |
| (Payable to the Municipality) | | |
| <input type="checkbox"/> Grey Sauble Conservation Authority Fee | | \$360.00 |
| (Required for all applications - Payable to Grey Sauble Conservation Authority) | | |

Applicant Information:

- Registered Owner(s): MJ Development Inc. (LC Development Group)
Full Mailing Address: 909 Davenport Road, 2nd Floor, Toronto, ON M6G 2B7
Phone: 416-504-2243 Fax/Email: 416-352-1446 angus@lcdg.ca
- Applicant(s)/Agent(s) (if different then owner): Robert List
Full Mailing Address: 103 Southbank Drive, Brantford, ON N1L 1G3
Phone: 705-645-7360 Fax/Email: robertlistplanning.ca
Applicant's relationship to subject lands: Planner

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: 206105 Highway 26
- Former Township/Town: ☒ St. Vincent ☐ Sydenham ☐ Meaford
Part of Lots 4 & 4
- Concession: _____ Lot: _____ Registered Plan: Judges Plan 541
16R-10913
- Part(s): 1 of Lot(s) _____ Reference Plan: 16R-5037
- Date Lands were acquired by current owner(s): _____

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	13.962h	421.7 m	≈ 518m
Lands Affected (if only a portion)			

3. Current Official Plan Designation of the Lands and the uses authorized within the designation: See Cochrane letter
(Urban Highway Commercial, EP, Urban
Living Area)
4. Current Zoning By-law Designation of the Lands: EP, CZ, D

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)	X	X
Sewer Servicing (Municipal, Communal, Private System)	NIL	X
Storm Servicing (Storm Sewer, Ditches, Swales)	NIL	X

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): _____

10. Present use of abutting properties:

North Open Space

South Commercial (Highway), Institutional

East Residential

West Highway Commercial Rural Agriculture

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

☐ Yes ☒ No

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):

NIL

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.):

Not yet assigned. Concurrent / Joint Applications

15. Related Farm Operations

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

- ☐ Beef ☐ Dairy ☐ Swine ☐ Poultry ☐ Sheep ☒ Cash Crop

☐ Other: Horse Stable

Describe in detail the size, age and feed type used for the type of farming that is conducted:

NIL

b. How long have you owned the farm? 1 year

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? Unknown

d. Area of total farm holding: 13h Number of tillable acres: 6h

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? _____

Unknown (See Agricultural Assessment Report)

k. Number of tillable acres on this other property? Unknown

Size of barn on this other property? Unk Capacity of barn (livestock): Unk

l. Type of manure storage on this other property? Unk

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

N/A as property in Urban Area
and County O.P. exempts from
MDS.

Proposal Details:

16. Describe the nature and extent of the relief applied for and the proposed use of the subject lands: See Cover letter & Draft O.P. Schedule

Also see proposed Plan of Subdivision

17. Describe the reason for the proposed amendment(s): See Cover letter

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

Approvals 2020, Construction 10 Phases

starting 2021

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

See "Phase 1 & 11 EJA Reports (Palmer)"

Building Type:	Existing Proposed		Existing Proposed	
Date of Construction				
Ground Floor Area (m ²)				
Gross Floor Area (m ²)				
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)				

All to be removed

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:

NO

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

NO

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

Yes, See Cover letter and Draft O.P. Schedule

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

Residential & Open Space (E.P.)

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

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.**

See Cover Letter
(Meaford O.P. Section)

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

See Cover Letter

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 (Schedule Included)
- 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). (Included)
- 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 - Included
 - ii. Commercial Marketing Analysis - N/A
 - iii. Functional Servicing Report - Included
 - iv. Transportation/traffic Review - Included
 - v. Noise Assessment - N/A
 - vi. Archaeological Report - T.B. Provided
 - vii. Property Survey - Included
 - viii. Conceptual Development Plans - Included

Plus Others (See Binder)

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

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):

Peter Chiu Son

I/We M.I. Development Inc. and _____
Name of Owner(s) Name of Owner(s)

Of the City/Town/Municipality of Bracebridge in the District County/Region of Muskoka

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 Bracebridge in the District County/Region of Muskoka

This _____ day of _____, 20____.

Signature of Owner(s) or Agent(s)

Date

Signature of Owner(s) or Agent(s)

Date

Signature of Commissioner

Date

Melissa May Leishman, a Commissioner, etc.,
Province of Ontario, for
Lee, Roche & Kerr, Barristers and Solicitors.
Expires January 25, 2021.

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 Peter Chiu and _____
Name of Owner(s) Name of Owner(s)

Of the City/Town/Municipality of Brucebridge in the County/Region of Muskoka

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.

Reco July 31/20
Signature of Owner(s) Date
(I have authority to bind the Corporation)

[Signature] _____
Signature of Owner(s) Date

[Signature] July 31/20
Signature of Witness Date
Robert List

OWNER(S) AUTHORIZATION OF AGENT

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

I/We Peter Chin and _____
Name of Owner(s) Name of Owner(s)

Of the City/Town/Municipality of Duracebridge in the District County/Region of Mabikoba

Registered owner of See App
Property Description

Do hereby authorize Robert Hyst
Name(s) of Authorized Agent(s)

To act as my (our) ^{Planner} ~~agent~~ for the purposes of this application.

Peter Chin
Signature of Owner(s)

July 31/20
Date

[Signature]
Signature of Owner(s)

Date

[Signature]
Signature of Witness
Robert Hyst

July 31/20
Date

AFFIDAVIT - COSTS OF APPLICATION

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

I/We Peter Chia and _____
Name of Owner(s) Name of Owner(s)

Of the City/Town/Municipality of Innisburg in the Parish County/Region of Muskoka

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 Innisburg in the Parish County/Region of Muskoka

This 31st day of July, 2020.

Peter Chia

Signature of Owner(s)

July 31/20

Date

Signature of Owner(s) or Agent(s)

[Signature]

Signature of Commissioner

Date

July 31/20

Date

Melissa May Leishman, a Commissioner, etc.,
Province of Ontario, for
Lee, Roche & Kerr, Barristers and Solicitors.
Expires January 25, 2021.



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

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:

- | | | |
|--|---------------------|------------------|
| <input checked="" type="checkbox"/> Major Amendment Application Fee | <u>Combined Fee</u> | \$4000.00 |
| (Payable to the Municipality) | | |
| <input type="checkbox"/> Minor Amendment Application Fee | | \$1700.00 |
| (Payable to the Municipality) | | |
| <input type="checkbox"/> Removal of Holding Symbol (H2-H6) Application Fee | | \$950.00 |
| (Payable to the Municipality) | | |
| <input type="checkbox"/> Increase Density Application Fee | | \$1300.00 |
| (Payable to the Municipality) | | |
| <input type="checkbox"/> Temporary Use (Garden Suite/Extension) Application Fee | | \$1000.00 |
| (Payable to the Municipality) | | |
| <input type="checkbox"/> Septic Review | | \$125.00 |
| (Required for all applications on Private Services – Payable to the Municipality) | | |
| <input type="checkbox"/> Grey Sauble Conservation Authority Fee | | \$280.00 |
| (Required for all applications - Payable to Grey Sauble Conservation Authority) | | |

Applicant Information:

- Registered Owner(s): MI Development Inc. (LC Development Group)
Full Mailing Address: 909 Davenport Road, 2nd Floor, Toronto, ON M6G 2B7
Phone: 416 504 2243 Fax/Email: 416-352-1446 angus@lcdg.ca
- Applicant(s)/Agent(s) (if different then owner): Robert List
Full Mailing Address: 103 Southbank Drive, Bracebridge, ON P1L 1G3
Phone: 705 645-7360 Fax/Email: bob@listplanning.ca
Applicant's relationship to subject lands: Planner

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: 206105 Highway 26
- Former Township/Town: ☒ St. Vincent ☐ Sydenham ☐ Meaford
- Concession: _____ Lot: _____ Registered Plan: Part of Lots 4 & 14
Judges Plan 541
- Part(s): 1 of Lot(s) 16R-10213
16R-5037 Reference Plan: _____
- Date Lands were acquired by current owner(s): 2019

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	13.962h	421.2m	2518m
Lands Affected (if only a portion)			

3. Current Official Plan Designation of the Lands:
- EP, Urban Living Area, Urban Highway Commercial

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

See Cover Letter

5. Current Zoning By-law Designation of the Lands:
- EP, D, C2

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).** **N/A**
9. Indicate the applicable servicing at the subject property:

Types of Servicing	Existing	Proposed
Water Servicing (Municipal, Communal, Private Well)	X	X
Sewer Servicing (Municipal, Communal, Private System)	NIL	X
Storm Servicing (Storm Sewer, Ditches, Swales)	NIL	X

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): _____

11. Present use of abutting properties:

North Open Space

South Commercial (Highway), Institutional

East Residential

West Highway Commercial, Rural Agn

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):

NIL

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.):

Not Assigned, part of joint/concurrent applications

16. **Related Farm Operations**

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

- ☐ Beef ☐ Dairy ☐ Swine ☐ Poultry ☐ Sheep ☒ Cash Crop

☐ Other: Horse Stable

Describe in detail the size, age and feed type used for the type of farming that is conducted:

NIL

b. How long have you owned the farm? 1 year

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? Unknown

d. Area of total farm holding: 13h Number of tillable acres: 6h

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? _____

Unknown (See Agr Report)

k. Number of tillable acres on this other property? Unknown

Size of barn on this other property? Unk Capacity of barn (livestock): Unk

l. Type of manure storage on this other property? Unk

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

Not applicable as in Urban Area &
County O.P. exempts from MDS

Proposal Details:

17. Describe the nature and extent of the relief applied for and the proposed use of the subject lands: See Cover Letter & Draft Rezoning Schedule
Also see Proposed Plan of Subdivision

18. Describe the reason for the proposed amendment(s): See Cover Letter

19. Describe the timing for the proposed development, including phasing: Approvals 2020, Construction in Phases
commencing 2021

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

See "Phase 1) ESA" Report (Palmen)

Building Type:	Existing	Proposed	Existing	Proposed
Date of Construction				
Ground Floor Area (m ²)				
Gross Floor Area (m ²)				
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)				

All to be removed

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: As per CZ Bylaw

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)

1. Planning Justification Report / Cover Letter

2 E.I.S.

3 FSR

4 Preliminary Hydro G

5. Preliminary Geotech

6. Phase 1 ESA

7 Phase 2 ESA

8. Agricultural Assessment

9. Traffic Impact Study

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? :

N/A

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):

Peter Chiu for

I/We MI Development Inc. and _____
Name of Owner(s) Name of Owner(s)

Of the City/Town/Municipality of Bracebridge in the District County/Region of Muskoka

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 Bracebridge in the District County/Region of Muskoka

This 31st day of July, 2020.

Signature of Owner(s) or Agent(s)

Date

Signature of Owner(s) or Agent(s)

Date

Signature of Commissioner

Date

Melissa May Leishman, a Commissioner, etc.,
Province of Ontario, for
Lee, Roche & Kerr, Barristers and Solicitors.
Expires January 25, 2021.

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,

Of the **City/Town/Municipality** of Bracebridge in the **County/Region** of Muskoka

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) _____ Date _____

Signature of Witness _____ Date _____

Robert List

July 31/20

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

Of the **City/Town/Municipality** of Bracebridge in the **County/Region** of Maskoten District

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

Date Dec 31/20

AFFIDAVIT - COSTS OF APPLICATION

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

I/We Peter Chiu and _____
Name of Owner(s) Name of Owner(s)

Of the City/Town/Municipality of Bracebridge in the District County/Region of Muskoka

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 Bracebridge in the District County/Region of Muskoka

This 31st day of July, 2020.

Peter Chiu
Signature of Owner(s)

July 31/20
Date

[Signature]
Signature of Owner(s) or Agent(s)

[Signature]
Signature of Commissioner

July 31/20
Date

Melissa May Leishman, a Commissioner, etc.,
Province of Ontario, for
Lee, Roche & Kerr, Barristers and Solicitors.
Expires January 25, 2021.



Planning & Development

Subdivision/Condominium Application Form

For applying for approval under Section 51 of the *Planning Act* and Section 9 of the *Condominium Act*

Application is hereby made to:

The Corporation of the County of Grey
Planning & Development Department
595 9th Avenue East
Owen Sound, ON N4K 3E3
Phone: 519 376 2205
Fax: 519 376 7970
Email: planning@grey.ca

FOR OFFICE USE ONLY

Date Accepted: _____

Accepted by: _____

Roll Number (s): _____

Fee: _____ Paid []

Other Information:

****PRE-SUBMISSION CONSULTATION IS REQUIRED FOR ALL SUBDIVISION OR CONDOMINIUM APPLICATIONS.**

Type of Application:

In accordance with the County of Grey Fees and Services By-law No. 4735-11, or any successor thereto, the following fees are set for the processing of Plans of Subdivision, Plans of Condominium and the approval of Part Lot Control By-laws:

<input checked="" type="checkbox"/>	Subdivision/Condominium*	Application Fee	Peer Review Fee****
	Up to 20 development lots/units or blocks	\$3,500.00	\$5,000.00
	21 to 75 development lots/units or blocks	\$3,500.00 plus \$117.50 per lot/unit or block	\$5,000.00
	76 to 150 development lots/units or blocks	\$8,950.00 plus \$60.00 per lot/unit or block	\$5,000.00
<input checked="" type="checkbox"/>	151 to 300 development lots/units or blocks	\$13,200.00 plus \$29.75 per lot/unit or block	\$5,000.00
	301 or more development lots/units or blocks	\$17,750.00 plus \$12.05 per lot/unit or block	\$5,000.00

<input checked="" type="checkbox"/>	Draft Plan Revisions	Peer Review Fee****	Peer Review Fee****
	Major**	\$1,420.00	n/a
	Minor***	\$885.00	n/a
	Extension of Draft Approval	\$885.00	n/a
	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	\$295.00	n/a
	Removal of Part Lot Control	\$295.00 plus \$117.50 per parcel created after the first parcel	n/a

*Where a plan of subdivision or condominium application is being processed concurrently with a County Official Plan Amendment, the combined fees shall be reduced by \$500.00.

*For plans of subdivision or condominium applications, all 0.3 metre reserve blocks shall not be included in the calculation of the application fee.

**A major plan revision is where the conditions of draft approved plan of subdivision or condominium are to be revised and the revisions are deemed to be major, require a re-circulation of the draft plan or where the intent of the original conditions of draft approval are not maintained, or where new lots/units/blocks are being created.

***A minor plan revision is where the conditions of draft approval plan of subdivision are generally maintained and no new lots/units/blocks are being created. A partial re-circulation may be required for a minor plan revision.

****\$500 non-refundable fee if application is withdrawn during approval process prior to draft approval. Legislative Authority – Section 69 of the *Planning Act*, R.S.O. 1990, as amended.

Requirements for Submission:

In addition to the application fee the following is required to be considered a complete application:

<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	2 copies of this form (including the original certified copy), completed and signed
<input checked="" type="checkbox"/>	5 copies of plans or sets of plans (if further copies are required you will be notified)
<input checked="" type="checkbox"/>	2 copies of any required report
	A CD or USB stick containing a geo-referenced autoCAD .dwg file of the plan, any study or report required and the commissioned application

To be forwarded
electronically

*Additional copies may be required if the application is appealed

Applicant Information:

1. Complete the information below and indicate one contact as the primary contact. All communications will be directed to the primary contact.

Registered Owner(s): M1 Development Inc (LC Development Group)
Address: 909 Davenport Road, 2nd Floor, Toronto, ON M6G 2B7
Email Address: angus@lcdg.ca
Telephone Number: 416 504 2243 Fax Number: 416 352 1446

Applicant(s): Robert List (List Planning Ltd)
Address: 103 Southbank Drive, Bracebridge, ON P1L 1G3
Email Address: bob@listplanning.ca
Telephone Number: 705-645-7360 Fax Number: NIL Cell: 705-645-7096

Agent: _____

Address: _____
Email Address: _____
Telephone Number: _____ Fax Number: _____

Please indicate the primary contact: [] Owner, ☒ Applicant, [] Agent

Property Information:

2. Provide a description of the subject property.

Amalgamated Township: Municipality of Meaford
Municipal Address: 206105 Highway 26
Lot: _____ Concession: Part of Lots 4 & 14
Geographic Township: St Vincent Judge's Plan 541
Registered Plan: _____
Part(s): _____ of Lot(s): _____

3. Are there any easements or restrictive covenants affecting the subject land?

[] Yes

☒ No

If yes, please provide a description of each easement or covenant and its effect:

4. What is the current County and Municipal official plan designations on the subject lands:

County Official Plan Designation: Settlement Area

Municipal Official Plan Designation: EP, Urban Highway Commercial, Urban Living Area

5. What is the current zoning on the subject lands: EP, C2, D

6. Is the subject land within an area of land designated under and provincial plan or plans?

[] Yes

☒ No

If yes, does the plan conform to or does not conflict with the applicable provincial plan or plans?

[] Yes

[] No

7. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?

☒ Yes Still in process thru Archaeological Consultant

[] No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page. In Process

8. Has the subject lands ever been subject of an application for approval for any of the following:
- a. A plan of subdivision under Section 51 of the *Planning Act*. [] Yes ☒ No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
 - b. A consent under Section 53 of the *Planning Act* [] Yes ☒ No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
 - c. A minor variance [] Yes [☒] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
 - d. Approval of a site plan [] Yes ☒ No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
 - e. An official plan amendment [] Yes ☒ No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
 - f. A zoning by-law amendment [] Yes ☒ No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
 - g. A Minister's zoning order [] Yes ☒ No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
9. What is the current use of the subject lands?
Idle, (Residential, Shed, Garage)
10. If known, what were the previous uses on the subject lands?
Residence and small horse stable, hayfields

11. Are the water, sewage and road work associated with the proposed development subject to the provisions of the Environmental Assessment Act?

☐ Yes

☒ No

If Yes, will the notice of Public Meeting for this application be modified to state that the Public Meeting will address the requirements for both the Planning Act and the Environmental Assessment Act?

☐ Yes

☐ No

N/A

The Proposal:

12. Please fill out the table below as it relates to the proposal.

Residential proposed uses	No. of Residential Units	No. of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m ²)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Detached	31	31	42	28 (net)	93	1200 to 2500	3	370,000 or lower
Semi-detached								
Multiple attached	208	206	29	26.5 (net)	624	1100 to 1800	3	270,000 or lower
Apartments								
Seasonable								
Mobile home								
Other (specify)								

Non Residential Proposed uses	No. of Residential Units	No. of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m ²)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Neighbourhood Commercial								
Other Commercial								
Industrial								
Institutional (Specify)								

Open Space 1 2.25h

Corporation of the County of Grey
Planning and Development Department
Subdivision/Condominium Application Form

Page 6 of 15

Non Residential Proposed uses	No. of Residential Units	No. of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m ²)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Parkland Dedication	n/a			n/a			n/a	
Open Space and Hazard Lands	n/a	2 1	2.25	n/a			n/a	
Road Allowances	n/a		2.1h	n/a			n/a	
Other (specify)								
Total			3.962					

Please specify the proposed servicing:

Public Services	Yes	No	Studies Required*
Municipal Sanitary Sewers	X		If yes, none FSR et al
Municipal Piped Water	X		If yes, none FSR et al

Private Services	Yes	No	Studies Required*
Wells and/or septic for a residential subdivision only, with four or fewer lots (or units), and more than 4500 litres of effluent produced per day			Servicing Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with four or fewer lots (or units), and 4500 litres of effluent or less produced per day			Servicing Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with five or more lots (or units)			Servicing Options Report & Hydrogeological Study
Any development on individual private services not covered in the above			Servicing Options Report & Hydrogeological Study

Storm Drainage	Yes	No	Studies Required*
Sewers	X		None FSR Included
Ditches, Swales	X		Storm Water Management Study Part of FSR

Updated: January 2020

Corporation of the County of Grey
Planning and Development Department
Subdivision/Condominium Application Form

Page 7 of 15

Storm Drainage	Yes	No	Studies Required*
Other (specify)			

Roads and Access	Yes	No	Studies Required*
Public Access	X		Traffic Impact Study (if required) TIS Included
Private Road			Traffic Impact Study (if required)

*The studies required and the scope of the studies will be determined at the time of pre-submission consultation.

13. Will access to the subject land be by:

- ☒ A Provincial Highway
☐ A Municipal road
☐ Another public road or right of way; or
☐ By water

14. Does the subject land contain any areas of archaeological potential?

- ☐ Yes
☐ No **3 Unknown, under review & in process**

If Yes, an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part IV (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and a conservation plan for any archaeological resources identified in the assessment will be required.

15. Additional information for condominium applications only:

New Building:

Has a site plan for the proposed condominium been approved?

- ☐ Yes
☐ No

Has a site plan agreement been entered into?

- ☐ Yes
☐ No

Has a building permit for the proposed condominium been issued:

- ☐ Yes
☐ No

Is the proposed condominium under construction or been completed?

- ☐ Yes
☐ No

If the construction has been completed, what was the date of completion? _____

Existing Building:

Is the proposed condominium a conversion of a building containing residential units?

- ☐ Yes
☐ No

Date of Construction: _____

If yes, how many units are to be converted? _____

16. Is the proposed plan consistent with policy statements issued under subsection 3 (1) of the Act?
☒ Yes
☐ No

Authorization:

17. Owner's Authorization (if the owner is not the applicant):

If an agent is employed, the registered owner(s) must complete the following (or provide similar authorization on the face of the draft plan).

PLEASE PRINT

I (we) Peter Chiu
(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

Being the registered owner(s) of the subject lands, hereby authorize

Robert Hirst
(Name of Agent) Planner

To prepare and submit a draft plan of subdivision/condominium for approval.

Poco July 31 / 20
(signature of owner) (date)
(I have authority to bind the Corporation)

(signature of owner) (date)

(signature of owner) (date)

NOTE: If the owner is an incorporated company, the company seal shall be applied (if there is one).

Declaration

19. Declaration (this must be signed in the presence of a Commissioner):

I (we) Robert List
(name(s) of applicant/agent)

of the Town of Bracebridge in the County/Region/District of Muskoka
(name of City/Town/Township)

Solemnly declare that all of the statement contained in this application and all of the supporting documents are true and complete, and I 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".

Declared before me at: the Town of Bracebridge

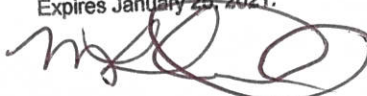
in the County/Region/District of Muskoka

this 31 day of July, 202020


(signature of applicant/agent)

Commissioner of Oaths:

Melissa May Leishman, a Commissioner, etc.,
Province of Ontario, for
Lee, Roche & Kerr, Barristers and Solicitors.
Expires January 25, 2021.



Applicant's Consent

20. Applicant's consent:

In accordance with the provisions of the Planning Act, it is the policy of the County of Grey to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I,

Peter Chiu

(applicant) (owner)

hereby acknowledge the above noted and provide my 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, will be part of the public record and will also be available to the general public.

Peter Chiu

(signature)

June 31/20

(date)

Reimbursement Agreement

21. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this _____ day of _____, 20____.

BETWEEN:

MI Development Inc.

Hereinafter called the 'APPLICANT'

OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY

Hereinafter called the 'CORPORATION'

OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s) (i.e. plan of subdivision/condominium, County Official Plan Amendment) and supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the assistance of peer review consultants, solicitor and other professional advisors to provide input and advice to the Corporation with respect to the development proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of mutual covenants hereinafter set out, the parties hereto agree as follows:

1. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
2. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.
3. The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars (\$5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below \$500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below \$0.00, the file(s) shall be held in abeyance by the

County and no further action will occur until sufficient funds are deposited by the Applicant to return the deposit to the \$5,000.00 level.

Agreement Between:

MJ Development Inc. AND
(Applicant) Owner

THE CORPORATION OF THE COUNTY OF GREY

4. The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
5. Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
6. This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.


IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED

APPLICANT

Per:



I have the authority to bind the Corporation (where applicable) ✓

THE CORPORATION OF THE COUNTY OF GREY

Name:

Title:

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

**PLANNING ACT APPLICATION(S)
(ATTACH COPIES)**