

OWEN SOUND
APR 25 2013
COMMUNITY SERVICES



APPLICATION FOR:

- Draft Plan of Subdivision
- Draft Plan of Condominium

This application for approval under Sections 51 of the Planning Act and Section 50 of the Condominium Act must be fully completed to the satisfaction of the City of Owen Sound, before the formal processing of the application will begin. A complete application includes both prescribed and required information and material.

OFFICE USE ONLY
 Date Application Received: April 25, 2018
 Date Complete Application Received August 2018
 Date of Notification of Completeness of Application Sept. 26, 2018
 City File Number 42T- 18501 42CDM

1. Site and Legal Description:

Municipal address: Municipal address not yet assigned.

Assessment Roll Number: 425904006008000 and 425904006009000

Legal Description: Part of Park Lots 4 and 5, Range 5, East of Garafraxa Road

Deed of property must be attached to this application.

1.1 Particulars of the site in metric units:

16th Avenue East: 19.7 metres and 10th Street East: 198.9 metres

Frontage: Depth: avg. 341.3 metres Area: 7.06 hectares

1.2 Are there any easements or restrict covenants affecting the subject lands? Yes No

If yes, describe each easement or covenant and its effect N/A

2. Applicant Information:

INFORMATION	NAME & ADDRESS	PHONE/FAX/EMAIL
Agent	The Jones Consulting Group Ltd., c/o Lorelie Spencer, B.U.R.PI, MCIP, RPP	lspencer@jonesconsulting.com (519) 377-9728
Applicant	Same as registered owner.	
Registered Owner	Andpet Realty Ltd., c/o Peter VanDolder	peter@andpetrealty.com
Ontario Land Surveyor		

All Correspondence, notices, etc. initiated by the City in respect of this application will, unless otherwise requested by law, be directed to the applicant's agent noted above except where no agent is employed, then it will be directed to the applicant. Where the registered owner is a numbered company, please indicate a project or development name.

3. OFFICIAL PLAN STATUS

3.1 Current Land Use Designation:

Official Plan: Residential and Open Space

Planning Area (if applicable) and Designation: Sydenham Heights Secondary Planning Area: Residential - Low Density and Open Space - Park

3.2 Proposed Land Use Designation

Official Plan Same - Residential and Open Space

Planning Area (if applicable) and Designation Sydenham Heights Secondary Planning Area: Residential - Medium and/or High Density and Open Space - Park

3.3 Proposed Policy Deletions, Changes and/or Additions: (Include policy or schedule reference number and proposed text where applicable. Attach additional pages as required)

Official Plan: No policy deletions, changes, and/or additions proposed.

Planning Area: Same.

Note: If a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added, the text of the proposed amendment must be submitted with this application. If the requested amendment changes or replaces a schedule in the Official Plan, the text and schedule of the proposed amendment must be submitted with this application.

4. ZONING BY-LAW STATUS

4.1 Current Official Plan Designation (if not part of an Official Plan Amendment) and how the application conforms to the Official Plan

Official Plan Designation Identified above.

4.2 Current Zoning Designation (s): Medium Density Residential (R4)

4.3 Nature and extend of Zoning requested: Rezoning from Medium Density Residential (R4) to General Residential (R5)

4.4 Reason why the Zoning Amendment is being requested: Current zoning does not permit apartment / retirement residence units.

5. CURRENT LAND USE

5.1 What is the current use of the subject land? Vacant

5.2 How long have these uses continued on the lands? Lands have never been developed.

5.3 Has there been any previous industrial or commercial use on the subject land? Yes No

If yes, please specify N/A

Note: If yes, please contact the Chief Building Official, Community Services Department to determine if an environmental assessment is required under the Building Code Act and submit 5 copies of the same with this application as well as a copy on CD in PDF format.

5.4 Has there ever been a gas station or other fuel dispensing/storage facility? Yes No

If yes, please specify N/A

Note: If yes, please contact the Chief Building Official, Community Services Department to determine if an environmental assessment is required under the Building Code Act and submit 5 copies of the same with this application as well as a copy on CD in PDF format.

5.5 Is there any reason to believe the subject land may have been contaminated? Yes No

If yes, please specify N/A

5.6 Are there any existing buildings on the subject lands? Yes No

If yes, each existing building, its type, use height, floor area and setbacks from the rear, side and front property boundaries shall be shown on the property survey, in metric units, required to be submitted with this application.

5.7 Are there any buildings or structures proposed to be built on the subject lands? Yes No

If yes, each proposed building or structure, its type, use, height, floor area and setbacks from the rear, side and front property boundaries shall be shown on the property survey, in metric units, required to be submitted with this application (zoning applications only).

6. PROPOSED LAND USE

PROPOSED LAND USE Please fill out the table blow						THIS SECTION FOR CONDO APPLICATIONS ONLY		
Proposed Uses	# of Residential Units	# of Lots/Blocks (as per plan)	Total # Parking Spaces	Area in Hectares	Density proposed (Specify Units/Ha)	Bdrm Count (Specify by # of Residential Units)	Floor Coverage - M ²	Parking Provided
RESIDENTIAL								
Detached Dwellings								
Semi-detached Swellings			*Refer to attached Draft Plan of Subdivision					
Townhouse (multiple Attached Dwellings)								
Apartments Residential								
Other (Specify)								
NON-RESIDENTIAL								
Commercial	Nil							
Industrial	Nil							
Reserved Blocks	Nil							
Park or Open Space	Nil							
Institutional (Specify)								
Roads & Widenings	Nil							
Other (Specify)								
TOTAL								

PLEASE COMPLETE THE ABOVE CHART AS APPLICABLE TO THE DEVELOPMENT PROPOSAL

7. ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY

New Building

Has the City approved a site plan? Yes No Site Plan File # _____

Has the site plan agreement been entered into? Yes No

Has a building permit been issued? Yes No

Is the proposed development under construction? Yes No

If construction is completed, indicate date of completion _____

Existing Building

Is this a conversion of an existing building containing rental residential uses? Yes No

Date of Construction _____

If **yes**, indicate the number of units to be converted _____ units

Have the existing tenants been surveyed for their position on the proposed conversion? Yes No

If **yes**, provide the results of the survey

Please attach information necessary as per the Official Plan regarding condominium conversions (Section 7.6.3.1).

8. STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT

8.1 Has the subject land ever been the subject to a previous application under the Planning Act for an Official Plan amendment, a Zoning By-law amendment, a Minister's Zoning Order amendment, a Plan of Subdivision, a Minor Variance, a Consent or a Site Plan?

Yes No If **yes**, please provide the following information:

Type of application: Official Plan and Zoning By-Law Amendment File # Not yet recieved.

Name of Approval Authority(s): City of Owen Sound

Status of Application: Application submitted concurrently.

Indicate the effect of this/these other application(s) on the subject proposal: _____
Amendments to the Official Plan and Zoning By-Law are required to permit the land uses proposed within the Draft Plan of Subdivision.

9. ARCHAEOLOGICAL POTENTIAL

9.1 Do the subject lands contain any areas of archaeological potential?? Yes No

9.2 if the plan would permit development on land that contains known archaeological resources or areas of archaeological potential, an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under part IV (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act shall be provided with the plan and a conservation plan for any archaeological resources identified in the assessment shall also be provided.

10. PROPOSED SERVICING

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

11. SEWAGE DISPOSAL

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	Yes	Servicing Capacity Study	X
Municipal/Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydro geological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydro geological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydro geological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydro geological sensitivity certification	
Other	To be described by applicant		To be determined	

Note 1: If the plan would permit development of more than 5 lots or units on privately owned and operated individual or communal septic systems, the following reports shall be provided:

- a) A servicing options report; and
- b) A hydrogeological report

Note 2: If the plan would permit development of fewer than 5 lots or units on privately owned and operated individual or communal septic systems and more than 4500 litres of effluent would be provided per day as a result of the development being completed, the following reports shall be provided:

- a) A servicing options report
- b) A hydrogeological report

Note 3: If the plan would permit development of fewer than 5 lots or units on privately owned and operated individual or communal septic systems and 4500 litres of effluent or less would be produced per day as a result of the development being completed, a hydrogeological report shall be provided.

11.2 Water Supply

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	Yes	Capacity Servicing Study	X
Municipal/Private Communal water system	more than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydro geological report	
	5 or less lots/units and non residential where water used for human consumption		Hydro geological sensitivity certification	
Individual private wells	more than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydro geological report	
	5 or less lots/units and non residential where water used for human consumption		Hydro geological sensitivity certification	
Other	To be described by applicant		To be determined	

Note: If the plan would permit development of more than 5 lots or units on privately owned and operated individual or communal wells, the following reports shall be provided:

- a) A servicing options report; and
- b) A hydrogeological report

11.3 STORM DRAINAGE

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Piped Sewers	Any development or piped servicing	Yes	Preliminary stormwater management plan. Stormwater management study is required with application.	X
Ditches	Any development or piped servicing			
Swales	Any development or non-piped service			
Other				

12. ROAD ACCESS

Is access provided by: Provincial Highway _____ Municipal Road X
 County _____ Private Road _____ Other _____

A traffic study may be required during application processing

Existing Road(s) 16th Avenue East

Number of access points 1

Proposed Road(s) 16th Avenue East

Number of access points 1

13. PROVINCIAL POLICY

13.1 Is the requested amendment(s) consistent with policy statements issued under subsection 3(1) of the Planning Act, specifically the PPS (attach to application) _____

Yes. Details on how the Draft Plan is consistent with the Planning Act are provided within the Planning Justification Report submitted.

13.2 Are the subject lands within an area of land designated under any provincial plan or plans? (explain) (i.e. Niagara Escarpment Plan) _____

No. The lands are not within any area of land designated under any provincial plan, such as the Niagara Escarpment Plan.

If yes to 13.2, does the application conform to or not conflict with the applicable provincial plan or plans? (explain) N/A

14. ENVIRONMENTAL ASSESSMENT ACT

Are any water, sewage or road works associated with the proposed development considered as Schedule 'C' works under the Environmental Assessment Act?

Yes No

If yes, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed N/A

AFFIDAVIT OF APPLICANT

I, LORELIE SPENCE of the TOWNSHIP OF GEORGIAN BLIFFS
(type or print name)

in the COUNTY of GREY solemnly declare that
all the above statements contained within the application are true, and I make this solemn declaration
conscientiously believing it to be true, and knowing that it is the same force and effect as if I made
under oath, and by virtue of "The Canada Evidence Act".

Declared before me at the City of Owen Sound in the County
of Grey this 25th day of April 2018

Lee-Anne M. Kazarian, Deputy Clerk,
Corporation of The City of Owen Sound
A Commissioner, etc.

L. Kazarian
A Commissioner of Oaths

[Signature]
Signature

REGISTERED OWNER'S AUTHORIZATION

The owner must complete the following:

I, Peter Van Dolder being the registered owner of the
subject lands hereby authorize JONES CONSULTING GROUP
(type or print name of applicant)

To prepare and submit an application to amend the official plan - zoning By Law
(type or print name of applicant)

Apr 30 2018
Dated

[Signature]
Signature

