



Planning & Development

Subdivision/Condominium Application Form

For applying for approval under Section 51 of the *Planning Act* and Section 9 of the *Condominium Act*

Application is hereby made to:

The Corporation of the County of Grey
 Planning & Development Department
 595 9th Avenue East
 Owen Sound, ON N4K 3E3
 Phone: 519 372-0219 x 1232
 Email: planning@grey.ca

FOR OFFICE USE ONLY	
Date Accepted: _____	
Accepted by: _____	
Roll Number (s): _____	
Fee: _____ Paid []	Other Information: _____

****PRE-SUBMISSION CONSULTATION IS REQUIRED FOR ALL SUBDIVISION OR CONDOMINIUM APPLICATIONS.**

Type of Application:

In accordance with the County of Grey Fees and Services By-law No. 4735-11, or any successor thereto, the following fees are set for the processing of Plans of Subdivision and Plans of Condominium:

<input checked="" type="checkbox"/>	Subdivision/Condominium*	Application Fee ****	Peer Review Fee ****
<input type="checkbox"/>	Approval of Plan of Subdivision or Condominium	\$6,950.00 plus \$107.00 per lot/unit/block to a maximum fee of \$11,800.00 or a total maximum fee of \$18,750	\$5,000.00

<input checked="" type="checkbox"/>	Draft Plan Revisions	Application Fee ****	Peer Review Fee ****
<input type="checkbox"/>	Major**	\$1,500.00	May be requested
<input type="checkbox"/>	Minor**	\$930.00	n/a
<input type="checkbox"/>	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	\$310.00	n/a

Payment Options:

- Visa or Mastercard by calling our Administrative Assistant - ext. 1232
- Cheques payable to County of Grey

**For Removal of Part Lot Control or Extension of Draft Approvals, please use
those specific application forms**

Please send a digital copy by CD, USB stick or dropbox Paper copies are not required but may be asked for at a later time, including if the application is appealed	<input checked="" type="checkbox"/>
This form (including the original certified copy), completed and signed Plans or sets of plans (if copies are required you will be notified) Required reports A geo-referenced AutoCAD .dwg file of the plan	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

In addition to the application fee the following is required to be considered a complete application:

Requirements for Submission:

- *Where a plan of subdivision or condominium application is being processed concurrently with a County Official Plan Amendment, the combined fees shall be reduced by \$500.00.
- *For plans of subdivision or condominium applications, all 0.3 metre reserve blocks shall not be included in the calculation of the application fee.
- **A major plan revision is where the conditions of draft approved plan of subdivision or condominium are to be revised and the revisions are deemed to be major, require a re-circulation of the draft plan or where the intent of the original conditions of draft approval are not maintained, or where new lots/units/blocks are being created.
- ***A minor plan revision is where the conditions of draft approval plan of subdivision are generally maintained, and no new lots/units/blocks are being created. A partial re-circulation may be required for a minor plan revision.
- ****\$500 non-refundable fee if application is withdrawn during approval process prior to draft approval. Legislative Authority – Section 69 of the *Planning Act*, R.S.O. 1990, as amended.

Applicant Information:

1. Complete the information below and indicate one contact as the primary contact. All communications will be directed to the primary contact.

Registered Owner(s): 2590019 Ontario Inc. c/o ROyalton Homes
Address: 10114 Hwy 26, Collingwood ON L9Y 3Z1
Email Address: _____
Telephone Number: _____

Applicant(s): above
Address: _____
Email Address: _____
Telephone Number: _____

Agent: Collin Travis, Travis & Assoc
Address: PO Box 323, Thornbury, ON N0H 2P0
Email Address: collint@travisinc.ca
Telephone Number: 705 446 9917

Please indicate the primary contact: Owner, Applicant, Agent

Property Information:

2. Provide a description of the subject property.

Amalgamated Municipality: Town of The Blue Mountains
Municipal Address: Grey Rd 21
Lot: 17
Concession: 1

Geographic Township: _____
Registered Plan: _____
Part(s): _____ of Lot(s): _____

3. Are there any easements or restrictive covenants affecting the subject land?

Yes No

If yes, please provide a description of each easement or covenant and its effect:

4. What is the current County and Municipal official plan designations on the subject lands?

County Official Plan Designation: Recreational Resort Area

Municipal Official Plan Designation: Residential Recreational and Hazard

5. What is the current zoning on the subject lands? Residential R1-22 By-law 2022-5

6. Is the subject land within an area of land designated under and provincial plan or plans?

Yes No

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

Yes No

7. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?

Yes No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

8. Have the subject lands ever been subject of an application for approval for any of the following?

a. A plan of subdivision under Section 51 of the *Planning Act*. Yes No

If yes, please provide the file number and the status of the application:

File Number: 42T-2019-01 Status: Approved

b. A consent under Section 53 of the *Planning Act* Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

c. A minor variance Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

d. Approval of a site plan Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

e. An official plan amendment Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

f. A zoning by-law amendment Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

g. A Minister's zoning order Yes No

If yes, please provide the file number and the status of the application:

File Number: _____ Status: _____

9. What is the current use of the subject lands?

Vacant Development land

10. If known, what were the previous uses on the subject lands?

Hay crop

11. Are the water, sewage and road work associated with the proposed development subject to the provisions of the Environmental Assessment Act? Yes No

If Yes, will the notice of Public Meeting for this application be modified to state that the Public Meeting will address the requirements for both the Planning Act and the Environmental Assessment Act? Yes No

The Proposal:

12. Please fill out the table below as it relates to the proposal.

Residential - Proposed uses	# of Residential Units	# of lots/blocks (as shown on plan)	Area (in hectares)	Density (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m ²)	Parking Provided	Estimated Selling/Retail Price of Units (if known)
Detached	82							
Semi-detached	72							
Multiple attached								
Apartments								
Seasonable								
Mobile home								
Other (specify)								

Non Residential - Proposed uses	# of Residential Units	# of lots/blocks (as shown on plan)	Area (in hectares)	Density (specify units per hectare)	Bedroom Count (specify by number of residential units)	Floor Coverage (m ²)	Parking Provided	Estimated Selling/Retail Price of Units (if known)
Neighbourhood Commercial								
Other Commercial								
Commercial								
Industrial								
Institutional (Specify)								
Parkland Dedication	n/a			n/a			n/a	
Open Space & Hazard Lands	n/a			n/a			n/a	
Road Allowances	n/a			n/a			n/a	
Other (specify)								
Total								

*The studies required, and the scope of the studies will be determined at the time of pre-submission consultation.

Private Road	<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Study (if required)
Public Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic Impact Study (if required)
Roads and Access	No	Yes	Studies Required*

Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	
Ditches, Swales	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Water Management Study
Sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
Storm Drainage	No	Yes	Studies Required*

Any development on individual private services not covered in the above	<input type="checkbox"/>	<input type="checkbox"/>	Hydrogeological Study
Wells and/or septic for a residential subdivision only, with five or more lots (or units)	<input type="checkbox"/>	<input type="checkbox"/>	Service Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with four or fewer lots (or units), and 4500 litres of effluent or less produced per day	<input type="checkbox"/>	<input type="checkbox"/>	Service Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with four or fewer lots (or units), and more than 4500 litres of effluent produced per day	<input type="checkbox"/>	<input type="checkbox"/>	Service Options Report & Hydrogeological Study
Private Services	No	Yes	Studies Required*

Municipal Piped Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, none
Municipal Sanitary Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, none
Public Services	No	Yes	Studies Required*

Please specify the proposed servicing:

16. Is the proposed plan consistent with policy statements issued under subsection 3 (1) of the Act? Yes No

If yes, how many units are to be converted? _____

Date of Construction: _____

Is the proposed condominium a conversion of a building containing residential units? Yes No

Existing Building:

If the construction has been completed, what was the date of completion? _____

Is the proposed condominium under construction or been completed? Yes No

Has a building permit for the proposed condominium been issued? Yes No

Has a site plan agreement been entered into? Yes No

Has a site plan for the proposed condominium been approved? Yes No

New Building:

15. Additional information for condominium applications only:

If Yes, an archaeological assessment prepared by a person who holds a licence that is effective with repose to the subject land, issued under Part IV (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and a conservation plan for any archaeological resources identified in the assessment will be required.

14. Does the subject land contain any areas of archaeological potential? Yes No

13. Will access to the subject land be by:
 A Provincial Highway
 A County road or Municipal road
 Another public road or right of way; or
 By water

Authorization:

17. Owner's Authorization (if the owner is not the applicant):

If an agent is employed, the registered owner(s) must complete the following

(or provide similar authorization on the face of the draft plan):

PLEASE PRINT

I (we) Royalton Homes

_____ (name(s) of owner, individuals or company)

_____ (name(s) of owner, individuals or company)

_____ (name(s) of owner, individuals or company)

Being the registered owner(s) of the subject lands, hereby authorize

Colin Travis

_____ (Name of Agent)

To prepare and submit a draft plan of subdivision/condominium for approval.

_____ (signature of owner)

_____ (date)

SEP 30/2022

_____ (signature of owner)

_____ (date)

_____ (signature of owner)

_____ (date)

NOTE: If the owner is an incorporated company, the company seal shall be applied (if there is one).

Declaration:

19. Declaration (this must be signed in the presence of a Commissioner):

_____ I (we) CEVIN TRAVIS

(name(s) of applicant/agent)

of the THE BLUE MOUNTAINS in the County/Region/District of GREY

(City/Town/Township)

Solemnly declare that all of the statement contained in this application and all of the supporting documents are true and complete, and I 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 Town of The Blue Mountains

in the County/Region/District of Grey

this 30th day of September, 2022.

_____ (signature of applicant/agent)

Commissioner of Oaths:

Karen
KAREN DIANNE LONG,
A COMMISSIONER, ETC.,
PROVINCE OF ONTARIO, FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.
EXPIRES MAY 27, 2024.

Applicant's Consent

20. Applicant's consent:

In accordance with the provisions of the Planning Act, it is the policy of the County of Grey to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I,

Royalton Homes

(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 and solicitors, will be part of the public record and will also be available to the general public.

_____ (signature) _____ (date)
SEPT 30/2022