



INNOVATIVE PLANNING SOLUTIONS

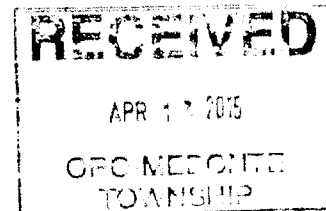
PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT

Monday March 30th, 2015

Township of Oro Medonte
148 Line 7 South
Oro, Ontario
LOL 2E0

Attention: Andria Leigh, MCIP, RPP
Director, Development Services

Re: Temporary Use Bylaw Application
Burls Creek Events Ground Inc.
Part of Lots 22 & 23, Concession 9, Part of Lots 21 & 22,
Concession 8, former Oro,
Township of Oro Medonte, County of Simcoe



On behalf of Burls Creek Events Ground Inc, Innovative Planning Solutions is pleased to submit a Temporary Use Bylaw Application for the above captioned property. Accompanying our submission is the following:

1. Five (5) copies of a Planning Justification Report, prepared by Innovative Planning Solutions;
2. Five (5) copies of the proposed Temporary Use Bylaw, appended in each Planning Justification Report;
3. Five (5) copies of an Economic Impact Analysis, prepared by urbanMetrics Inc.
4. Five (5) copies of a Traffic Impact Study, prepared by CC Tatham and Associates
5. Five (5) copies of a Transportation Plan, prepared by Creighton Manning.
6. Two (2) fully executed copies of the Temporary Use Bylaw application form;

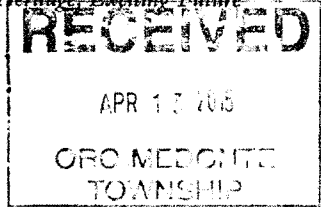
It is understood that the Municipality is in receipt of the \$2,700.00 application fee. If this submission is complete, we would request that notice be provided within the required timeframe under the Planning Act., otherwise, please inform what items are outstanding. We look forward to future correspondence from you on this matter.

Respectfully submitted,

INNOVATIVE PLANNING SOLUTIONS

Greg Barker, B.A.A.
Senior Planner

The Corporation of the Township of Oro-Medonte



Development Application
Amendment to the Official Plan and/or Zoning By-Law

Application No.: 2015- ZBA-02

Roll #: 010-9-066, 010-9-053, 010-9-052, 010-9-067, 010-9-075,

- Application to amend the Official Plan of the Township AND 010-9-074
- Application to amend the Comprehensive Zoning By-law of the Township
- Application for a Temporary Use By-law
- Application to Remove a Holding Provision
- Application to amend the Comprehensive Zoning By-law as a Condition of Provisional Consent
- Application to amend the Comprehensive Zoning By-law to permit a "Bed and Breakfast Establishment"
- Other, please specify _____

I/We hereby apply, as specified above, to the Corporation of the Township of Oro-Medonte. It is expressly understood that this application is in regard only to the lands as hereinafter described, and is made pursuant to the provisions of The Planning Act, R.S.O., 1990. All costs associated with the application shall be paid as per the Fees and Charges By-law including all costs associated with an appeal of the application to the Ontario Municipal Board.

I/We enclose herewith application and processing fees in the amount of **\$2700.00** for an amendment to the Official Plan (\$1200.00 is a refundable deposit in accordance with the Fees and Charges By-law).

I/We enclose herewith application and processing fees in the amount of **\$2700.00** for an amendment to the Comprehensive Zoning By-law (\$1200.00 is a refundable deposit in accordance with the Fees and Charges By-law).

I/We enclose herewith application and processing fees in the amount of **\$2700.00** for a Temporary Use By-law (\$1200.00 is a refundable deposit in accordance with the Fees and Charges By-law).

I/We enclose herewith application and processing fees in the amount of **\$1400.00** for a Removal of Holding Provision (\$1000.00 is a refundable deposit in accordance with the Fees and Charges By-law).

I/We enclose herewith application and processing fees in the amount of **\$1800.00** for an amendment to the Comprehensive Zoning By-law based on a Condition of Provisional Consent (\$1200.00 is a refundable deposit in accordance with the Fees and Charges By-law).

I/We enclose herewith application and processing fees in the amount of **\$1800.00** for an amendment to the Comprehensive Zoning By-law to permit a "bed and breakfast establishment" (\$1200.00 is a refundable deposit in accordance with the Fees and Charges By-law).

I (We) Greg Barker of the City of Barrie in the County/Region Simcoe solemnly declare that all of 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 of the Canada Evidence Act.

Declared before me at the Township of Oro-Medonte in the County/Region of Simcoe this 2 day of April 2015.



Signature of Owner or Authorized Agent

Shannon Stewart, an ex officio Commissioner,
while Deputy Treasurer for the corporation of the
Township of Oro-Medonte, County of Simcoe,
Province of Ontario, Canada



Signature of Commissioner

Applicant's Consent (Freedom of Information)

In accordance with the provisions of the Planning Act, it is the policy of the Development Services Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I Burfs Creek Events Ground Inc, the 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, solicitors, will be part of the public record and will also be available to the general public.



Signature of Applicant

MAR 31 2015

Date

Owner's Authorization

If the applicant (agent or solicitor) is not the owner of the subject land, the following statement must be completed authorizing the applicant to act on behalf of the owner(s) on matters relating to the subject application.

I/We 2440656 & 2434219 Ontario Inc hereby authorize Innovative Planning Solutions to act as my agent with this application.



Signature of Owner

MAR 31 2015

Date

To be completed by the Owner or Authorized Agent (Please print or type)

1. Name of Applicant 2440656 Ontario Inc & 2434219 Ontario Inc
- Municipal Address of Subject Property Various - 97 Line 7 South, 241 Line 7 South, 180 Line 8 South, 3231 Highway 11 North
8 Line 8 South, 134 Line 8 South, 240 Line 8 South, 229 Line 8 South, 237 Line 8 South and
Full Mailing Address 329 Line 8 South.
180 8th Line South, Oro-Medonte, Ontario L0L 2X0
- Telephone Number _____
- E-mail ryan@burlscreek.com
2. Name of Applicant's Agent Innovative Planning Solutions
- Full Mailing Address 150 Dunlop Street E, Suite 201, Barrie, Ontario, L4M 1B1
- Telephone Number 705 812 3281
- E-mail gbarker@ipsconsultinginc.com

Note: All correspondence and communications will be directed to the Applicant's Agent unless otherwise specified.

Owner's Authorization

If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner(s) must accompany the application authorizing the applicant to act on behalf of the owner(s) on matters relating to the subject application.

3. Full legal description of the property which is the subject of this Application including the name of the former Municipality in which it is located, e.g. Lot 1, Concession 1, Township of Orillia, and, if known, the area of the land covered by the proposed amendment. **(A copy of the Registered Deed of Title for the subject lands is required to be submitted with the application)**

Part of Lots 22 & 23 Concession 9 and Part of Lots 21 & 22, Concession 8, former Township of Oro, now in the Township of Oro-Medonte.

Approximately 230.6 hectares.

See Schedules and Planning Report.

To be answered by the Applicant (Please print or type)

4. 4.1 Are you the registered owner of the subject lands? Yes No
- 4.2 Do you act on behalf of the registered owner? Yes No
- 4.3 Do you have an option to purchase the subject lands? Yes No
- 4.4 If so, what is the expiry date of the Option? _____
- 4.5 Have you an offer to Purchase or Agreement of Sale in respect of the subject lands, or any portion thereof with the Registered Owner? Yes No
- 4.6 What is the expiry date of any Offer or Agreement mentioned in 4.2.3? _____
- 4.7 Is the above noted Option, Offer or Agreement conditional on the success or failure of this Application? Yes No

5. Present Official Plan designation(s) Agricultural, 8th Line Special Policy Area.
6. Present Zoning By-law classification(s) Environmental Protection 1, Limited Service Industrial.
GC, A/RU, A/RU*32, RUR2, PR*30, PR*31, EP.
7. Present Use of subject lands Vacant, Special Events Grounds, Agriculture, Barrie Speedway
8. Proposed use of subject lands Temporary Special Events, Camping, Parking
9. Official Plan designation required _____
10. Zoning Classification required _____

11. Applicant's reason, argument and/or justification for requiring the proposed Amendment(s) (attach a supplementary schedule if necessary).

See attached Planning report.

12. Supplementary and supporting material to be submitted by the Applicant:

1. All information as required under the Township of Oro-Medonte Development Guidelines.
2. Survey or sketch prepared by an Ontario Land Surveyor showing:
 - Applicant's/Owner's total holdings of land in the subject area.
 - Land which is to be subject of the requested Amendment clearly indicated thereon **(in the case of an amendment, please provide seven (7) (11" X 17" minimum) copies of the site plan or boundary survey).**
 - The location, size and use of all existing buildings or structures on the subject lands and on immediately adjacent properties. All topographical features shall also be shown.
 - The location, width and names of all road allowance, rights-of-ways, streets or highways within or abutting the property, indicating whether they are public travelled roads, private roads, rights-of-way or unopened road allowances.
 - Five (5) copies of any reports/studies, stamped/signed by a qualified professional.

13. What other Agencies or individuals have been consulted with prior to the submission of this Application? (eg. County of Simcoe Planning and/or Engineering, School Boards, Ministry of Transportation, etc.)

14. Is the subject land or any land within 120 m (400 ft) of the subject land the subject of another Development Application made by the applicant for approval of an Official Plan amendment, a Zoning By-law amendment, a Plan of Subdivision, a Minor Variance, a Consent, or a Site Plan?

Yes _____ No

If yes, please state which type of application, if known, the application number, and describe the lands which are subject to this application.

Future OPA and ZBA applications are anticipated to achieve land use approvals for long term use as an events ground.

NOTE: Only fully completed applications accompanied by the necessary supporting materials will be processed.

It is acknowledged that the application will not be deemed to be complete until all of the relevant prescribed information set out in the Schedule to Ontario Regulation 260//00 (formerly Ontario regulation 198/96) is submitted in accordance with Section 22(4) of the Planning Act R.S.O. 1990 c.P. 13. In addition, it is acknowledged that the time periods referred to in Section 22(7)(a) to (d) of the Planning Act, R.S.O. 1990 c.P. 13 do not begin until it has been determined by the Township that all of the relevant prescribed information set out in the Schedule to Ontario regulation 260/00 (formerly Ontario Regulation 198/96) is submitted in accordance with Section 22 (4) of the Planning Act, R.S.O. 1990 c.P. 13.

The personal information on this form is being collected pursuant to the Planning Act, R.S.O., 1990, c.P.13 and will be used in relation to the processing of this Development Application. If you have any questions, please ask at the Oro-Medonte Township Offices

Alternative formats are available upon request