



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.

| | |
|-------------------------------|---|
| <u>OFFICE USE ONLY</u> | City File Number Assigned: _____ |
| | Date Application Received: _____ |
| | Date Complete Application Received: _____ |

1. Site and Legal Description:

Municipal address: 1200 16th Avenue East, Owen Sound, Ontario

Assessment Roll Number: _____

Legal Description: Park Lot 5, Range 5 East of Garafraxa Road, City of Owen Sound, County of Grey

1.1 Particulars of the site in metric units:

Frontage: 36.02 m Depth: 122.00 m Area: 8,063.7 sm

2. Applicant Information:

| INFORMATION | NAME & ADDRESS | PHONE/FAX/EMAIL |
|-----------------------|---|-----------------|
| Agent | API Development Consultants Inc. | 905.337.7249 |
| Applicant | Agent of API Development Consultants Inc. | 905.337.7249 |
| Registered Owner | Arif Ismail (LHMD Inc.) | 647.891.0707 |
| Ontario Land Surveyer | Hewett & Milne Ltd. | 519.376.5528 |

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: _____

Planning Area (if applicable) and Designation: _____

3.2 Proposed Land Use Designation

Official Plan _____

Planning Area (if applicable) and Designation _____

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: _____

Planning Area: _____

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

_____ **Owen Sound East City Commercial Designation**
_____ **Proposal conforms to permitted Designation.**

4.2 Current Zoning Designation (s): **Retail Commercial (C2-H)**

4.3 Nature and extend of Zoning requested: **Proposal does not meet all the C2-H Zone Regulations.**

4.4 Reason why the Zoning Amendment is being requested: _____
Lifting 'HOLDING' provision, Building height, Parking and Front Yard Setback.

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

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

4.7 If known:
Date the subject land was acquired by the current owner 2013
Date any existing buildings/structures on the subject lands were constructed N/A
Length of time the existing uses of the subject land have continued: No development

4.8 What is the minimum and maximum density requirement in the proposed zoning?
Proposed development is not residential (Max 1 dwelling unit per 200 ms of lot area)

4.9 What is the minimum and maximum height requirement in the proposed zoning?
Maximum Building Height: 18m
Proposed Hotel Height (t/o flat roof): 18.5m

5. Existing and Current Land Use

5.1 What is the current use of the subject land? Vacant Lot /No uses

5.2 How long have these uses continued on the lands? since ownership of property in 2013

5.3 Has there been any previous industrial or commercial use on the subject land? Yes No
If yes, please specify _____

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 _____

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 _____

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) |
|--|--------------------------|--------------------------|
| RESIDENTIAL | | |
| Net area of residential | | |
| Total number of residential units | | |
| Number of Single detached units | | |
| Number of semi-detached units | | |
| Number of townhouse units | | |
| Number of apartment units | | |
| INDUSTRIAL | | |
| Net area of industrial | | |
| Building GFA | | |
| Total parking spaces | | |
| Accessible parking spaces | | |
| COMMERCIAL | | |
| Net area of commercial | 9,580.3 sm | |
| Building GFA | 8,818.6 sm | |
| Total parking spaces | 131 | |
| Total accessible parking spaces | 6 | |
| INSTITUTIONAL | | |
| Net area of institutional | | |
| Building GFA | | |
| Total parking spaces | | |
| Accessible parking space | | |

| | | |
|-----------------|--|--|
| OTHER | | |
| 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 _____

Name of Approval Authority(s) _____

Status of Application _____

Indicate the effect of this/these other application(s) on the subject proposal

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 | Yes |
| 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 | Yes |
| 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. | Yes |
| Ditches | Any development or piped servicing | No | | |
| Swales | Any development or non-piped service | No | | |
| 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) _____

Number of access points _____

8.5 UTILITIES

| | | | | |
|----------------------------------|-------------------------|--|---|--|
| Easements and restrict covenants | Any adjacent or on site | | All existing easements and covenants to be shown and effect described on the survey | |
|----------------------------------|-------------------------|--|---|--|

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) _____

Yes

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

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

No

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 _____

AFFIDAVIT OF APPLICANT

I, DARIUS SAPLYS of the API Development Consultants Inc (Acting Agent)
(type or print name)

in the OFFICE of API 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 Town of Oakville in the OFFICE
of API this 15 day of JANUARY 2019.

Theresa Lynne McDonald,
Notary Public, Regional Municipality of Halton,
limited to the attestation of instruments
and the taking of affidavits,
for API Development Consultants Inc.
Expires October 3, 2021

Theresa Lynne McDonald
A Commissioner of Oaths

[Signature]
Signature

REGISTERED OWNER'S AUTHORIZATION

The owner must complete the following:

I, [Signature] being the registered owner of the
subject lands hereby authorize API Development Consultants Inc (Acting Agent)
(type or print name of applicant)

To prepare and submit an application to amend the DARIUS SAPLYS OF API DEV CONSULTANTS.
(type or print name of applicant)

Theresa Lynne McDonald,
Notary Public, Regional Municipality of Halton,
limited to the attestation of instruments
and the taking of affidavits,
for API Development Consultants Inc.
Expires October 3, 2021

[Signature] Dated
 Signature