

THE CORPORATION OF THE COUNTY OF GREY SUBDIVISION / CONDOMINIUM APPLICATION FORM

FOR APPLYING FOR APPROVAL UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 50 OF THE CONDOMINIUM ACT

OFFICE USE ONLY	File Name:
File Number:	Local File Number:
Date Received: AUG 25 2005 Date Received (Completed):	Amount Paid:

APPLICATION TYPE

Subdivision

Condominium

**COMMON ELEMENT CONDOMINIUM (BLOCK 73)
FOR LOT 1 to 65 (POTLS)**

1. A COMPLETE APPLICATION includes both prescribed and required information:

Information Prescribed by O. Reg. 196/96 is mandatory, must be provided and is indicated in *italics* and declaration as well as by the following symbol:

Required information (normal type) is necessary for efficient processing and a proper planning evaluation. Without it, the application could be refused.

Attached

- 1.1 **1 original** of the completed application form and declaration; 20 copies of the application
- 1.2 **35 copies of the draft plan with key maps**, (folded to 8-1/2 x 14" size); (See Attachment 1 of the application form and as required under Section 51(17) of the Planning Act)
- 1.3 **Application Fee(s)**; (see Fee schedule - Attachment 2)
- 1.4 **2 copies** of each plan on an 8-1/2" by 11" cronoflex
- 1.5 **3 copies** of all supporting technical and background information reports as required through this application form; (This varies with the type and circumstances of an application)

Please list the reports or studies that accompany this application here : (and supply **3 copies** of each)

1 ECOLOGICAL OVERVIEW - AGES CONSULTANTS LTD
2 OVERVIEW OF SERVICING AND STORMWATER MANAGEMENT - RJ BURNSIDE & ASSOCIATES

2. LOCATION OF LAND

2.1 Local Municipality TOWN OF THE BLUE MOUNTAINS

2.2 Lot(s)/Block(s) PART OF 23-24 Concession(s) 4 Registered Plan No. 1127
BLOCKS 72, 73, 75, 76
& 67

2.3 Street Address or Civic Address (if appropriate) _____

2.4 Are there any easements or restrictive covenants affecting the subject lands? YES ___ NO ___ If
 yes, describe the easement or covenant and its effect Block 67 is owned

by the Town of The Blue Mts and will be exchange for a new
Public Street (Block is not a public street)

3. APPLICANT INFORMATION

3.1 Complete the information below and indicate one contact as the Prime Contact. All communications will be directed to the Prime Contact.

	Name	Address	Phone and Fax
<input checked="" type="checkbox"/> Registered	<u>Tabera Limited</u>	<u>1810 Avenue Rd. Suite 301</u>	<u>416 224-2313</u>
Owner(s)	<u>Toronto M5M 3Z2</u>		<u>416 224-2181</u> (FAX)
<input checked="" type="checkbox"/> Applicant(s)	<u>Lyn Townsend</u>	<u>21-1400 Cornwall Rd</u>	<u>905 829-8600</u>
Solicitor	<u>Oakville Ont. L6J 7W5</u>		<u>905 829 2035</u> (FAX)
Agent	<u>DC. Slade</u>	<u>243 Hurontario</u>	<u>705-444-1830</u>
Planning Consultant	<u>Consultants Inc.</u>	<u>St. Collingwood</u> <u>L9Y 4M7</u>	<u>705 444-0012 FAX</u>
Ont. Land Surveyor	<u>PATTENT</u> <u>THOMSON</u>	<u>39 STEWARD RD.</u> <u>COLLINGWOOD</u> <u>L9Y 4M7</u>	<u>445-4910</u>
Engineer	<u>C.F. CROZIER AND ASSOCIATES</u>	<u>BURNSIDE &</u> <u>ASSOCIATES</u>	

3.2 Which of the above is the Prime Contact? PLANNER

4.1 Additional Information For Condominium Applications Only:

New Building

- a) Has the local municipality approved a site plan? YES ___ NO ___
- b) Has a site plan agreement been entered into? YES ___ NO ___
- c) Has a building permit been issued? YES ___ NO ___
- d) Is the proposed development under construction? YES ___ NO ___
- e) If construction is completed, indicate date of completion _____

COMMAN ELEMENT
 CONDOMINIUM
 LOTS 1 to 65 (POTLS)
 TIED TO BLOCK 73
 - CLUBHOUSE AND
 RECREATION FACILITIES

Existing Building

Is this a conversion of an existing building containing rental residential units?

Date of Construction _____ YES ___ NO

If yes, indicate the number of units to be converted. _____ units

Does this proposal comply with the Rental Housing Protection Act? YES ___ NO ___

If this building does contain residential units, then this application must be submitted to the local municipality, not to the County, pursuant to the Rental Housing Protection Act.

5. STATUS OF OTHER PLANNING APPLICATIONS

5.1 a) What is the land use designation of the site in the approved County Official Plan (and/or NEC Plan if applicable)?

ESCARPMENT RECREATION AREA

b) Has a separate application for a County Official Plan (and/or NEC Plan) Amendment been made?
 YES ___ NO OTHER (explain)

HAZARD LAND

5.2 a) What is the land use designation of the site in the approved Local Official Plan?

RURAL/RECREATIONAL RESIDENTIAL CRAIGLEITH/CAMPER DOWN
 ESCARPMENT HAZARDLANDS RECREATIONALSKI

b) Has a separate application for a Local Official Plan Amendment been made? YES NO ___
 OTHER (explain)

5.3 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent? Yes No ___ Unknown ___
 If YES, and if known, indicate the application file number and the decision made on the application.

5.4 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance or zoning bylaw amendment application?

Yes No ___ Unknown ___

If YES, and if known, indicate the file number and the status of the application.

5.5 What is the existing zoning of the subject lands?

DEVELOPMENT D + HAZARDH

4. PROPOSED LAND USE

Please fill out the table below:

PROPOSED USES	No. of Residential Units	No. of Lots/ Blocks (as labelled on plan)		Area in Hectares	Density Proposed (Specify Units Per Hectare)	This Section for Condominium Applications Only		
		Lots	Blocks			Bdrm.Count (Specify by Number of Residential Units)	Floor Coverage M ²	Parking Provided
RESIDENTIAL								
Detached Dwellings	65	65						
Semi-detached Dwellings								
Row, Townhouse (Multiple Attached) Dwellings								
Apartments Residential - less than 2 bedrooms - 2 bedrooms or more								
Other (Specify)								
NON-RESIDENTIAL								
Neighbourhood Commercial	Nil				Nil	Nil		
Other Commercial	Nil				Nil	Nil		
Industrial	Nil				Nil	Nil		
Park Land Dedication	Nil				Nil	Nil		
Open Space and Hazard Lands	Nil				Nil	Nil		
Institutional (Specify)	Nil				Nil	Nil		
Road Allowances	Nil				Nil	Nil		
Other (Specify)	Nil				Nil	Nil		
TOTAL								

BLOCK 73
 COMMON ELEMENT
 CONDOMINIUM
 TIED TO LOTS
 1 TO 65

6. SERVICING

<input checked="" type="radio"/> Yes	<input type="radio"/> No	Studies Required Now	Attached
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Water Supply and Sewage

a) Public Services

6.1	municipal sanitary sewers	<input checked="" type="checkbox"/>		none	n/a
6.2	municipal piped water	<input checked="" type="checkbox"/>		none	n/a

b) Private Services:

6.3	Wells and/or septic for a residential subdivision only, with five or fewer lots (or units)			a servicing options study	
6.4	Wells and/or septic for a residential subdivision only, with six or more lots (or units)			a hydrogeological study	
6.5	Any development on individual private services not covered in 6.3 and 6.4			a hydrogeological study	

Storm Drainage

6.6	sewers	<input checked="" type="checkbox"/>		a storm water management study	
6.7	ditches, swales				
6.8	other (specify)				<input checked="" type="checkbox"/>

Roads and Access

6.9	public road	<input checked="" type="checkbox"/>		traffic management study may be required later	
6.10	private road	<input checked="" type="checkbox"/>		not usually permitted	n/a
	(COMMANELEMANT CONDOMINIUM ROAD)				

7. PROVINCIAL POLICY STATEMENT (PPS)

An outline of the PPS is provided in the Table below. Planning Authorities "shall have regard to" the PPS in making decisions on all applications. Please indicate below which, if any, features or development circumstances apply (BE SPECIFIC). Where applicable information addressing PPS conformity must be provided below. Indicate the report/study title, as well as page numbers, for each PPS issues. A copy of the **Provincial Policy Statement (1996)** issued under Section 3 of the Planning Act is included in the application package for information.

Refer to the Provincial Policy Statement for a full description of the policies.

General PPS Policy Section	Determine any potential PPS issues. Indicate below, specifically, which PPS subsection applies and the Feature or Circumstance involved	Where has the Issue been addressed?	
		Report/Study Title	
1.1 Developing Strong Communities	PROPOSAL IS WITHIN THE RESORT COMMUNITY OF CRAIGLEITH PHASE II OF EXISTING SUBDIVISION		
1.2 Housing	CONTINUE WITH SINGLE FAMILY FORM OF PHASE I		
1.3 Infrastructure	FULL SERVICED COMMUNITY		
2.1 Agricultural Policies	N/A		
2.2 Mineral Resources	N/A		
2.3 Natural Heritage	ALL FEATURE WILL BE PROTECTED	AS IDENTIFIED IN AGES CONSULTANTS REPORT.	

General PPS Policy Section	Determine any potential PPS issues. Indicate below, specifically, which PPS subsection applies and the Feature or Circumstance involved	Where has the Issue been addressed?	Pg
		Report/Study Title	
2.4 Water Quality and Quantity	ALL FEATURES ARE PROTECTED	AGES, BURNSIDE + CROZIER REPORTS.	
2.5 Cultural Heritage, Archeological Resources			
3.1 Natural Hazards	HAZARD ARE REFLECTED IN DESIGN	AGES, BURBIDE + CROZIER REPORTS	
3.2 Human-made Hazards	NONE		

8. LAND USES FOR THE SITE AND SURROUNDING AREA

8.1 Location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest

RESIDENTIAL PLAN OF SUBDIVISION
TO THE SOUTH/EAST

8.2 What is the current use of the Subject land? VACANT -

8.3 What were the previous uses of the Subject land, if known? FARMED - 30 YEARS AGO

8.4 Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?

YES NO IN PROGRESS

If YES, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act?

YES NO IF NECESSARY.

9. OWNER'S AUTHORIZATION (If the Owner is NOT the Applicant)

(If Multiple Owners, An Authorization Letter From Each Owner Is Required)

PLEASE PRINT

If an agent is employed, the registered owner(s) must complete the following (or provide similar authorization on the face of the draft plan):

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

being the registered owner(s) of the subject lands, hereby authorize _____
(name of agent)

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

Signature Day Month Year

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

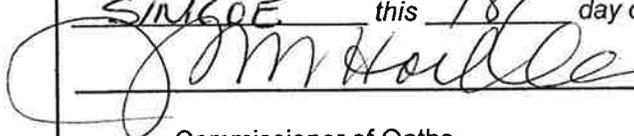
10. DECLARATION (This must be signed in the presence of a Commissioner)

I (we), DAVID SLADE of the TOWN OF COLLINGWOOD
(name of applicant) (name of City, Town, Township, etc.)

in the County/Region/District of SIMCOE solemnly declare that all of the statements
contained in the application _____
(description)

and all 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 COLLINGWOOD in the County/Region/District of
SIMCOE this 18 day of AUGUST, 199 2005



Commissioner of Oaths



Signature of Applicant

DAVID SLADE

Please Print name of Applicant

JUDY MARGO HOCKLEY, a Commissioner etc.,
COUNTY OF SIMCOE, FOR BAULKE AUGATTS STAHR LLP,
BARRISTERS AND SOLICITORS, EXPIRES MARCH 25, 2006.

11. APPLICANT'S CONSENT (FREEDOM OF INFORMATION)

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, _____ (the 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

Day Month Year

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

**County of Grey
Planning and Development Department
595 - 9th Avenue East
OWEN SOUND, Ontario N4K 3E3**

**Telephone: (519) 376-3470
Facsimile: (519) 376-7970**

Attach 35 copies of a draft plan of subdivision showing: (all measurements, scales, etc. must be metric)

SUBSECTION 51(17) REQUIREMENTS:

- the boundaries of the proposed subdivision certified by an Ontario Land Surveyor
- locations, widths and names of the proposed highways within subdivision and of existing highways on which the subdivision abuts
- on a key map on the draft plan of subdivision
 - all adjacent land owned by the applicant or in which applicant has an interest
 - all subdivisions adjacent to the proposed subdivision
 - boundaries of proposed subdivision and boundaries of township lots or original grants that include any part of the proposal
- purpose for which the proposed lots are to be used, including maximum number of units by type, for each lot and block
- existing uses of all adjoining lands
- dimensions and layout of the proposed lots and blocks, including walkways, school sites and park blocks, if any
- natural and artificial features within or adjacent to the property:
 - existing buildings and structures to be retained or demolished
 - active or inactive railways, rail rights-of-way
 - highways and other roads - existing/proposed, public/private, open/closed location, width, and names
 - watercourses (lakes, streams, ponds, wetlands, etc)
 - flood plains/flood elevations
 - woodlands
 - significant plant and wildlife habitat (including ESA's & ANSI's)
 - drainage courses, retention ponds (natural or man-made)
 - archaeological or historic features
- the availability and nature of domestic water supplies
- the nature and porosity of the soil
- existing contours or elevations as may be required to determine grade of highways and drainage of proposed lands to be subdivided
- municipal services available or to be available to the land proposed to be subdivided
 - waterlines and sewer
 - main hydro lines
- the nature and extent of any restrictions affecting the land to be subdivided, including restrictive covenants or easements

OTHER REQUIRED INFORMATION:

- legend
- map scale
- boundary of property to be subdivided
- north marker
- lot and concession/registered plan number/street address
- date plan prepared and dates of any revisions
- name of person or firm who prepared the plan
- owner's name, signature and date of signature¹
- Ontario land surveyor's name, signature and date of signature

NOTE: Digital Mapping Information - Submit **1 computer disk** containing the digital plotting of the draft plan, (if available) including the textual description of file format, map standards used, scale, contact person and general location information such as lot, concession & municipality. (eg. on Autocad DXF)

AUTHORIZATION

TO: County Of Grey
595 - 6th Avenue East
Owen Sound, Ontario
N4K 3E3

Town of The Blue Mountains
26 Bridge Street
Thornbury, Ontario
N0H 2P0

I/WE

Tabera Limited
(Please print name)

being the owner(s) of

Part of Lots 23 & 24, Concession 4,
Block 72, 73, 75, 76 and 67, Registered Plan 1127,
Town of The Blue Mountains

hereby authorize

D.C. Slade Consultants Inc.

to act on my/our behalf on this Draft Plan of Subdivision Application and Zoning By-law submission.

DATED:

AUGUST 15, 2004

SIGNED:



CORNE SCHIFF
VIC. PRESIDENT