

County Official Plan Amendment Application Form

For applying for approval under Section 17 or 21 of the *Planning 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 OFFICIAL PLAN
AMENDMENT APPLICATIONS

Type of Application:

In accordance with the County of Grey By-law No. 4735-11, the following fees
are set for the processing of County Official Plan Amendments:

<input checked="" type="checkbox"/>	County Official Plan Amendment	Application Fee	Peer Review Fee
<input checked="" type="checkbox"/>	Minor – Site Specific*	\$1,750.00	\$2,000.00
<input type="checkbox"/>	Major *	\$3,500.00	\$5,000.00

Payment Options:

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

*\$500 is non-refundable if the request does not proceed to Public Meeting. Legislative
Authority – Section 69 of the Planning Act, R.S.O. 1990, as amended.

Minor includes applications with 2 or less technical studies such as, but not limited to
a/an planning justification report, stormwater management report, traffic review,
servicing review, environmental impact study, noise and vibration study, and /or an
archaeological assessment.

Please note that the information to accompany an amendment as prescribed by
regulation (O. Reg. 543/06) to the *Planning Act* must be included in this form or in the
material submitted to the County with the application.

Requirements for Submission:

In addition to the application fee and pre-submission consultation the following is required to be considered a complete application:

<input checked="" type="checkbox"/>	Required:
<input checked="" type="checkbox"/>	1 CD, USB stick or dropbox with electronic copies of all reports, drawings, applications and any other required information in original digital format and in PDF format. We do not require paper copies but may request at a later date if needed
<input checked="" type="checkbox"/>	This application form (original certified copy)
<input checked="" type="checkbox"/>	Any required report (outlined through pre-submission consultation)

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): GH1 Development Inc.
Address: 909 Davenport Road, 2nd Floor, Toronto, Ontario, M6G 2B7
Email Address: angus@icdg.ca
Telephone Number: 1 416 504 2243 x243

Applicant(s): List Planning Ltd.
Address: 103 Southbank Drive, Bracebridge, Ontario, P1L 1G3
Email Address: bob@listplanning.ca
Telephone Number: 1 705 645 7096

Agent: N/A
Address: _____
Email Address: _____
Telephone Number: _____

Please indicate the primary contact: ☐ Owner ☐ Applicant ☐ Agent

Property Information:

2. Provide a description of the subject property.
Amalgamated Township: Grey Highlands
Municipal Address: 775309 Highway 10, Markdale, Ontario
Lot & Concession: Part of Lots 95, 96, and 97, Con 1, NETSR
Geographic Township: Artemesia
Registered Plan: Reference Plan 16R-11402
Part(s) of Lot(s): Part of Part 1

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3. What is the total area of the subject lands (in hectares)? 32.91h

What is the total area of the lands to be re-designated? approx 4.5h

4. What is the current designation of the subject land in the County official plan?
Rural for redesignated, Hazard and Primary Settlement for remnant

5. What are the land uses that are authorized under the current County designation?
Rural

6. What is the current designation of the subject land in the Municipal official plan?
Rural for redesignated, Hazard and Neighbourhood for remnant

7. What are the land uses that are authorized under the current Municipal designation?
Rural for Rural, Conservation for Hazard,
Urban (residential, highway com) for Neighbourhood Area

8. What is the current zoning of the subject land in the Municipal zoning by-law?
Hazard H, OS-10

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9. What are the land uses that are authorized under the current Municipal zoning?

Conservation and existing uses

10. What is the current and previous known use(s) of the subject land?

Current use(s):

conservation and agricultural

Previous known use(s):

Same

11. Is the subject land in the requested amendment covered by a provincial plan(s) such as the Niagara Escarpment Plan?

☐ Yes ☒ No

If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s). Attach a separate page, if necessary.

If yes, does the requested amendment conform/not conflict with the policies contained in the applicable provincial plan?

☐ Yes ☐ No

If yes, please explain. Attach a separate page, if necessary. Submit a planning report, if applicable.

12. Is the subject land the subject of a proposed amendment to a provincial plan?

☐ Yes ☒ No

If yes, what is the applicable provincial plan? Specify the file number and status of the application.

13. 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.

Previous Applications:

14. Has the subject lands or lands within 120 metres ever been subject of an application for approval for any of the following:

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: _____ Status: _____

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: Unknown Status: _____

A **minor variance** ☐ Yes ☒ No

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

File Number: _____ Status: _____

Approval of a **site plan** ☐ Yes ☒ No

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

File Number: _____ Status: _____

An **official plan amendment** ☒ Yes ☐ No

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

File Number: OPA 13 Status: _____

A **zoning by-law amendment** ☐ Yes ☐ No

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

File Number: unknown Status: _____

A **Minister's zoning order** ☐ Yes ☒ No

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

File Number: _____ Status: _____

Proposal:

15. What is the purpose of the application? What is the effect of the proposed official plan amendment?

Correct/alter Settlement Area boundary

16. Does the planning document only clarify wording or correct mistakes?

☒ Clarify wording ☒ Correct mistakes

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

Schedule A and reference to timing of this type of amendment

17. Does the planning document propose to change, replace or delete a policy in the official plan?

☐ Change ☐ Replace ☐ Delete

If yes, specify the policy to be changed, replaced, or deleted (give the text of the policy, page and paragraph number in the current OP).

No

18. Does the planning document propose to add a policy in the official plan?

☐ Yes ☒ No

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

19. Does the requested amendment propose to change or replace a designation in the official plan?

☒ Change ☐ Replace

If the requested amendment proposes to change or replace a designation in the official plan, specify the designation to be changed or replaced. What is the proposed new designation?

Rural to Primay Settlement Area

20. What are the land uses that would be authorized in the new designation of the requested official plan amendment?

neighbourhood residential, open space

21. Does the requested amendment propose to change or replace a schedule in the official plan?

☒ Change ☐ Replace

If yes, provide/attach the new schedule and the text that accompanies it, if applicable.

see Plan of Subdivision lines

22. Does the requested amendment propose to alter all or any part of the boundary of an area of settlement in a municipality?

☒ Yes ☐ No

If yes, specify the current official plan policies, if any, dealing with the alteration of an area of settlement.

Schedule A and timing of amendment

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23. Does the requested amendment propose to establish a new settlement area in a municipality?

☒ Yes ☐ No

If yes, specify the current official plan policies, if any, dealing with the establishment of an area of settlement.

minor extension to pick up lands that should have been originally designated for reasons
detailed in Planning Report

24. Does the requested amendment propose to remove the subject land from an area of employment in a municipality?

☐ Yes ☒ No

If yes, specify the current official plan policies, if any, dealing with the removal of land from an area of employment.

25. Is this a site-specific re-designation of a parcel of land in the official plan?

☒ Yes ☐ No

26. Indicate the proposed water supply & sewage disposal on the subject property:

	Municipal Water	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private Septic
Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, please include a **servicing options report** and a **hydrogeological report**.

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27. Are stormwater sewers present?

☐ Yes ☒ No

28. Indicate the name of the road providing access to the subject property.

Stan Baker Blvd, Margaret Elizabeth Ave, propsed new access to Highway 10.

Redesignated area does not require new access.

29. Provide the following details for all buildings: (use separate page if necessary)

Details	Existing	Proposed
Type of building(s)	Nil	51 dwellings
Main Building Height	(m)	8m (m)
% Lot Coverage		variable
Number of Parking Spaces		2 to 4 each lot
Number of Loading Spaces		NA
Number of Floors		1 or 2
Total Floor Area	(m ²)	variable (m ²)
Ground Floor Area (excluding basement)	(m ²)	variable (m ²)

30. Is the requested amendment consistent with the Provincial Policy Statement (PPS)?

☒ Yes ☐ No

Explain how the requested amendment is consistent with the PPS in a planning report, by a qualified individual.

See Planning Report

In addition to this, Appendix 1 is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment.

Please check the appropriate boxes in **Appendix 1**, beginning on page 18

Authorization:

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

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

PLEASE PRINT

I (we) Peter Chia for GHI Development Inc.
(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

Robert List
(Name of Agent)

To prepare and submit an official plan amendment for approval.

(signature of owner) (date)

(signature of owner) (date)

[Signature] Dec 24/21
(signature of owner) (date)

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

Declaration:

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

I (we) Robert List
(name(s) of applicant)

of the Town of Brantford in the County/Region/District of
Muskegon (name of 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: Town of Brantford

in the County/Region/District of Muskegon

this 24th day of Dec, 2021.

[Signature]
(Signature of applicant)

Commissioner of Oaths:

[Signature]

KALI ALEXANDRA SALVATORE,
a Commissioner, etc., Province of Ontario,
for Tinti LLP, Barristers and Solicitors.
Expires January 25, 2022.

Applicant's Consent

33. 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,

Robert List

(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.

Robert List

(signature)

Dec 21/21

(date)

Reimbursement Agreement

34. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this ____ day of _____, 20

BETWEEN:

GHI Development Inc.,

Hereinafter called the 'APPLICANT'
OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY

Hereinafter called the 'CORPORATION'
OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s)
(i.e. plan of subdivision/condominium, County Official Plan Amendment) and
supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the
assistance of peer review consultants, solicitor and other professional advisors to
provide input and advice to the Corporation with respect to the development
proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of
mutual covenants hereinafter set out, the parties hereto agree as follows:

- i. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
- ii. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.
- iii. The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars (\$5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below \$500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below \$0.00, the file(s) shall be held in abeyance by the County and no further action will occur until sufficient

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funds are deposited by the Applicant to return the deposit to the \$5,000.00 level.

AGREEMENT BETWEEN:

GHI Development Inc. AND
(Applicant)


THE CORPORATION OF THE COUNTY OF GREY

- iv. The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
- v. Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
- vi. This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED APPLICANT

Per: 

Peter Chiu
I have the authority to bind the Corporation
(where applicable)

THE CORPORATION OF THE COUNTY OF GREY

Name

Title

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

**PLANNING ACT APPLICATION(S)
(ATTACH COPIES)**

Appendix 1: Areas of Provincial Interest

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres		OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No			
Employment Lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>			If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate: The land is not required for employment purposes over the long term, and that there is a need for the proposed conversion.
Rural Areas located in municipalities	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.
Class 1 Industry ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>			If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.

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Class 2 Industry ²	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.
Class 3 Industry ³	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.
Land Fill Site(s): closed/active landfill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the Environmental Protection Act is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage Treatment Plant and waste stabilization pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>There is a need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <p>100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plan (STP) producing less than 500 cubic metres of effluent per day; or</p> <p>150 m of the periphery of the noise/odour producing greater than 25,000 cubic metres of effluent per day; or</p> <p>400 m from the boundary line of a waste stabilization pond.</p>

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Provincial Highways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the Public transportation and Highway Improvement Act. If the proposed development is located in proximity to a provincial highway, a traffic impact study and stormwater management report will be required by the Ministry of Transportation (MTO)
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.
Active railway line and major highways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: 500 m of a main railway line or of any provincial highway; 250 m of a secondary railway line; 100 m of other railways or freeway right of way; and 50 m of a provincial highway right-of-way
Electricity generating station, hydro transformers, railway yards, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consult the appropriate electric power service/utility for required buffer/separation distance.

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Transportation and other infrastructure, utility and hydro corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</p>
Cultural heritage and archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rep Included	<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>

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Prime Agricultural lands/areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rep Included	<p>If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken.</p> <p>Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met).</p>
Agricultural operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rep Included	<p>If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.</p>
Mineral mining operations and petroleum resource operations and known petroleum resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>If within 1000 m, demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts</p> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential are permitted if:</p> <p>Resource use is not feasible</p> <p>The proposed land use or development serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.</p>

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Non-operating mine site within 1000 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If within 1000 metres, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
Rehabilitated and abandoned mine sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines. Progressive and final rehabilitation is required to accommodate subsequent land uses.
Mineral aggregate operations, and known deposits of mineral aggregate resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry.</p> <p>If within 1000 m of a known deposit of sand, gravel or bedrock resource, need to demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts.</p> <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <p>The resources is not feasible; or</p> <p>The proposed land use serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.</p>

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Natural heritage systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EIS Included	If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long term ecological function and biodiversity of the system will be maintained, restored or improved.
Significant wetlands Significant habitat of endangered species and threatened species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EIS Included	Development and site alteration are not permitted in the features. Are any significant wetlands, or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
Significant woodlands, valleylands Significant wildlife habitat Significant areas of natural and scientific interest (ANSI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EIS Included	Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions. Indicated if there are any significant woodlands, significant valleylands, significant wildlife habitat, and ANSI's on the subject land of within 50 m.
Fish Habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EIS included	Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 30 m? Is any lake trout on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.

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Adjacent lands to natural heritage features and areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EIS Included	Development and site alteration are not permitted on adjacent land to natural heritage features unless: The ecological function of the adjacent lands has been evaluated; and It has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EIS Included	Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
Water Quality and quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EIS and FSR	An assessment is generally required to determine potential impacts of development proposals on water quality and quantity. If the proposal is adjacent to a water body such as a lake or stream, wetland, spring or groundwater recharge area, an impact assessment on the water body may be needed. As well, in areas of high water table, fractured bedrock or thin overburden, a Hydrogeological report may be required in accordance with the Ministry of Environment (MOE) D-Series Guidelines. (These are not the only instances when a technical study may be needed). Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning process. The province has particular interests in lake trout lakes.

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Natural Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <p>A dynamic beach hazard?</p> <p>The defined portions of the one hundred year flood level along the connecting channels of the Great Lakes?</p> <p>Areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway?</p> <p>Is the proposal subject to limited exceptions such as:</p> <p>Safe access appropriate for the nature of the development and the natural hazard?</p> <p>Special Policy Area?</p> <p>Uses which by their nature must be located in the floodway?</p> <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Is the subject land within or partially within:</p> <p>Hazardous lands adjacent to the shorelines of the Great-Lakes and large inland lakes (includes flooding, erosion and dynamic beach hazards)?</p> <p>Hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)?</p> <p>Hazardous sites (includes unstable soils and unstable bedrock)?</p>
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Corporation of the County of Grey
Planning and Development Department
County Official Plan Amendment Application Form

				<p>A special policy area shown in an approved official plan? The food fringe in an area subject to the two zone concept of floodplain management?</p> <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>
Human-made hazards ⁴ including mine hazards and high forest fire hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well? Demonstrate how the hazard(s) will be addressed.</p>
Contaminated sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>To determine potential soil contamination, proponents must complete a Phase 1 Environmental Site Assessment (ESA) as per the Ministry of Environment regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.</p>

Crown Lands ⁵	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown Lands. Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown Land.
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Notes:

- Class 1 Industry –** small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
- Class 2 Industry –** medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
- Class 3 Industry –** indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
- Hazardous Sites –** property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays – Leda, organic soils) or unstable bedrock (Karst topography)
- Crown Lands -** Certain areas are identified by MNR as being of special interests, such as lake access points.
- Table A Distances -** quoted are approximate and are intended for your guidance in assessing your application.



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 checked="" type="checkbox"/>	Approval of Plan of Subdivision or Condominium	\$6,650.00 plus \$102.50 per lot/unit/block to a maximum fee of \$11,300.00 or a total maximum fee of \$17,950	\$5,000.00

<input checked="" type="checkbox"/>	Draft Plan Revisions	Application Fee ****	Peer Review Fee ****
<input type="checkbox"/>	Major**	\$1,430.00	May be requested
<input type="checkbox"/>	Minor***	\$890.00	n/a
<input type="checkbox"/>	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	\$297.00	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**

N/A

*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.

Requirements for Submission:

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

<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Plans or sets of plans (if copies are required you will be notified) <i>Included hard copies</i>
<input checked="" type="checkbox"/>	Required reports <i>Included</i>
<input checked="" type="checkbox"/>	A geo-referenced AutoCAD .dwg file of the plan <i>To be forwarded electronically</i>

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): GH1 Development Inc.
Address: 909 Davenport Road, 2nd Floor, Toronto, Ontario, M6G 2B7
Email Address: angus@lcdg.ca
Telephone Number: 1 416 504 2243 x243

Applicant(s): List Planning Ltd., Robert List
Address: 103 Southbank Drive, Bracebridge, Ontario, P1L 1G3
Email Address: bob@listplanning.ca
Telephone Number: 705 645 7096

Agent: N/A
Address: _____
Email Address: _____
Telephone Number: _____

Please indicate the primary contact: ☐ Owner, ☒ Applicant, ☐ Agent

Property Information:

2. Provide a description of the subject property.

Amalgamated Municipality: Grey Highlands
Municipal Address: 775309 Highway 10, Markdale, Ontario
Lot: Part Lots 95, 96, and 97 Concession: 1, NETSR
Geographic Township: Artemesia
Registered Plan: Reference Plan 16R-11402
Part(s): Part of Part 1 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:
In favour of Municipality of Grey Highlands for access and drainage to existing
municipal SWM pond. _____

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

County Official Plan Designation: Primary Settlement, Hazard, Rural

Municipal Official Plan Designation: Pri Settle, Hazard, Rural, Neighbourhood

5. What is the current zoning on the subject lands? OS-10, Hazard

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: _____ Status: _____

- 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: Unknown 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: OPA 13 Status: Approved

- f. **A zoning by-law amendment** ☐ Yes ☐ No

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

File Number: Unknown 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?

Valleyland - natural conservation and forest, Tableland - vacant agricultural

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

As above but with some agricultural buildings

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 Proposed (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	313	313	Plan Rep	Plan Rep	unknown	unknown	4 per	attainable*
Semi-detached								
Multiple attached	156	156	Plan Rep	Plan Rep	unknown	unknown	2 per	attainable
Apartments								
Seasonable								
Mobile home								
Other (specify)				Planning Report				Planning Report

Non Residential - Proposed uses	# of Residential Units	# of lots/blocks (as shown on plan)	Area (in hectares)	Density Proposed (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								
Industrial								
Institutional (Specify)								
Parkland Dedication	n/a	2 + 7 access	Plan Rep	n/a			n/a	
Open Space & Hazard Lands	n/a	2	Plan Rep	n/a			n/a	
Road Allowances	n/a	several		n/a			n/a	
Other (specify)		2 SWM pond + drain	Plan Rep					
Total								

Please specify the proposed servicing:

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

Private Services	Yes	No	Studies Required*
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"/>	Servicing 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"/>	Servicing Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with five or more lots (or units)	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Options Report & Hydrogeological Study
Any development on individual private services not covered in the above	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Options Report & Hydrogeological Study

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

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

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

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

14. Does the subject land contain any areas of archaeological potential?

☐ Yes ☒ No

If Yes, 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*; and a conservation plan for any archaeological resources identified in the assessment will be required. *Archaeological Report Inc.*

15. Additional information for **condominium** applications only:

New Building:

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

Has a site plan agreement been entered into?
☐ Yes ☐ No

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

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

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

Existing Building:

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

Date of Construction: _____

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

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

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) Peter Chiu for GHI Development Inc.
(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

Robert List

(Name of Agent)

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

Peter Chiu

(signature of owner)

Dec 24 / 21

(date)

/
(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) Robert List
(name(s) of applicant/agent)
of the District of Muskoka in the County/Region/District of
(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: Town of Brudenriem
in the County/Region/District of Muskoka
this 24th day of Feb, 2021.
Robert List
(signature of applicant/agent)

Commissioner of Oaths:

Kali Salvatore

KALI ALEXANDRA SALVATORE,
a Commissioner, etc., Province of Ontario,
for Tinti LLP, Barristers and Solicitors.
Expires January 25, 2022.

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,

Robert List

(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]
(signature)

Dec 27/21
(date)

Reimbursement Agreement

21. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this ____ day of _____, 20____.

BETWEEN:

GH1 Development Inc.

Hereinafter called the 'APPLICANT'

OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY

Hereinafter called the 'CORPORATION'

OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s) (i.e. plan of subdivision/condominium, County Official Plan Amendment) and supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the assistance of peer review consultants, solicitor and other professional advisors to provide input and advice to the Corporation with respect to the development proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of mutual covenants hereinafter set out, the parties hereto agree as follows:

1. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
2. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.

3. The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars (\$5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below \$500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below \$0.00, the file(s) shall be held in abeyance by the County and no further action will occur until sufficient funds are deposited by the Applicant to return the deposit to the \$5,000.00 level.

Agreement Between:

GH1 Development Inc.

(Applicant)

AND

THE CORPORATION OF THE COUNTY OF GREY

4. The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
5. Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
6. This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED APPLICANT

Per:

 for

GHI Developers Inc.

I have the authority to bind the Corporation
(where applicable)

THE CORPORATION OF THE COUNTY OF GREY

Name:

Title:

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

**PLANNING ACT APPLICATION(S)
(ATTACH COPIES)**



AMENDMENT TO ZONING BY-LAW DEVELOPMENT APPLICATION FORM

Municipality of Grey Highlands

206 Toronto Street South, Suite 1
Box 409 Markdale, Ontario, N0C 1H0
Phone (519) 986-2811, Fax (519) 986-3643

APPLICATION RECEIVED (date) _____ TIME: _____

FILE NO: Z____/20____

Application Type & Fees Required:

1. **Application for Major Amendment to Zoning By-law, \$3,200.00**
(*\$1,200.00 for Application; \$2,000.00 Contingency Fees)
(Defined as a site-specific amendment request, triggered by a Development Proposal
i.e. Plan of Subdivision, Official Plan Amendment Application, or files requiring engineering review) ☐ Payment Received
2. **Application for Minor Amendment to Zoning By-law, \$ 900** ☐ Payment Received
3. **Septic Review \$150.00** ☐ Payment Received
(Required for All Zoning Applications on private services)
4. **Conservation Authority Fees** ☐ Payment Received
*All applications are subject to Conservation Authority Fees
for review and comment as follows:*
 - Grey Sauble Conservation Authority - \$370.00 (payable to Grey Sauble Conservation Authority)
 - Nottawasaga Conservation Authority - Billed directly to the Applicant
 - Saugeen Valley Conservation Authority - Billed directly to the Applicant

1. WHAT IS THE PURPOSE OF THE APPLICATION?

Change OS-10 zone to new urban residential zones and an open space zone to accommodate
residential lots, and SWM and pedestrian access blocks on proposed plan of subdivision.

2. REGISTERED OWNER: GH1 Development Inc.

Full Mailing Address: 909 Davenport Road, 2nd Floor, Toronto, Ontario, M6G 2B7

Telephone Number: 1 416 504 2243 x243 E-mail: angus@lcdg.ca

3. APPLICANT: List Planning Ltd., Robert List

(If different from owner)

Full Mailing Address: 103 Southbank Drive E-mail: bob@listplanning.ca

Telephone Number: _____

4. AGENT/SOLICITOR: N/A

Full mailing Address: _____

Telephone Number: _____ Fax / E-mail: _____

5. COMMUNICATIONS should be sent to (one only): Owner _____ Applicant ☒ Agent _____ (Communication includes Signage required by the Planning Act for posting on the subject property)

6. PROVIDE A DESCRIPTION OF THE PROPERTY:

Municipal Address 775309 Highway 10, Markdale Roll Number 42801 80001 00300

Concession 1, NETSR Lot Part of Lot 95 (96, 97)

Part 1 Reference Plan No. 16R-11402 Registered Plan No. _____

Area: 32.9h hectares Depth: 843m metres Frontage (width) 495m metres

NOTE: A sketch illustrating the proposal must be submitted with the application
(Please see Page 5 for details)

7. DESCRIPTION OF SUBJECT LAND:

- a) Existing use of the subject Land: Agricultural X Residential _____
Commercial _____ Industrial _____
Other (explain) _____
- b) Previous use of property? Same
- c) Uses of abutting properties: North hazard East urban residential
South vacant/Chapmans West hazard/landfill

Note: Please complete the form found under Schedule B for **each** abutting property that contains an agricultural use, utilizing a separate form for each agricultural property. This information must be completed for each use in order to calculate the Minimum Distance Separation Formulae (MDS). Kindly reference each agricultural use with a number for clarification purposes (i.e. If multiple agricultural uses exist in proximity of the subject lands, please denote each property numerically as per the sample sketch found on Schedule B-1 of the Application Form).

d) Dimensions of all buildings / structures on subject land:

House Nil Detached Garage Nil Shed/Workshop foundation
Barn(s) Nil Other _____

e) Is the property presently subject to any of the following:

Easement X Restrictive Covenants _____ Right of Way _____ Other _____
Describe: in favour of Municipality for access and SWM works

f) Is the property located within the Niagara Escarpment? no

If Yes, provide a copy of the Development Permit or the Letter of Exemption received from the Niagara Escarpment Office with your application: _____

8. CURRENT PLANNING STATUS:

- i) Current Official Plan Designation Rural Proposed Official Plan Designation Settlement/Neighbour
- ii) Current Zoning OS-10, Hazard Proposed Zoning See Planning Report
- iii) Are any other development applications currently in process for this property? yes
If yes, please indicate type and status Local OPA, County OPA, Plan of Subdivision

9. NAME & WIDTH OF ABUTTING ROADS, HIGHWAYS, OR OTHER PUBLIC RIGHT-OF-WAYS:

Stan Baker Blvd, Margaret Elizabeth Ave, Highway 10

10. WATER SUPPLY:

Municipal system X Communal System _____ Individual Drilled Well _____ Individual Dug Well _____
System Details (i.e. date installed, size, type, location) to be constructed, see FSR

11. SEWAGE DISPOSAL:

Municipal system X Communal System _____ Individual Septic Tank _____
System Details (i.e. date installed, size, type, location) to be constructed, see FSR

12. FEATURES OF THE PROPERTY AND SURROUNDING AREA:

The following features are matters of provincial interest and/or relate to the Provincial Policy Statement. Please indicate if they are on the subject property or within 500 metres. (Both Columns must be completed)

USE OR FEATURE	ON THE SUBJECT LANDS YES / NO	Within 500 metres of Subject Land, (indicate approximate distance) YES / NO
An agricultural operation, including livestock facility, stockyard or crop farm	no	yes, see report
A wetland on or within 120 metres of the subject lands	no	no
Flood Plain: Regulatory floodline	no	yes, see report
Plant & Wildlife habitat (Significant)	no	yes, see report
Unstable Lands (i.e. Karst topography)	no	no
Waterbodies (lake, creek, stream, pond, river, etc. and fisheries)	no	yes, see report
Woodlands	no	yes, see report
Cultural Heritage Resources (i.e. archaeological sites or heritage buildings)	no	no, see report
A landfill	no	yes, see report
A sewage treatment plant or waste stabilization plant	no	no
A rehabilitated mine, active mine site, or non-operating mine site (within 1 km)	no	no
An industrial or commercial use, and specify the use(s)	no	no
An active railway line	no	no
A municipal, federal or private airport	no	no
Crown lands	no	no
Quarry (open or closed) or Aggregate deposits	no	no
Other regional issues: i.e. Niagara Escarpment	no	no

13. PLEASE IDENTIFY THE AGENCIES AND/OR PERSONS YOU HAVE CONTACTED ABOUT THIS APPLICATION.

County Planning, SVCA, Grey Highlands Planning

14. IS THERE ANY OTHER INFORMATION ABOUT THIS PROPERTY OF WHICH WE SHOULD BE AWARE

See Reports (Agr, EIS, FSR, Archaeological, Traffic, Planning)

See Plan of Subdivision

15. AUTHORIZATION:

NOTE: The registered property owner(s) must authorize the applicant / agent to make this application on their behalf prior to the application being processed.

I Peter Chiu for GH1 Development Inc. (please print) am the registered owner of the
lands subject to this application, and I authorize Robert List
to make this application on my behalf.

Dated: Dec 24/21

Signed: 

16. The applicant acknowledges that, depending upon the nature of the application and the decision of Committee of Adjustment and/or Council, the applicant may be required to obtain further approvals, including other approvals under the Planning Act and/or to enter into agreements authorized under that Act. The applicant agrees to reimburse the Municipality for any costs incurred by the Municipality which relate to the preparation of such agreements and the review of associated documents (e.g. plans, storm water management reports etc.) by its solicitor, engineer or other applicable outside consultants. The applicant agrees to provide a deposit of \$2,000.00, upon request, to be applied towards such costs and to pay such additional amounts as invoiced by the Municipality upon the depletion of such deposit. The Municipality shall return any unused portion of the deposit, if any, upon approval and the fulfillment of all obligations outlined in the Agreement.


SIGNATURE OF APPLICANT(S)

17. **AFFIDAVIT OR SWORN DECLARATION**

NOTE: This page is to be filled out under witness at the Municipal Office or by Applicants Solicitor.

By swearing this affidavit or declaration I hereby

- Grant access to the property by Municipal Staff and Council or Committee members for the purpose of site visits related to this application;
- Acknowledge that all documents which have been submitted as part of this application are considered public documents and that such documents may be made available for viewing by the Public as part of the Planning Application process on the Municipality's Website or as a Counter Copy for viewing purposes;
- And declare that I / we **have provided a copy of the deed** for the subject parcel

I/We Robert List (Applicant) of
the Town of Brimley (City/Township)

in the County / District / Regional Municipality of Muskegon

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

Sworn (or declared) before me at the Town of Brimley
in the County of Muskegon this 24th day of Dec 2021


SIGNATURE - Commissioner of Oaths


SIGNATURE OF APPLICANT(S)

KALI ALEXANDRA SALVATORE,
a Commissioner, etc., Province of Ontario,
for Tinti LLP, Barristers and Solicitors.
Expires January 26, 2022.
NAME IN PRINT

Robert List
APPLICANT(S) - NAME IN PRINT

Please Note: Applications will not be received by the Municipality unless the following is provided.

- ☐ Application form, fully completed including appropriate fees
- ☐ Copy of Deed
- ☐ Owners signature and/or signed authorization
- ☐ A sketch or plans illustrating the proposal



AMENDMENT TO OFFICIAL PLAN DEVELOPMENT APPLICATION FORM

Municipality of Grey Highlands

206 Toronto Street South, Suite 1
Box 409 Markdale, Ontario, N0C 1H0
Phone (519) 986-2811, Fax (519) 986-3643

APPLICATION RECEIVED (date) _____ TIME: _____ FILE NO: OP ____/20__

Application Type & Fees Required:

1. **Application for Major Official Plan Amendment \$2,000.00**
Plus \$3,000.00 for Contingency Fees ☐ Payment Received
2. **Application for Minor Official Plan Amendment \$1,200.00**
Plus \$2,000.00 for Contingency Fees ☐ Payment Received
3. **Septic Review \$150.00**
(Required for All Official Plan Applications on private services) ☐ Payment Received
4. **Conservation Authority Fees** ☐ Payment Received
*All applications are subject to Conservation Authority Fees
for review and comment as follows:*
 - Grey Sauble Conservation Authority - \$370.00 (payable to Grey Sauble Conservation Authority)
 - Nottawasaga Conservation Authority - Billed directly to the Applicant
 - Saugeen Valley Conservation Authority - Billed directly to the Applicant

1. WHAT IS THE PURPOSE OF THE APPLICATION?

Change Rural to Primary Settlement Area and Neighbourhood Area designation of part of owned property.

2. REGISTERED OWNER: GH1 Development Inc.

Full Mailing Address: 909 Davenport Road, 2nd Floor, Toronto, Ontario, M6G 2B7

Telephone Number: 1416504 2243x243 E-mail: angus@lcdg.ca

3. APPLICANT: List Plannning Ltd., Robert List

(if different from owner)

Full Mailing Address: 103 Southbank Drive, Bracebridge, Ontario, P1W 1G3

Telephone Number: _____ E-mail: 1-705-645-7096

E-mail Address: bob@listplanning.ca

4. AGENT/SOLICITOR: N/A

Full mailing Address: _____

Telephone Number: _____ E-mail: _____

5. COMMUNICATIONS should be sent to (one only): Owner _____ Applicant ☒ Agent _____ (Communication includes Signage required by the Planning Act for posting on the subject property)

6. PROVIDE A DESCRIPTION OF THE PROPERTY:

Municipal Address 775309 Highway 10, Markdale Roll Number 42081 80001 00300

Concession 1, NETSR Lot 95 (96, 97)

Part 1 Reference Plan No. 16R-11402 Registered Plan No. _____

Area: 32.9h hectares Depth: 843m metres Frontage (width) 495m metres

NOTE: A sketch illustrating the proposal must be submitted with the application (Please see Page 5 for details)

7. DESCRIPTION OF SUBJECT LAND:

a) Existing use of the subject Land: Agricultural X Residential _____
Commercial _____ Industrial _____
Other (explain) _____

b) Previous use of property? Same

c) Uses of abutting properties: North hazard/landfill East urban residential
South vacant/Chapmans West hazard

Note: Please complete the form found under Schedule B for **each** abutting property that contains an agricultural use, utilizing a separate form for each agricultural property. This information must be completed for each use in order to calculate the Minimum Distance Separation Formulae (MDS). Kindly reference each agricultural use with a number for clarification purposes (i.e. If multiple agricultural uses exist in proximity of the subject lands, please denote each property numerically as per the sample sketch found on Schedule B-1 of the Application Form).

d) Dimensions of all buildings / structures **on** subject land:

House Nil Detached Garage Nil Shed/Workshop foundation
Barn(s) Nil Other _____

e) Is the property presently subject to any of the following:

Easement X Restrictive Covenants _____ Right of Way _____ Other _____
Describe: in favour of Municipality for SWM and access purposes

f) Is the property located within the Niagara Escarpment? No

If Yes, provide a copy of the Development Permit or the Letter of Exemption received from the Niagara Escarpment Office with your application: _____

8. CURRENT PLANNING STATUS:

i) Current Official Plan Designation Rural Proposed Official Plan Designation Settlement/Neighbour

ii) Current Zoning OS-10, Hazard Proposed Zoning See Planning Report

iii) Are any other development applications currently in process for this property? yes

If yes, please indicate type and status ZBA, Plan of Sub, County OPA

9. NAME & WIDTH OF ABUTTING ROADS, HIGHWAYS, OR OTHER PUBLIC RIGHT-OF-WAYS:

Stan Baker Blvd, Margaret Elizabeth Blvd, Highway 10

10. WATER SUPPLY:

Municipal system X Communal System _____ Individual Drilled Well _____ Individual Dug Well _____

System Details (i.e. date installed, size, type, location) to be developed, see FSR

11. SEWAGE DISPOSAL:

Municipal system X Communal System _____ Individual Septic Tank _____

System Details (i.e. date installed, size, type, location) to be developed, see FSR

12. FEATURES OF THE PROPERTY AND SURROUNDING AREA:

The following features are matters of provincial interest and/or relate to the Provincial Policy Statement. Please indicate if they are on the subject property or within 500 metres. (Both Columns must be completed)

USE OR FEATURE	ON THE SUBJECT LANDS YES / NO	Within 500 metres of Subject Land, (indicate approximate distance) YES / NO
An agricultural operation, including livestock facility, stockyard or crop farm	no	yes see report
A wetland on or within 120 metres of the subject lands	no	no
Flood Plain: Regulatory floodline	no	yes, see report
Plant & Wildlife habitat (Significant)	no	yes, see report
Unstable Lands (i.e. Karst topography)	no	no
Waterbodies (lake, creek, stream, pond, river, etc. and fisheries)	no	yes, see report
Woodlands	no	yes, see report
Cultural Heritage Resources (i.e. archaeological sites or heritage buildings)	no	no, see report
A landfill	no	yes, see report
A sewage treatment plant or waste stabilization plant	no	no
A rehabilitated mine, active mine site, or non-operating mine site (within 1 km)	no	no
An industrial or commercial use, and specify the use(s)	no	no
An active railway line	no	no
A municipal, federal or private airport	no	no
Crown lands	no	no
Quarry (open or closed) or Aggregate deposits	no	no
Other regional issues: i.e. Niagara Escarpment	no	no

13. PLEASE IDENTIFY THE AGENCIES AND/OR PERSONS YOU HAVE CONTACTED ABOUT THIS APPLICATION.

County of Grey Planning, SVCA

14. IS THERE ANY OTHER INFORMATION ABOUT THIS PROPERTY OF WHICH WE SHOULD BE AWARE

See Reports (Agr, EIS, FSR, Archaeological, Traffic, Planning)

15. AUTHORIZATION:

NOTE: The registered property owner(s) must authorize the applicant / agent to make this application on their behalf prior to the application being processed.

I, Peter Chiu for GH1 Development Inc. (please print) am the registered owner of the lands subject to this application, and I authorize Robert List to make this application on my behalf.

Dated: Dec 29/21

Signed: 

16. The applicant acknowledges that, depending upon the nature of the application and the decision of Committee of Adjustment and/or Council, the applicant may be required to obtain further approvals, including other approvals under the Planning Act and/or to enter into agreements authorized under that Act. The applicant agrees to reimburse the Municipality for any costs incurred by the Municipality which relate to the preparation of such agreements and the review of associated documents (e.g. plans, storm water management reports etc.) by its solicitor, engineer or other applicable outside consultants. The applicant agrees to provide a deposit of \$3,000.00, upon request, to be applied towards such costs and to pay such additional amounts as invoiced by the Municipality upon the depletion of such deposit. The Municipality shall return any unused portion of the deposit, if any, upon approval and the fulfillment of all obligations outlined in the Agreement.


SIGNATURE OF APPLICANT(S)

17. **AFFIDAVIT OR SWORN DECLARATION**

NOTE: This page is to be filled out under witness at the Municipal Office or by Applicants Solicitor.

By swearing this affidavit or declaration I hereby


- Grant access to the property by Municipal Staff and Council or Committee members for the purpose of site visits related to this application;
- Acknowledge that all documents which have been submitted as part of this application are considered public documents and that such documents may be made available for viewing by the Public as part of the Planning Application process on the Municipality's Website or as a Counter Copy for viewing purposes;
- And declare that I / we **have provided a copy of the deed** for the subject parcel

I/We Robert List (Applicant) of
the Town of Brockville (City/Township)

in the County / District / Regional Municipality of Muskoka

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

Sworn (or declared) before me at the Town of Brockville
in the Town of Muskoka this 24th day of Dec 2021


SIGNATURE - Commissioner of Oaths
KALI ALEXANDRA SALVATORE,
a Commissioner, etc., Province of Ontario,
for Tinti LLP, Barristers and Solicitors.
Expires January 25, 2022.

NAME IN PRINT

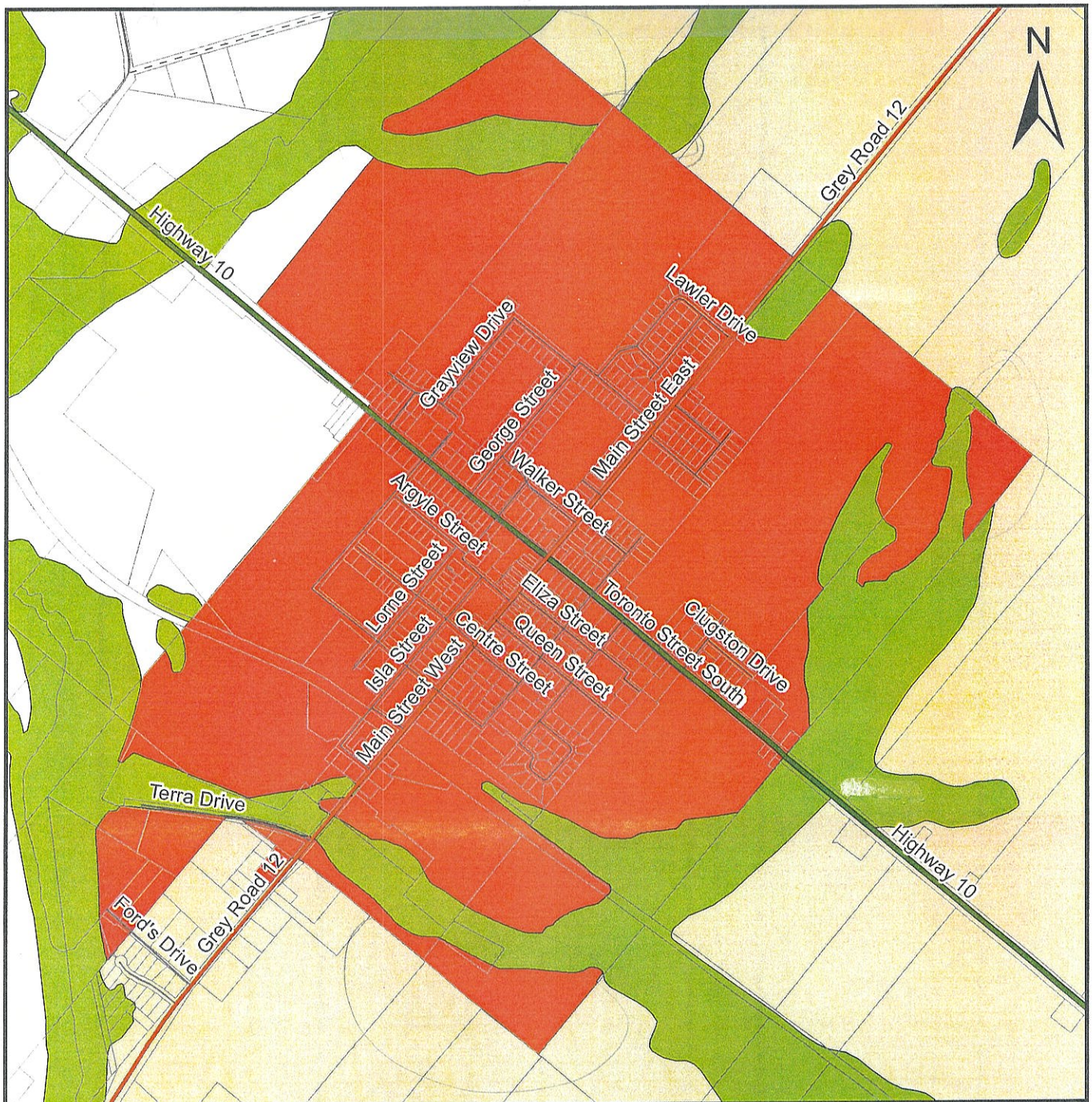

SIGNATURE OF APPLICANT(S)

Robert List
APPLICANT(S) - NAME IN PRINT

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- ☐ Completed Septic Review Form & Fee (If proposal is on private services)

COUNTY PLAN OP SCHEDULE EXTRACT



LEGEND

- Provincial Highway
- County Road
- Local Road
- - - Seasonal Road
- Agricultural
- Special Agricultural
- Rural
- Primary Settlement Area
- Secondary Settlement Area
- Inland Lakes & Shoreline
- Recreational Resort Area

- Sunset Strip Area
- Industrial Business Park
- Space Extensive Industrial and Commercial
- Niagara Escarpment Plan Boundary **
- Niagara Escarpment Development Control Area
- Escarpment Natural Area
- Escarpment Recreation Area
- Hazard Lands
- Provincially Significant Wetlands

** certain settlement areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

THE COUNTY OF GREY OFFICIAL PLAN

SECONDARY SCHEDULE Land Use Types

MAP 2f

MARKDALE

SCALE 1:15 000

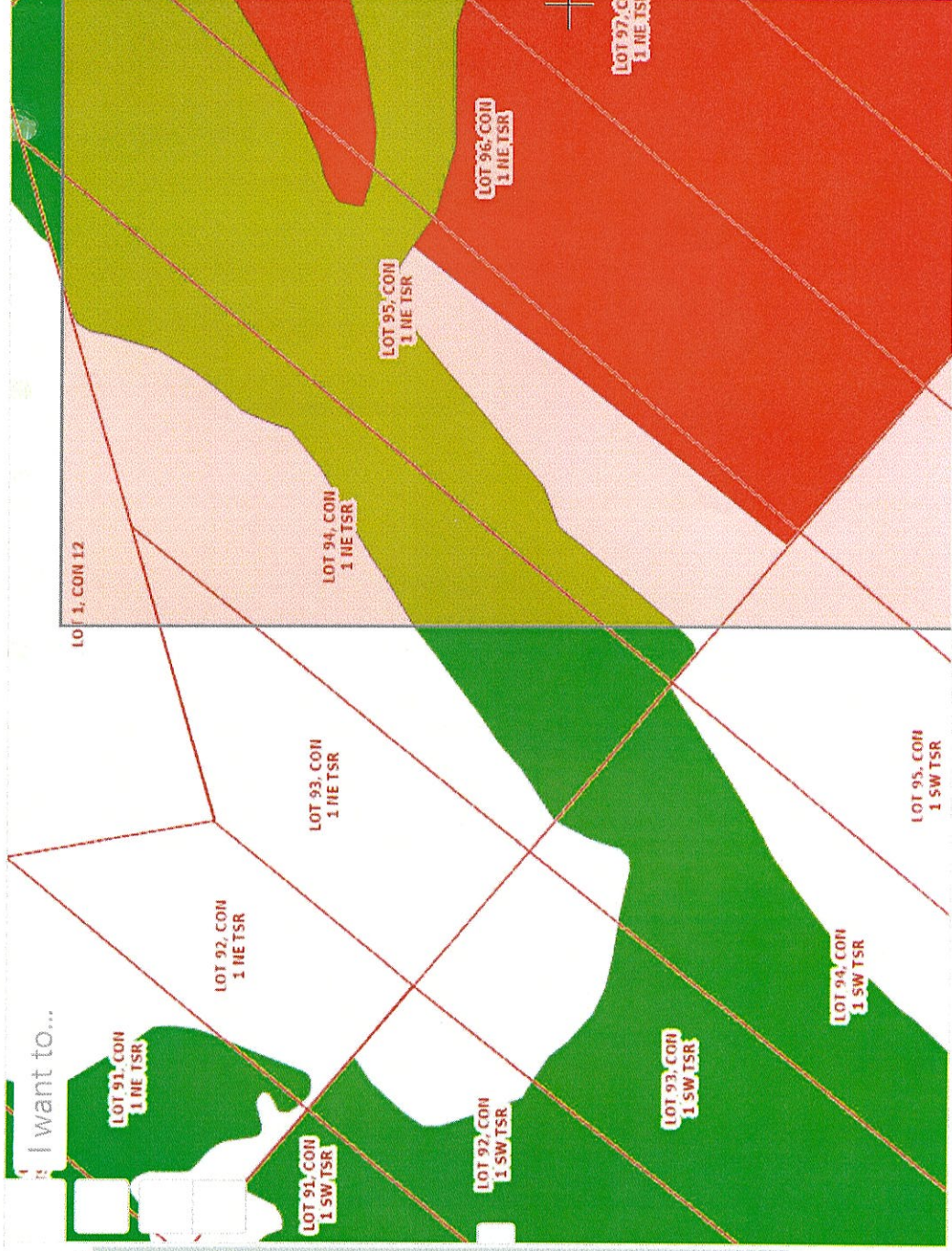
INTERACTIVE MAP: geo.grey.ca
DOWNLOAD PDF: grey.ca/planning-development

GR_OP_SecSched_Map2fMarkdaleX11.mxd

[Print Map](#)


Select Layout	8.5 x 11 Landscape (meter scale)
Output Format	Pdf
Resolution	100 DPI
Grid	(None)
Map Scale	Current Scale - 1: 9028
Map Title	
Map Description	

☒ Lock print preview with map



Metres (UTM 17N) ▲

X	526566.48286
Y	4907638.79108



0 100 200m

Highland Park Road North

