



OWEN SOUND  
APR 25 2018  
COMMUNITY SERVICES

**APPLICATION FOR:**

- Official Plan Amendment
- Zoning By-law Amendment

This application for approval under Sections 22 and 34 of the Planning 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.

<b><u>OFFICE USE ONLY</u></b>	City File Number Assigned: <u>OPA 9, ZBA 27</u>
	Date Application Received: <u>April 25, 2018</u>
	Date Complete Application Received: <u>Sept. 26, 2018</u> <i>Notified of Completeness.</i>

**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

**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

**2. Applicant Information:**

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

**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 AMENDMENT (if applicable)**

**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 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, additional policy to permit increased density.

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 AMENDMENT (if applicable)**

**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 Residential (R5), Open Space (OS).

**4.4 Reason why the Zoning Amendment is being requested:** To permit the construction of semi-detached dwelling units and a long term care facility.

**4.5 If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, details of the Official Plan Amendment that deals with the matter:**

N/A

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4.6 If the application is to remove land from an area of employment, details of the Official Plan or Official Plan Amendment that deals with the matter:

N/A

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4.7 If known:

Date the subject land was acquired by the current owner 2005

Date any existing buildings/structures on the subject lands were constructed No existing structures.

Length of time the existing uses of the subject land have continued: N/A

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4.8 What is the minimum and maximum density requirement in the proposed zoning?

Maximum Density for both Apartment Dwellings and Institutional Uses is 1.5 FSI.

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4.9 What is the minimum and maximum height requirement in the proposed zoning?

Maximum building height (R5) - 12.0 metres (institutional uses), Maximum building height (R4) - 10.0 metres (semi-detached dwelling units).

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## 5. Existing and 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 Adjacent to the subject lands.

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**Note: If yes, please contact the Chief Building Official 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

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**Note: If yes, please contact the Chief Building Official 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**

Site/Project Statistics (all measures in metric units)	Proposed (if applicable)	Existing (if applicable)
<b>RESIDENTIAL</b>		
Net area of residential		
Total number of residential units	*Refer to attached Draft Plan of Subdivision	
Number of Single detached units		
<b>Number of semi-detached units</b>		
<b>Number of townhouse units</b>		
<b>Number of apartment units</b>		
<b>INDUSTRIAL</b>		
Net area of industrial		
Building GFA		
Total parking spaces		
Accessible parking spaces		
<b>COMMERCIAL</b>		
Net area of commercial		
Building GFA		
Total parking spaces		
Total accessible parking spaces		
<b>INSTITUTIONAL</b>		
Net area of institutional		
Building GFA		
Total parking spaces		
Accessible parking space		

<b>OTHER</b>		
Valleyland		
Parkland		
Road allowances		
Buffers		

**Net Area: Refers to developable area of land, exclusive of roads and buffers. In the case of a residential development, the net area would be exclusive of roads, buffers, institutional lands (churches & schools) and open space lands.**

**PLEASE COMPLETE THE ABOVE CHART AS APPLICABLE TO THE DEVELOPMENT PROPOSAL**

**7. STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT**

7.1 Is the subject land or any land within 120 metres of the subject lands, subject to any other application under the Planning Act including 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 Plan of Subdivision

Name of Approval Authority(s) County of Grey

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.

**8. 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.

8.1 Sewage Disposal

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	Yes	Confirmation of service capacity will be required during processing	X
Other	To be described by applicant		To be determined	

**Note: If the application would permit development on privately owned and operated individual or communal septic systems and more than 4500 litres of effluent would be produced 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

**8.2 Water Supply**

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	Yes	Confirmation of service capacity will be required during processing	X
Other	To be described by applicant		To be determined	

**8.3 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 may be required during application processing.	X
Ditches	Any development or piped servicing			
Swales	Any development or non-piped service			
Other				

**8.4 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 and the extension of 14th Street Street East

Number of access points  2

**8.5 UTILITIES**

Easements and restrict covenants	Any adjacent or on site	No	All existing easements and covenants to be shown and effect described on the survey	
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**9. PROVINCIAL POLICY**

9.1 Is the requested amendment(s) consistent with policy statements issued under subsection 3(1) of the Planning Act (attach to application) \_\_\_\_\_

Please refer to the Planning Justification Report.

9.2 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 9.2, does the application conform to or not conflict with the applicable provincial plan or plans?

Explain N/A

**10. 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 SPENCER of the TOWNSHIP OF GEORGIAN BLUFFS  
(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 25<sup>th</sup> 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 Subdivision Application  
(type or print name of applicant)

APR 30 2018  
Dated  
[Signature]  
Signature