

COUNTY OF GREY

Application for Official Plan Amendment

GUIDELINES

Introduction: The submission of an application to the County to amend the Official Plan is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by Council or a committee of Council. The purpose of these guidelines is to assist persons in completing the application to amend the Official Plan. Should you require clarification on any matter covered by this application form, please contact the Planning and Development Department at the address at the bottom of the page.

Application Fee: Each application must be accompanied by the application fee in the form of a cheque payable to the County of Grey. This fee shall be used to pay all planning and associated costs with respect to the processing of the subject application.

Authorization: If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application (See Section H)

Drawing: All applications for an Official Plan amendment must include an accurate to scale drawing (see Question 21), preferably prepared by a qualified professional, showing the items listed below:

1. The land subject to the application including its boundaries and dimensions; and the location and nature of any easements or restrictive covenants which affect the subject land;
2. The uses of adjacent and abutting land (e.g. residential, agricultural, extractive, commercial, industrial, recreational, institutional) ;
3. All abutting lands owned by the owner (if any) and its boundaries and dimensions;
4. The location of all existing as well as proposed buildings, their uses, widths, lengths, numbers or storeys, and setbacks from street lines and side lot lines.
5. The location of all natural and man-made features on the land (e.g. buildings, structures, fencing, parking areas, road allowances, railways, wells, septic tanks, wooded areas, watercourses, ditches) and the location of any of these features on adjacent or abutting land that may affect this application.

Supporting Information: Please bear in mind that additional information may be required by the municipality, County, local and Provincial agencies in order to evaluate the proposed amendment. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal, and storm water management.

In addition, the applicant may be required to submit a more detailed site plan, under site plan control, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the Municipality.

Ontario Provincial Regulation 198/96 outlines A prescribed information; this is identified in the following application with a hand (A) beside the question number.

Approval Process: Upon receipt of an application, the required fee and other information as may be required, Council or a Committee of Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act). The applicant will be requested to attend various meetings, including a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council or a Committee of Council concerning the application. Official Plan amendments are approved by Council and a 20 day appeal period is required following the decision of County Council.

Fees:

\$1,500 (GST N/A) Official Plan Amendment (Minor – Site Specific) (\$500.00 non-refundable if request does not proceed to a Public Meeting)

\$ 3,000 (GST N/A) (Major) (\$500.00 non-refundable if request does not proceed to a Public Meeting)

\$2,000 (GST N/A) Official Plan Amendment (Major - If Municipality initiated) (\$500.00 non-refundable if request does not proceed to a Public Meeting)

\$1,000 (GST N/A) Official Plan Amendment (Site Specific – if Municipality initiated) (\$500.00 non-refundable if request does not proceed to a Public Meeting)

\$5,000 (GST N/A) Peer Review Reimbursement Agreement (See attachment)

Copies: 10 copies of this application including the drawing and other information as may be specified, shall be required. **(include digital copy)**
7 copies of supporting documentation. **(include digital copy)** More information may be requested

FURTHER INFORMATION: County of Grey Planning & Development Department
595 9th Ave. East, **OWEN SOUND**, Ontario N4K 3E3
Phone: (519) 376-2205
Fax : (519) 376-7970

COUNTY OF GREY

Application for Official Plan Amendment

A. GENERAL INFORMATION

1. APPLICANT INFORMATION

a) Registered Owner's Name(s): Meaford A2A Developments Inc.
c/o A2A Capital Management Inc., 250 Ferrand Drive, Suite 888
Address: Toronto, Ontario, M3C 3G8

Phone: Home () _____ Work (416)467 7888 Fax (416) 467 8749

b) Applicant (Agent) Name(s): Weston Consulting Group Inc.

Address: 201 Millway Ave., Unit 19, Vaughan, ON, L4K 5K8

Phone: Home (905) 738 8080 Work () _____ Fax (905) 738 6637

c) Send correspondence To? Owner () Agent (x) Other () _____

2. WHAT AREA DOES THE AMENDMENT COVER?

a) (x) the "entire" property or

b) () just a "portion" of the property

3.A PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

Municipal Address: Refer to attached Legal Description

Concession: 1 + 2 Lot: 9 + 10 Registered Plan No.: N/A
Area: 153.90 hectares Depth: variable metres 3rd Line - 199m (652ft)
382.4 acres feet Frontage (Width) metre
Hwy. 26 - 86m (282ft)
feet

4.A PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

Area: N/A hectares Depth: N/A metres Frontage (Width) N/A metre
acres feet feet

5.A WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: Rural + Hazard Land

Zoning: County Residential, Development, Rural, Environmental Protection

6.A LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

Rural - Agricultural, forestry, resource based activity, rural activity,
HL - forestry, non-int agr., passive public parks, public utilities,
resource based recreation, refer to Planning Justification Report

Note: Hand A identifies "prescribed" information outlined in Ontario Provincial Regulation 198/96.

B. EXISTING AND PROPOSED LAND USES AND BUILDINGS

7. **WHAT IS THE AEXISTING≡ USE OF THE LAND?**

Rural / Open Space / Agricultural

8. **WHAT IS THE APROPOSED≡ USE OF THE LAND?**

Resource Based Recreation / Residential / Commercial / Open Space / Golf Courts
Refer to Planning Justification Report.

9. **PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)**

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	_____	_____
b) Main Building Height	_____ (m) _____ (ft.)	_____ (m) _____ (ft.)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	See Planning Justification Report
e) # of Loading Spaces	_____	
f) Number of Floors	_____	
g) Total Floor Area	_____ (sq.m.) _____ (sq.ft)	_____ (sq.m.) _____ (sq.ft)
h) Ground Floor Area (exclude basement)	_____ (sq.m.) _____ (sq.ft)	_____ (sq.m.) _____ (sq.ft)

C. EXISTING AND PROPOSED SERVICES

10. **INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	Municipal Water	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private Septic
a) Existing	()	()	()	()	()	()
b) Proposed	(x)	()	()	(x)	()	()

11. **ARE STORMWATER SEWERS PRESENT?** () Yes (x) No

12. **WHAT IS THE NAME OF THE ROAD PROVIDING ACCESS?** 3rd Line

D. OFFICIAL PLAN AMENDMENT

13.A **NAME OF OFFICIAL PLAN TO BE AMENDED?** Country of Grey

14.A **WHAT IS THE PURPOSE OF AND REASONS FOR THE OFFICIAL PLAN AMENDMENT?**

For the development of the Meaford Highlands Resort, which is a resource based recreational use and the associated uses.

15.A **DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?**

Change a policy in the Official Plan	Yes (x)	No()	Unknown ()
Replace a policy in the Official Plan	Yes ()	No()	Unknown (x)
Delete a policy in the Official Plan	Yes ()	No()	Unknown (x)
Add a policy in the Official Plan	Yes (x)	No()	Unknown ()

Add or Change a designation in the Official Plan Yes (x) No() Unknown ()

16.A IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed Refer to Planning
- b) Text of the proposed new policy attached on a separate page? (x) Yes () No Justification
- c) New designation name: Residential Resort Area Report
- d) Map of proposed new Schedule attached on a separate page? (x) Yes () No

17.A LIST LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

Resort Recreational (inc. golf course, wellness centre, spa, aquatics centre, retail + commercial uses), Inn + Villas and Resort Residential uses, public uses, and open space, refer to Planning Justification Report

E. OTHER RELATED PLANNING APPLICATIONS

18.A HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METERS OF THE SUBJECT LAND?

Official Plan Amendment	(x) Yes	() No	(Meaford Official Plan
Zoning By-law Amendment	(x) Yes	() No	
Minor Variance	() Yes	() No	
Plan of Subdivision	() Yes	() No	
Consent (Severance)	() Yes	() No	
Site Plan Control	() Yes	() No	

19.A IF THE ANSWER TO QUESTION 18 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: Not yet assigned
 Approval Authority: County of Grey, Municipality of Meaford
 Lands Subject to Application: Same
 Purpose of Application: Same
 Status of Application: Submitted concurrently
 Effect on the Current Application for Amendment: Same purpose

F. OTHER SUPPORTING INFORMATION

20. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS(e.g. Environmental Impact Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, Official Plan Amendment Justification Report, etc.)

Environmental Impact Study, Functional Servicing Report, Hydrogeological Report, Transportation Impact Assessment, Geotechnical Report, Karst Assessment, Market Demand + Feasibility Study, Planning Justification Report, Phase 1 Environmental Site Assessment, Stage 1 Archeological Assessment

G. APPLICATION DRAWING

21. ACCURATE, TO SCALE, DRAWING OF PROPOSAL: (In the space below or on a separate page(s), please provide a drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal.

APPLICANT-S NAME: WCGI TYPE OF AMENDMENT: COPA DATE: April 2012

See attached concept C10

The drawing(s) should show:

- | | | |
|--|-----------------------------------|--------------------------|
| -Property boundaries and dimensions | -Dimensions of area of amendment | -Distance to lot lines |
| -Easements or restrictive covenants | -Building and dimensions | -Neighbouring properties |
| -Neighbouring adjacent land uses | -Parking and loading areas | -Driveways and lanes |
| -Public roads, allowances, right of ways | -Municipal Drains/ Award Drains | -Natural Watercourses |
| -Wetlands, floodplain, wet areas | -Woodlots, forested areas, ANSI=s | -North arrow |
| -Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits) | | |

H. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (I) is signed by Agent/Solicitor on Owner=s behalf, the Owner=s written authorization below must be completed.

I (we) MEAFORD A2A Developments Inc. of the City of Toronto County/Region of ONTARIO do hereby authorize Weston Consulting Group Inc. to act as my agent with respect to this application.

IA AFFIDAVIT: (This affidavit must be signed in the presence of a Commissioner)

(we) MEAFORD A2A Developments Inc. of the City of Toronto County/Region of ONTARIO solemnly declare that all the statements contained in this application are 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 to the Canada Evidence Act.

DECLARED before me at the City of Toronto in the County/Region Provinc of ONTARIO this 26 day of April, 2012.

MEAFORD A2A Developments Inc.
Jeff Peterson
Signature of Owner or Authorized Solicitor or Authorized Agent

Date April 26, 2012

William Friedman
Signature of Commissioner WILLIAM FRIEDMAN

Date April 26, 2012

FOR OFFICE USE ONLY

APPLICATION AND FEE OF \$1,500 OR \$3,000 RECEIVED BY THE MUNICIPALITY:

Signature of County Employee

Date

6.3 OFFICIAL PLAN REVIEW AND AMENDMENT

- (1) In considering an amendment to this Plan the County will be guided by the basic intent of this Plan and by provincial policies along with:
 - (1) The need for the proposed change;
 - (2) The effect of the proposed change on the demand for services and facilities;
 - (3) The implications the amendment may have on other policies of the Plan;
 - (4) The impact of the proposed change on the County's ability to achieve the principles and policies expressed in this Plan, or on other County policies, programs and interests;
 - (5) The impact of the proposed change on the local Municipalities' ability to achieve the principles and policies expressed in their Official Plans, or on other local Municipal policies, programs or interests; and
 - (f) The information and conclusions provided by the monitoring studies completed under Section 6.4.
- (2) It is intended that Council will regularly review this Plan and its continuing validity in light of:
 - (1) Changing social, demographic, economic or environmental conditions which may affect the assumptions upon which the policies of this Plan are based;
 - (2) The need to maintain a current planning period as described in Section 1.1; and
 - (3) The need to maintain a supply of land for development in various designations to meet the needs of the County.
- (3) A public meeting to determine the need for a review of this Plan shall be held at minimum intervals of five years, in accordance with the Planning Act, R.S.O. 1990, as amended.
- (4) A comprehensive review of the fundamental principles of this Plan will be conducted every ten years.

Peer Review Reimbursement Agreement

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

BETWEEN:

MORFORD A2A Developments 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 application(s) (ie 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 limiting 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 Deposit to \$5,000.00 shall be deposited with the Corporation. In this regard, 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.

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE "A"

DESCRIPTION OF THE SUBJECT PROPERTY

PT RDAL BTD Lot 9 and 10 St. Vincent closed by
R 252709; PT Lot 9-10 Con 2 St. Vincent Pt 1-16,
18, 31-46, 49-58, 64 & 65, 67-78, 80-82, BLK
A, Gordon St, Suzanne St, Michèle Au & Burnett St,
RD 36; PT 6 & 9 16 R 2726; PT 16-37 RD 101;
PT 38-82 & PT 91 RD 101; PT 1-30 & 34-38
RD 108; PT. 1-22 RD III & AS in R 252710 (fourthly)
EXCEPT PT 1, 2 & 3 AS in R 559723; S/T R 252710;
PT Lot 9 Con 1 St. Vincent; PT Lot 9 Con 2
ST VINCENT AS in R 253576 EXCEPT PT 1 16 R 3404;
Municipality of MERRIFORD.

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE "B"

PLANNING ACT APPLICATION (S)

(ATTACH COPIES)