



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: 2125 16th Street East, Owen Sound
 Assessment Roll Number: 4259-040-060-13000-0000
 Legal Description: PT PARK LT 8-9 RANGE 5 EGR PL OWEN SOUND; PART 1 16R-9039; OWEN SOUND

1.1 Particulars of the site in metric units: (Commercial portion)

+/- 305.4m on 16th St. E.,
 Frontage +/- 250.6m on 20th Ave. E. Depth: +/- 267.6m Area: +/- 7.6 ha

2. Applicant Information:

INFORMATION	NAME & ADDRESS	PHONE/FAX/EMAIL
Agent	Walter Hugo c/o 151 Spinnaker Way, Unit 5, Vaughan, ON L4K 4C3	905-738-6456 x 145 905-738-6703 whugo@villarboit.com
Applicant	Heritage Grove Centre Inc. c/o 151 Spinnaker Way, Unit 5, Vaughan, ON L4K 4C3	905-738-6456 x 145 905-738-6703 whugo@villarboit.com
Registered Owner	Heritage Grove Centre Inc. c/o 151 Spinnaker Way, Unit 5, Vaughan, ON L4K 4C3	905-738-6456 x 123 905-738-6703 ggoyo@villarboit.com
Ontario Land Surveyer	Rady-Pentek & Edward Surveying Ltd. 643 Chrislea Rd, Woodbridge, ON L4L 8A3	905.264.0881 416.635.501 pedward@r-pe.ca

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) N/A

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

East City Commercial. The proposed Automotive Service Station and Hotel uses are permitted. The subject uses are also permitted in the Parent Zoning (Retail Commercial C2 Zone), and we want to introduce the uses to the subject property. This does not change the intent of the Official Plan and thus the application conforms to the OP.

4.2 Current Zoning Designation (s): Retail Commercial C2 Zone, subject to Special Provision 14.89 in Zoning By-law 2010-078, as amended.

4.3 Nature and extend of Zoning requested: Addition of normally permitted uses to Special Provision 14.89, and relief of certain zoning provisions.

4.4 Reason why the Zoning Amendment is being requested: Automotive Service station and hotel uses are currently not listed for the subject property. Certain regulations require modifications on site specific basis. Please see site plan, Planning Justification Report and accompanying ZBLA text.

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 October 22, 2010

Date any existing buildings/structures on the subject lands were constructed 2012 to 2015

Length of time the existing uses of the subject land have continued: 2012

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

No change proposed.

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

No Change proposed: 19 m maximum for medical and dental clinics and laboratories, 10 m maximum for all other permitted uses

5. Existing and Current Land Use

5.1 What is the current use of the subject land? Retail/Commercial

5.2 How long have these uses continued on the lands? 2012

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 Please refer to Survey and Site Plan

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). Please refer to Site Plan and Elevations

6. **Proposed Land Use** Retail/Commercial

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 (Total overall GFA)	17,639.1sm (189,866sf)	
Net area of commercial		
Building GFA(Total Net NAICS Retail GFA)	10,625.3m2 (114369.7sf)	14,865.7 m2 (160,013sf)
Total parking spaces	986	887
Total accessible parking spaces	46	18
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 Site Plan Approval

Name of Approval Authority(s) City of Owen Sound

Status of Application Concurrent Submission

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

Complementary

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	Please See ESR report
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	Please see FSR report
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.	Please see SWM report
Ditches	Any development or piped servicing			
Swales	Any development or non-piped service			
Other				

8.4 ROAD ACCESS

Is access provided by: Provincial Highway Hwy 26 (16th St. E.) Municipal Road 20th Avenue E.

County _____ Private Road _____ Other _____

A traffic study may be required during application processing

Existing Road(s) 16th St. E and 20th Avenue E.

Number of access points 4

Proposed Road(s) 16th St. E, 20th Avenue E., future 22nd Avenue E. lane

Number of access points 6

8.5 UTILITIES

Easements and restrict covenants Yes	Any adjacent or on site Please refer to Survey		All existing easements and covenants to be shown and effect described on the survey	Please refer to 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) Yes, please refer to 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) N/A

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

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, WALTER HUGO of the City of BRAMPTON
(type or print name)

in the PEEL Region of PEEL 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 TORONTO in the PROVINCE
of ONTARIO this 30th day of April 30 2019.


A Commissioner of Oaths

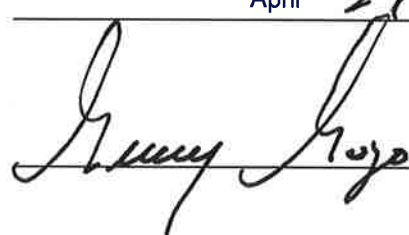

Signature

REGISTERED OWNER'S AUTHORIZATION

The owner must complete the following:

I, Guery Goyo, Heritage Grove Centre Inc. being the registered owner of the subject lands hereby authorize Walter Hugo (Agent)
(type or print name of applicant)

To prepare and submit an application to amend the City of Owen Sound Zoning By-law
(type or print name of applicant)

April 29, 2019 Dated

Signature