



LAND USE PLANNING | PROJECT MANAGEMENT

COPY

308 Hurontario Street
Collingwood, ON
L9Y 2M3
t: 705.446.1168
f: 866.391.9771
kristine@loftplanning.com

TRANSMITTAL

DATE: January 21, 2019 **PAGES Submission** **LPI FILE NO. GEO 30518**

TO: Scott Taylor, County of Grey

FROM: Kristine Loft, MCIP RPP

SUBJECT: GEORGIAN HEIGHTS CHURCH OF GODS AND CHRIST MENNONITE

Enclosed please find the planning submission related to 137855 GREY ROAD 12, MUNICIPALITY OF MEAFORD, COUNTY OF GREY.

Digital copies will be emailed directly to your office.

Kristine Loft
Loft Planning Inc.
kristine@loftplanning.com



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COPY

**CORPORATION OF THE
MUNICIPALITY OF MEAFORD**



ZONING BY-LAW AMENDMENT APPLICATION

Application is hereby made to:

Clerk: Robert Tremblay
The Municipality of Meaford
21 Trowbridge Street West
Meaford, ON N4L 1A1

Phone: 519 538 1060 (1115)
Fax: 519 538 1556

Approval Authority:
Municipality of Meaford
Municipal Council

FOR OFFICE USE ONLY

Date Accepted: _____
Accepted By: _____
Roll Number(s): _____
Municipal Fee: _____ Paid[]
Conservation Authority
Fee Required: _____
Health Unit Fee Required: _____
Other Information: _____

- Please Print or Check Applicable Boxes.
- Covering letter may be submitted if more space is required.
- Notwithstanding the details contained in this Amendment Application, Council may modify any aspect of the proposed Amendment, as deemed appropriate, prior to final approval.

TYPE OF APPLICATION

APPLICATION FEE

Zoning By-Law Amendment

<input type="checkbox"/> Major	\$3,700.00
<input checked="" type="checkbox"/> Minor	\$1,500.00
<input type="checkbox"/> Removal of the Holding Symbol (H,H2-H6)	\$ 950.00
<input type="checkbox"/> Increase Density	\$1,300.00
<input type="checkbox"/> Temporary Use – Garden Suite	\$1,000.00
<input type="checkbox"/> Temporary Use – Extension	\$1,000.00

PART A APPLICANT INFORMATION

1) (a) Registered Owner's Name(s): Ted Lye
Address 137855 Grey Road 12, Meaford
Postal Code _____ Email _____
Phone _____ Work _____ Ext. _____
Fax _____ Cell _____

(b) Authorized Applicant's Name (If different than above) Georgian Heights Church of Gods & Christ Church
Address 06531 Sd Rd 4 RR1 Meaford
Postal Code N4L1W5 Email apenner1979@gmail.com
Phone _____ Work _____ Ext. _____
Fax _____ Cell _____

Applicant's Relationship to Subject Lands:

- ☐ Registered Property Owner
☒ Holder of Option to Purchase Subject Lands
☐ Signing Officer of Corporation
☐ Other [Specify] _____

(c) Authorized Agent's Name(s) Kristine Loft, Loft Planning Inc.
Address 308 Hurontario Street, Collingwood, Ontario
Postal Code L9Y 2M3 Email kristine@loftplanning.com
Phone _____ Work 705.446.1168 Ext. _____
Fax 866.391.9771 Cell _____

(d) Send all correspondence to: (Choose One) - ☐ Applicant ☒ Agent

PART B PROPERTY INFORMATION

2) Subject Land (the entire parcel prior to severance)

Municipal Address 137 855 Grey Road 12

Former Township: ☒ St. Vincent ☐ Sydenham ☐ Town of Meaford

Legal Description: Lot 14 Concession 8 Registered Plan ---

Part(s) --- of Lot(s) ---

Date lands were acquired by current owner(s) Unknown

3) Description

(a) Description of the Entire Property (in metric units)

Lot Frontage 200m Lot Depth Varies Lot Area 38.2ha

(b) Description of the area to be severed (in metric units)

Lot Frontage 200m Lot Depth Varies Lot Area 4.2ha

4) What is the current planning status?

Official Plan Designation:

- ☒ Agricultural
- ☐ Specialty Agriculture
- ☐ Rural
- ☐ Rural Settlement Area
- ☐ Rural Highway Commercial
- ☐ Future Urban Expansion Area
- ☐ Urban Living Area
- ☐ Urban Employment Area
- ☐ Urban Highway Commercial

- ☐ Downtown Core Commercial
- ☐ Downtown Core Transition
- ☐ Institutional
- ☒ Environmental Protection
- ☐ Shoreline
- ☐ Harbour Open Space
- ☐ Major Open Space
- ☐ Major Recreation
- ☐ Mineral Resource Extraction
- ☐ NEC Area

5) Please explain how the application conforms to the Official Plan.

See planning report.

6) Zoning By-Law:

- | | |
|--|---|
| <input type="checkbox"/> Residential One (R1) | <input type="checkbox"/> Hamlet Commercial (C5) |
| <input type="checkbox"/> Residential Two (R2) | <input type="checkbox"/> Harbour Commercial (C6) |
| <input type="checkbox"/> Residential Three (R3) | <input type="checkbox"/> Restricted Industrial (M1) |
| <input type="checkbox"/> Residential Four (R4) | <input type="checkbox"/> General Industrial (M2) |
| <input type="checkbox"/> Hamlet Residential (R5) | <input type="checkbox"/> Rural Industrial (M3) |
| <input type="checkbox"/> Residential Multiple (RM) | <input checked="" type="checkbox"/> Agriculture (A) |
| <input type="checkbox"/> Residential Transitional (RT) | <input type="checkbox"/> Rural (RU) |
| <input type="checkbox"/> Country Residential (CR) | <input type="checkbox"/> Special Agricultural (SA) |
| <input type="checkbox"/> Rural Residential | <input type="checkbox"/> Development |
| <input type="checkbox"/> Shoreline Residential | <input checked="" type="checkbox"/> Environmental Protection (EP) |
| <input type="checkbox"/> Residential Limited Service (RLS) | <input type="checkbox"/> Harbour (HAR) |
| <input type="checkbox"/> Mobile Home Park (MH) | <input type="checkbox"/> Institutional (I) |
| <input type="checkbox"/> Downtown Commercial (C1) | <input type="checkbox"/> Mineral Aggregate Resource (MAR) |
| <input type="checkbox"/> Highway Commercial (C2) | <input type="checkbox"/> Major Recreation (MR) |
| <input type="checkbox"/> Neighbourhood Commercial (C3) | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Rural Highway Commercial (C4) | <input type="checkbox"/> NEC Area |
| | <input type="checkbox"/> Other: _____ |

7) Please indicate whether any of the following environmental constraints apply to the subject land:

- | | |
|--|--|
| <input type="checkbox"/> Wetlands | <input type="checkbox"/> Niagara Escarpment Plan |
| <input type="checkbox"/> Floodplains | <input type="checkbox"/> Heritage Resources |
| <input checked="" type="checkbox"/> Streams, ravines and lakes | <input type="checkbox"/> Specialty Crop Lands |
| <input type="checkbox"/> Water Resources | <input type="checkbox"/> ANSI's |
| <input type="checkbox"/> Wooded Areas and Forest Management | <input type="checkbox"/> Aggregate Resources |
| <input type="checkbox"/> Fisheries, Wildlife and Environment | <input type="checkbox"/> Thin Overburden (Karst) |
| | <input type="checkbox"/> Solid Waste Management |
| | <input type="checkbox"/> Sewage Treatment Plant |

8) Indicate the Type of Road Access:

- ☐ 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 Supported 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 land to the nearest public road?

(Not Supported by the Municipality of Meaford)

10) Indicate the Applicable Water Supply and Sewage Disposal

	Existing	Proposed
1. Municipal Water	<input type="checkbox"/>	<input type="checkbox"/>
2. Communal Water	<input type="checkbox"/>	<input type="checkbox"/>
3. Private Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
5. Communal Sewers	<input type="checkbox"/>	<input type="checkbox"/>
6. Private Septic	<input type="checkbox"/>	<input type="checkbox"/>

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) Storm Water Management

- (a) Describe any alterations proposed for grading, drainage and storm water management purposes (use site plan where appropriate):

	Existing	Proposed
1. Sewers	<input type="checkbox"/>	<input type="checkbox"/>
2. Ditches	<input type="checkbox"/>	<input type="checkbox"/>
3. Swales	<input type="checkbox"/>	<input type="checkbox"/>
4. Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>

(b) Indicate the type of drainage for the property:

Natural drainage due to size of lot.

12) Describe the **existing use** and how long the existing use has continued.

Agricultural property with residence.

13) Mortgages, Restrictions, Covenants, Etc.

(a) Names and addresses of all mortgages, holders of charges or other encumbrances with respect to the subject lands:

TBC.

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

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

(c) Are there any easements, right-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (If yes, describe what they are, indicate on drawing if applicable and include Site Plan and/or Agreement if applicable)

NIL

14) Other Related Planning Applications

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

- ☒ Official Plan Amendment
- ☐ Plan of Subdivision
- ☐ Site Plan Control
- ☒ Zoning By-Law Amendment
- ☐ Consent (Severance)
- ☐ Niagara Escarpment Development Control Permit
- ☐ Minister's Zoning Order

Indicate the following information for each applicable application:

Application File Number: Submitted simultaneously.

Approval Authority: _____

Lands Affected: _____

Purpose: _____

Status of Application: _____

Effect on this Application: _____

15) Abutting and Nearby Lands

- (a) Interest in abutting lands - Does the owner or applicant of the subject lands own or have legal interest in any lands abutting the subject lands? If yes, describe the interest.

No

- (b) Describe the present use on all properties abutting the subject lands.

North: Agricultural

East: Woodlands, stream and Agricultural

South: Rural Residential

West: Agricultural

16) Agricultural Property History on the subject parcel

(a) What type of farming has been conducted?

☐ Beef

☐ Dairy

☐ Swine

☐ Poultry

☐ Sheep

☒ Cash Crop

☐ Other (describe) _____

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? Estate (long period of time)

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

☒ Yes – For how long? _____

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(d) Area of total farm holding: 38.2ha

(e) Number of tillable acres: 15

(f) Do you own any other farm properties?

☐ Yes

☒ No

If yes, indicate: Lot: _____

Concession: _____

Former Township: _____

Total Acres: _____

(g) Do you rent any other land for farming purposes?

☐ Yes

☒ No

If yes, indicate: Lot: _____

Concession: _____

Former Township: _____

Total Acres: _____

(h) Is there a barn on the subject property?

Yes ☒ No ☐

Please indicate the condition of the barn. Not in good shape (Disrepair)

How big is the barn? 110sq.m

What is the present use of the barn? Vacant

What is the capacity of the barn, in terms of livestock? Nil

(i) Indicate the manure storage facilities on the subject lands Nil

☐ Storage already exists

☐ No storage required (manure/material is stored for less than 14 days)

☐ Liquid

☐ inside, underneath slatted floor

☐ outside, with permanent, tight fitting cover

☐ (treated manure/material) outside, no cover

☐ outside, with a permanent floating cover

☐ outside, no cover, straight-walled storage

☐ outside, roof but with open sides

☐ outside, no cover, sloped-sided storage

☐ Solid

☐ inside, bedded pack

☐ outside, covered

☐ outside, no cover, $\geq 30\%$ DM

☐ outside, no cover, 18-30% DM, with covered liquid runoff storage

☐ outside, no cover, 18-30% DM, with uncovered liquid runoff
storage

(j) Are there any barns on other properties within **1000 meters** (3,280 ft) of
the subject lands?

Yes ☒ No ☐

**If the answer is yes, these barns and distances to the subject property
must be shown on the sketch. The following questions must be
answered for each property containing a barn regardless of current
use.**

(k) What type of farming has been conducted on this other property?

See MDS report.

(l) Indicate the number of tillable acres on other property: ----

(m) How big is the barn ? ----

(n) Capacity of barn in terms of livestock: ----

(o) Manure Storage facilities on other property (see storage types listed in question (i) above)

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

PART C PROPOSAL

17) Describe the **nature and extent of the relief applied for and the proposed use** of the subject lands.

To rezone a portion of the lands to permit the establishment of an Institutional use including a church and school, and accessory uses thereto.

18) Describe the reasons for the proposed amendment(s).

The current Agricultural (A) zone does not permit an Institutional use as of right.

Although the County Official Plan does permit Institutional uses by Zoning By-law Amendment.

19) Describe the timing of the proposed development, including phasing.

Spring 2019.

20) Are there any buildings on the property?

Yes ☐

No ☒

21) Are there any proposed buildings on the property?

Yes ☒

No ☐

22) Provide the following details for all buildings in metric units. (Use separate page if necessary)

Building Type:	Existing	Proposed	Existing	Proposed	Existing	Proposed
Type of Structure	Residence/barn	Institutional Building				
Date of Construction	Unknown	2 0 1 9				
Use	Residence/accessory structure	school and church				
Ground Floor Area (m ²)	146/362	464				
Gross Floor Area (m ²)	200/362	464 plus partial basement				
Number of Stories	2	1				
Width (m)	10/16	30.48				
Length (m)	20/19	15.24				
Height (m)	2 stories	1 storey				
Setback from front lot line (m)	55/115	35				
Setback from rear lot line (m)	613/549	550				
Setback from side lot lines (m)	52/224 168/204	55/338				

23) Is the subject land 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.

24) 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 provide the details of the official plan or the official plan amendment that deals with this matter.

25) Does this application propose to remove land from an area of employment?

Yes ☐

No ☒

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

26) 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.

27) 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,
 - (a) are located on the subject land and on land that is adjacent to it, and
 - (b) 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.

28) Additional Supporting Documents

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

See attached planning report.

PART D STATEMENT OF COMPLIANCE

29) Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?

Yes ☒

No ☐

30) 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.

PART E AUTHORIZATION AND AFFIDAVIT

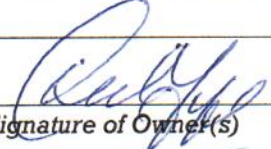
31) OWNER'S CONSENT (Freedom of Information):

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), Ted Lye


and, _____

Name of Owner(s)

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.


Signature of Owner(s)

Jan 03/19
date


Signature of Witness

Jan 8/2019
date

32) PUBLIC NOTIFICATION OF PLANNING APPLICATION SIGNAGE AGREEMENT:

WHEREAS, the posting of this sign satisfies requirements of the Planning Act for Public Notification of the application; and

WHEREAS, it is the responsibility of the applicant to ensure the sign is securely posted on the subject lands so that it is visible and legible from a public highway; and

WHEREAS, the Municipality has provided this sign for my convenience only and I indemnify the Municipality for any damages resulting from the improper posting of this sign,

I THEREFORE STATE that I/(We) Kristine Loft, Loft Planning Inc.

Ted Lye

and, _____

Name of Owner(s) or Agent(s)

have submitted this application to the Corporation of the Municipality of Meaford Planning Department, known as file _____, and that I/We understand and agree to the above, dated this 16 day of January, 2019.

Kristine Loft
Signature of Owner(s) or Agent(s)

Jan 16, 2019
date

Carl Buck
Signature of Witness

Jan 18/19
date

33) AUTHORIZATION FOR ACCESS:

I (We) Ted Lye

Name of Owner(s)

of the Municipality of Meaford in the County of Grey
city/town/municipality *county/region*

hereby permit Municipal Staff and its representatives to enter upon the premises for the purpose of performing inspections of the subject property.

Carl Buck
Signature of Owner(s)
Carl Buck
Signature of Witness

Jan 18/19
date
11
date

34) PREAMBLE

The undersigned hereby applies to the Council of the Municipality of Meaford under Section 34 of the PLANNING ACT, R.S.O. 1990.

35) **AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:**

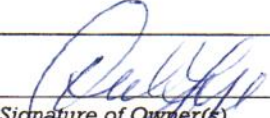
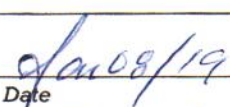
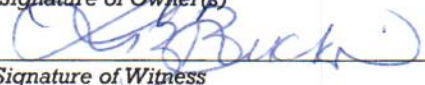
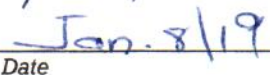
(If the Solemn Declaration is to be completed by other than the registered owner of the subject lands, the owner's written authorization below (or letter of authorization) **must** be completed.)

I (We) Ted Lye
of the Municipality of Meaford ^{Name of Owner(s)} in the County of Grey
city/town/municipality county/region

registered owner of PT LT 14 CON 8 ST VINCENT; MEAFORD
property description

do hereby authorize Kristine Loft, Loft Planning Inc.
Name(s) of Authorized Agent(s)

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

<u></u> Signature of Owner(s)	<u></u> Date
<u></u> Signature of Witness	<u></u> Date

36) **AFFIDAVIT - COSTS OF APPLICATION - TO BE COMPLETED BY OWNER(S)**

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Ted Lye
of the Municipality Meaford of Meaford in the County of Grey
city/town/municipality county/region

hereby acknowledge receiving and reviewing the fee of 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, one Public Meeting and documents, if approved). It is further understood and agreed that any additional costs or requirements, incurred and charged to or 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

Meaford of Meaford in the County of Grey
city/town/municipality county/region

this 8 day of Jan, 20 19

[Signature]
Signatures of Owner(s)

Jan 08/19
Date

Jan 8/19
Date

ELIZABETH HAYNICK, Commissioner, Meaford, Ontario, for the Corporation of the Municipality of Meaford
Expires December 14, 2021

37) **AFFIDAVIT – SOLEMN DECLARATION – TO BE COMPLETED BY OWNER(S) OR AGENT(S) HAVING COMPLETED THE APPLICATION FORM**

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Kristine Loft, Loft Planning Inc.

of the Township Clearview of Clearview ^{Name of Owner(s)} in the County of Simcoe
city/town/municipality county/region

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 processing of my application and may result in additional costs to me.

DECLARED before me at the

Town of The Blue Mountains in the County of Grey
city/town/municipality county/region

this 15 day of January, 20 19

Kristine Loft
Signatures of Owner(s) or Agent(s)

Jan 15, 2019
Date

[Signature]
Signature of Commissioner

January 15, 2019
Date

CORRINA GILES, A COMMISSIONER, ETC.,
COUNTY OF GREY, WHILE TOWN CLERK FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.

COPY



Planning & Development

County Official Plan Amendment Application Form

For applying for approval under Section 17 or 21 of the *Planning 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 OFFICIAL PLAN AMENDMENT APPLICATIONS.

Type of Application:

In accordance with the County of Grey By-law No. 4735-11, the following fees are set for the processing of County Official Plan Amendments:

<input checked="" type="checkbox"/>		Application Fee	Peer Review Fee
	County Official Plan Amendment		
	Minor – Site Specific*	\$1,700.00	\$5,000.00
	Major *	\$3,400.00	\$5,000.00
	Minor – Site Specific (Municipally Initiated)*	\$1,160.00	n/a
	Major (Municipally Initiated)*	\$2,300.00	n/a

*\$500 is non-refundable if the request does not proceed to Public Meeting. Legislative Authority – Section 69 of the Planning Act, R.S.O. 1990, as amended.

Please note that the information to accompany an amendment as prescribed by regulation (O. Reg. 543/06) to the *Planning Act* must be included in this form or in the material submitted to the County with the application.

Requirements for Submission:

In addition to the application fee and pre-submission consultation the following is required to be considered a complete application:

<input checked="" type="checkbox"/>	Required:
	5 hard copies of this application form (including the original certified copy)
	5 hard copies of any required report (outlined through pre-submission consultation)
	1 CD with electronic copies of all reports, drawings, applications and any other required information in original digital format and in PDF format

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): Ted Lye

Address: 137855 Grey Road 12, Meaford

Email Address: --

Telephone Number: -- Fax Number: --

Applicant(s): Georgian Heights Church of Gods and Christ Church

Address:

Email Address: apenner1979@gmail.com

Telephone Number: Fax Number:

Agent: Kristine Loft, Loft Planning Inc.

Address: 308 Hurontario Street, Collingwood, Ontario L9Y 2M3

Email Address: kristine@loftplanning.com

Telephone Number: 705.446.1168 Fax Number: 866.391.9771

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: 137 855 Grey Road 12

Lot: 14 Concession: 8

Geographic Township: St. Vincent

Registered Plan: ----

Part(s): ---- of Lot(s): ----

3. What is the total area of the subject lands (in hectares)? 38.2
What is the total area of the lands to be re-designated? 4.2
4. What is the current designation of the subject land in the County official plan?
Agricultural
5. What are the land uses that are authorized under the current County designation?
Agricultural uses + ancillary uses.
Includes Institutional uses.
6. What is the current designation of the subject land in the Municipal official plan?
Agricultural
7. What are the land uses that are authorized under the current Municipal designation?
Agricultural use + ancillary uses.
8. What is the current zoning of the subject land in the Municipal zoning by-law?
Agricultural (A)
9. What are the land uses that are authorized under the current Municipal zoning?
Agriculture + ancillary uses.
10. What is the current and previous known use(s) of the subject land?
Current use(s):
Agricultural field
Previous known use(s):
Nil

11. Is the subject land in the requested amendment covered by a provincial plan(s) such as the Niagara Escarpment Plan?

☐ Yes

☒ No

If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s). Attach a separate page, if necessary.

If yes, does the requested amendment conform/not conflict with the policies contained in the applicable provincial plan?

☐ Yes

☐ No

If yes, please explain. Attach a separate page, if necessary. Submit a planning report, if applicable.

12. Is the subject land the subject of a proposed amendment to a provincial plan?

☐ Yes

☒ No

If yes, what is the applicable provincial plan? Specify the file number and status of the application.

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

☐ Yes

☒ 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.

14. Has the subject lands or lands within 120 metres ever been subject of an application for approval for any of the following:

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: _____

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: _____

A minor variance ☐ Yes ☒ No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

Approval of a site plan ☐ Yes ☒ No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

An official plan amendment ☐ Yes ☒ No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

A zoning by-law amendment ☐ Yes ☒ No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

A Minister's zoning order ☐ Yes ☒ No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

Proposal:

15. What is the purpose of the application? What is the effect of the proposed official plan amendment?

The purpose is to permit the establishment of an Institutional use including a church and school where the primary transportation for users is not horse-related.

16. Does the planning document only clarify wording or correct mistakes?

☐ Clarify wording

☐ Correct mistakes

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

17. Does the planning document propose to change, replace or delete a policy in the official plan?

☐ Change

☐ Replace

☐ Delete

If yes, specify the policy to be changed, replaced, or deleted (give the text of the policy, page and paragraph number in the current OP).

18. Does the planning document propose to add a policy in the official plan?

☐ Yes

☒ No

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

19. Does the requested amendment propose to change or replace a designation in the official plan?

☐ Change

☐ Replace

If the requested amendment proposes to change or replace a designation in the official plan, specify the designation to be changed or replaced. What is the proposed new designation?

20. What are the land uses that would be authorized in the new designation of the requested official plan amendment?

21. Does the requested amendment propose to change or replace a schedule in the official plan?

☐ Change

☐ Replace

If yes, provide/attach the new schedule and the text that accompanies it, if applicable.

22. Does the requested amendment propose to alter all or any part of the boundary of an area of settlement in a municipality?

☐ Yes

☒ No

If yes, specify the current official plan policies, if any, dealing with the alteration of an area of settlement.

23. Does the requested amendment propose to establish a new settlement area in a municipality?

☐ Yes

☒ No

If yes, specify the current official plan policies, if any, dealing with the establishment of an area of settlement.

24. Does the requested amendment propose to remove the subject land from an area of employment in a municipality?

☐ Yes

☒ No

If yes, specify the current official plan policies, if any, dealing with the removal of land from an area of employment.

25. Is this a site-specific re-designation of a parcel of land in the official plan?

☒ Yes

☐ No

26. Indicate the proposed water supply and sewage disposal on the subject property:

	Municipal Water	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private Septic
Existing			X			X
Proposed			X			X

If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed please include:

- a. a servicing options report, and
- b. a hydrogeological report

27. Are stormwater sewers present?

☐ Yes

☒ No

28. Indicate the name of the road providing access to the subject property.

Grey Road 12

29. Provide the following details for all buildings: (use separate page if necessary)

Details	Existing	Proposed
Type of building (s)	Residence	Church/School
Main Building Height	(m) 2 stories	(m) 1. stories
% Lot Coverage	.05/.	.12/.
Number of Parking Spaces	1+	85 spaces required
Number of Loading Spaces	---	To be confirmed
Number of Floors	2	1
Total Floor Area	(m ²) 200	(m ²) 464 plus partial basement
Ground Floor Area (excluding basement)	(m ²) 146	(m ²) 464

30. Is the requested amendment consistent with the Provincial Policy Statement (PPS)?

☒ Yes

☐ No

Explain how the requested amendment is consistent with the PPS in a planning report, by a qualified individual.

See planning report.

In addition to this, Appendix 1 is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment.

Please check the appropriate boxes in **Appendix 1**, beginning on page 15.

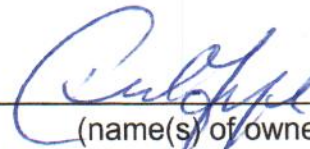
Authorization:

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

If an agent is employed, the registered owner(s) must complete the following:

PLEASE PRINT

I (we)

 TED LYE (EDWARD EDWARD ERNEST)
(name(s) of owner, individuals or company)

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

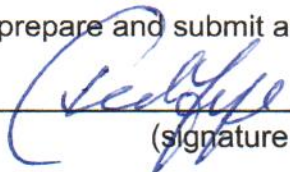
(name(s) of owner, individuals or company)

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

Kristine Loft, Loft Planning Inc.

(Name of Agent)

To prepare and submit an official plan amendment for approval.



(signature of owner)

Jan 07 / 2019.

(date)

(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


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

I (we) Kristine Loft
(name(s) of applicant)

of the Township of Clearview in the County/Region/District of
County of Simcoe (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: Town of The Blue Mountains
in the County/Region/District of Grey
this 15 day of January, 20 19.

 Kristine Loft
(Signature of applicant)

Commissioner of Oaths:

CORRINA GILES, A COMMISSIONER, ETC.,
COUNTY OF GREY, WHILE TOWN CLERK FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.

Applicant's Consent

33. 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,

Ted Lye

(applicant)

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.

[Signature]

(signature)

Jan 8/19

(date)

Reimbursement Agreement

34. Peer Review Reimbursement Agreement

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

BETWEEN:

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:

- i. 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.
- ii. 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.
- iii. 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:

Ted We

AND

(Applicant)

THE CORPORATION OF THE COUNTY OF GREY

- iv. 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.
- v. 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.
- vi. 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 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)**

Appendix 1: Areas of Provincial Interest

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?		If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No			
Employment Lands	-	No			If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate: The land is not required for employment purposes over the long term, and that there is a need for the proposed conversion.
Rural Areas located in municipalities	Yes	Yes			Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.
Class 1 Industry ¹	No	No			If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?		If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
		Yes	No		
Class 2 Industry ²	No		No		If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.
Class 3 Industry ³	No		No		If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.
Land Fill Site(s): closed/active landfill	No		No		If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed. The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc. If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the Environmental Protection Act is required and should be obtained prior to any <i>Planning Act</i> approval.
Sewage Treatment Plant and waste stabilization pond	No		No		There is a need for a feasibility study if the proposal is for a sensitive land use and the property line is within: 100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day;

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?		If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
		Yes	No		
					Or 150 m of the periphery of the noise/odour producing greater than 25,000 cubic metres of effluent per day; or 400 m from the boundary line of a waste stabilization pond.
Provincial Highways	No		No		Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the Public transportation and Highway Improvement Act. If the proposed development is located in proximity to a provincial highway, a traffic impact study and stormwater management report will be required by the Ministry of Transportation (MTO)
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30	No		No		If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Active railway line and major highways	No	No		A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: 500 m of a main railway line or of any provincial highway; 250 m of a secondary railway line; 100 m of other railways or freeway right of way; and 50 m of a provincial highway right-of-way
Electricity generating station, hydro transformers, railway yards, etc.	No	No		If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line	No	No		Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation and other infrastructure, utility and hydro corridors	No	No		If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Cultural heritage and archaeology	No	No		Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated. Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?		If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
		Yes	No		
					documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted. Development and site alteration may be permitted on adjacent lands to protected heritage property will be conserved.
					Mitigation measures and/or alternative development approaches may be required in order to conserve heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.
Prime Agricultural lands/areas	Yes	Yes			If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken. Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met).
Agricultural operations	Yes	Yes			If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Mineral mining operations and petroleum resource operations and known petroleum resources	No	No		<p>If within 1000 m, demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts</p> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential are permitted if:</p> <p>Resource use is not feasible</p> <p>The proposed land use or development serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.</p>
Non-operating mine site within 1000 metres	No	No		<p>If within 1000 metres, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.</p>
Rehabilitated and abandoned mine sites	No	No		<p>If the proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines. Progressive and final rehabilitation is required to accommodate subsequent land uses.</p>

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres		OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No			
Mineral aggregate operations, and known deposits of mineral aggregate resources	No	No			<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry.</p> <p>If within 1000 m of a known deposit of sand, gravel or bedrock resource, need to demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts.</p> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <p>The resources is not feasible; or</p> <p>The proposed land use serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.</p>

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?		If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No	No		
Natural heritage systems	Yes	Yes			If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long term ecological function and biodiversity of the system will be maintained, restored or improved.
Significant wetlands Significant habitat of endangered species and threatened species	No	No			Development and site alteration are not permitted in the features. Are any significant wetlands, or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
Significant woodlands, valleylands Significant wildlife habitat Significant areas of natural and scientific interest (ANSI)	No	No			Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions. Indicated if there are any significant woodlands, significant valleylands, significant wildlife habitat, and ANSI's on the subject land of within 50 m.
Fish Habitat	TBC	TBC			Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 30 m?

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
				Is any lake trout on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.
Adjacent lands to natural heritage features and areas	Yes	Yes		Development and site alteration are not permitted on adjacent land to natural heritage features unless: The ecological function of the adjacent lands has been evaluated; and It has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features	No	No		Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
Water Quality and quantity	No	No		An assessment is generally required to determine potential impacts of development proposals on water quality and quantity. If the proposal is adjacent to a water body such as a lake or stream, wetland, spring or groundwater recharge area, an impact assessment on the water body may be needed. As well, in areas of high water table, fractured bedrock or

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres Yes	OR (b) If a development circumstance, does it apply? No	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
Natural Hazards	TBC	TBC		<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <p>A dynamic beach hazard?</p> <p>The defined portions of the one hundred year flood level along the connecting channels of the Great Lakes?</p> <p>Areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway?</p> <p>Is the proposal subject to limited exceptions such as:</p> <p>Safe access appropriate for the nature of the development and the natural hazard?</p> <p>Special Policy Area?</p> <p>Uses which by their nature must be located in the floodway?</p> <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above</p>

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
				prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.
				Is the subject land within or partially within: Hazardous lands adjacent to the shorelines of the Great-Lakes and large inland lakes (includes flooding, erosion and dynamic beach hazards)? Hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? Hazardous sites (includes unstable soils and unstable bedrock)?
				A special policy area shown in an approved official plan? The flood fringe in an area subject to the two zone concept of floodplain management? If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres		OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No			
Human-made hazards ⁴ including mine hazards and high forest fire hazards	No	No			Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works? Are the subject lands on or within 1000 m of a salt solution mining well? Demonstrate how the hazard(s) will be addressed.
Contaminated sites	No	No			To determine potential soil contamination, proponents must complete a Phase 1 Environmental Site Assessment (ESA) as per the Ministry of Environment regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination. Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.
Crown Lands ⁵	No	No			Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown Lands. Contact the Ministry of Natural Resources District Office

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
				regarding the actual acquisition or use of Crown Land.

Notes:

Class 1 Industry – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

Class 2 Industry – medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

Class 3 Industry – indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

Hazardous Sites – property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays – Leda, organic soils) or unstable bedrock (Karst topography)

Certain areas of Crown Lands are identified by MNR as being of special interests, such as lake access points.

Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.



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

COPY

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 type="checkbox"/> Major Amendment Application Fee
(Payable to the Municipality) | \$8000.00 |
| <input checked="" type="checkbox"/> Minor Amendment Application Fee
(Payable to the Municipality) | \$3750.00 |
| <input checked="" type="checkbox"/> Grey Sauble Conservation Authority Fee
(Required for all applications - Payable to Grey Sauble Conservation Authority) | \$240.00 |

Applicant Information:

1. Registered Owner(s): Ted Lye

Full Mailing Address: 137855 Grey Road 12, Meaford

Phone: _____ Fax/Email: _____

2. Applicant(s)/Agent(s) (if different then owner): Kristine Loft, Loft Planning Inc.

Full Mailing Address: 308 Hurontario Street, Collingwood, Ontario

Phone: 705.446.1168 Fax/Email: kristine@loftplanning.com

Applicant's relationship to subject lands: Agent/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: 137 855 Grey Road 12Former Township/Town: ☒ St. Vincent ☐ Sydenham ☐ MeafordConcession: 8 Lot: 14 Registered Plan: ----Part(s): ---- of Lot(s) ---- Reference Plan: ----Date Lands were acquired by current owner(s): -----

2. Description:

	Area (hectares)	Frontage (meters)	Depth (meters)
Entire Property	38.2	200	Varies
Lands Affected (if only a portion)	4.2	200	Varies

3. Current Official Plan Designation of the Lands and the uses authorized within the designation: -----Agricultural - Agricultural uses and related uses.4. Current Zoning By-law Designation of the Lands: Agricultural (A)

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	Private Well
Sewer Servicing (Municipal, Communal, Private System)	Private Septic	Private Septic
Storm Servicing (Storm Sewer, Ditches, Swales)	Nil	

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): Agriculture - Long period of time.

10. Present use of abutting properties:

North Agriculture

South Rural Residential

East Woodlands, stream

West 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.):

15. Related Farm Operations

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

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

☐ Other: _____

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

b. How long have you owned the farm? _____

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

☒ Yes – For how long? ^{LONG} ~~TERM~~ _____ ☐ No – When and Why did you stop? _____

d. Area of total farm holding: _____ Number of tillable acres: _____

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

If yes, Lot: _____ Concession: _____ Former Township: _____ Acres: _____

f. Do you rent any other land for farming purposes? ☐ Yes ☐ No

If yes, Lot: _____ Concession: _____ Former Township: _____ Acres: _____

g. Is there a barn on the subject property? ☐ Yes ☐ No

If yes, which part of the property does the barn fall on?

☐ Proposed Severed ☐ Proposed Retained

Condition of barn: _____ Present use of barn: _____

Size of barn: _____ Capacity of barn (livestock): _____

h. Indicate and describe the manure storage facilities on the subject lands:

☐ Storage already exists _____

☐ Liquid _____

☐ Solid _____

☐ No storage required (manure/material is stored for less than 14 days)

i. Are there any barns on other properties within 1000 meters (3,280 ft) of the proposed lot? ☒ Yes ☐ No

If yes, these barns and distances to the subject property must be shown on the sketch. And the following questions must be answered for each property containing a barn regardless of current use. You may use additional pages if necessary.

j. What type of farming has been conducted on this other property? ----

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

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

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

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

Proposal Details:

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

To re-designate a portion of the lands to permit the establishment of an Institutional use being a church and school

and accessory uses. _____

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

The current Official Plan does not explicitly identify an Institutional use as a permitted use.

18. Describe the timing for the proposed development, including phasing: Spring 2019

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	House/Barn			Church/ School
Ground Floor Area (m ²)	146/362			464
Gross Floor Area (m ²)	200/362			4664 plus partial basement
Number of Stories	2			1
Width (m)	10/16			30.48
Length (m)	20/19			15.24
Height (m)	2 stories			1 storey
Use	residence/accessory structure			church/school
Setback from front lot line (m)	55/115			35
Setback from rear lot line (m)	613/549			550
Setback from side lot line (m)	52/224 168/204			55/338

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.

Yes, the amendment is site specific and will add an additional permitted use being an Institutional use to a portion of the property.

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

No.

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.

Not applicable.

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: TBC.

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 Kristine Loft and _____
Name of Owner(s) Name of Owner(s)

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

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

I have been advised that incomplete and/or inaccurate information will delay the procession of my application and may results in additional costs to me.

DECLARED before me at the

City/Town/Municipality of The Blue Mountains in the **County/Region** of Grey

This 15 day of January, 2019.

Kristine Loft
Signature of Owner(s) or Agent(s)

January 15, 2019.
Date

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

Date

[Signature]
Signature of Commissioner

January 15, 2019
Date

CORRINA GILES, A COMMISSIONER, ETC.,
COUNTY OF GREY, WHILE TOWN CLERK FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.

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 Ted Lye 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 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;**

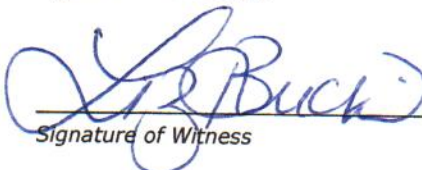
Hereby permit Municipal Staff and its representatives to enter upon the premises for the purpose of performing inspections of the subject property.

x 
Signature of Owner(s)

Jan 08/2019
Date

Signature of Owner(s)

Date


Signature of Witness

Jan 8/19
Date

OWNER(S) AUTHORIZATION OF AGENT

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

I/We Ted Lye and _____
Name of Owner(s) Name of Owner(s)

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

Registered owner of PT LT 14 CON 8 ST VINCENT; MEAFORD
Property Description

Do hereby authorize Kristine Loft, Loft Planning Inc.
Name(s) of Authorized Agent(s)

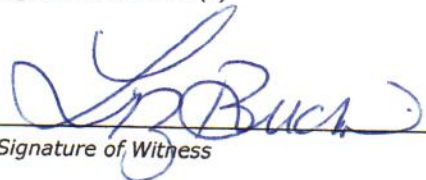
To act as my (our) agent for the purposes of this application.


Signature of Owner(s)

Jan 08/2019
Date

Signature of Owner(s)

Date


Signature of Witness

Jan 8/19
Date

AFFIDAVIT - COSTS OF APPLICATION

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

I/We Ted Lye 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 8 day of January, 2019.

[Signature]
Signature of Owner(s)

Jan 08/2019
Date

Signature of Owner(s)

Date

[Signature]
Signature of Commissioner

Jan 8/19
Date

ELIZABETH LYNN GLADSTONE BUCKTON,
a Commissioner etc., County of Grey, for the
Corporation of the Municipality of Meaford
Expires December 14, 2021