



DRAFT PLAN OF SUBDIVISION/CONDOMINIUM 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) July 19/2018 TIME: 12:30 FILE NO: SUBD 03/2018

Application Type & Fees Required:

- 1. **Application for Minor Draft Plan of Subdivision/Condominium** **\$8,500.00 Total**
(*\$2,500.00 for Application; \$6,000.00 for contingency fee
[minor application - less than 20 units]) Payment Received
- 2. **Application for Major Draft Plan of Subdivision/Condominium** **\$14,000.00 Total**
(*\$8,000.00 for Application; \$6,000.00 for contingency fee
[major application - greater than 20 units]) Payment Received \$000096
- 3. **Septic Review \$100.00** Payment Received
(Required for All 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 - Fees are based as per Municipal Planning Agreement Fees of 2014 with Grey Sauble Conservation Authority (cheque payable to GSCA)
 - 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?

An application for approval of a Draft Plan of Subdivision for 54 residential units

2. REGISTERED OWNER: Stonebrook Developments Markdale III Inc

Full Mailing Address: 1-120 Jevlan Drive, Woodbridge, ON L4L 8G3

Telephone Number: 705.888.6613 Fax/ E-mail: paul@stonebrookdevelopments.com

3. APPLICANT: _____ (if different from owner)

Full Mailing Address: _____

Telephone Number: _____ Fax/ E-mail: _____

E-mail Address: _____

4. AGENT/SOLICITOR: Krystin Rennie, Georgian Planning Solutions

Full mailing Address: 17 Brock Cres., Collingwood, ON L9Y 4A4

Telephone Number: 705.446.0530 Fax/ E-mail: krennie@georgianplanning.ca

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

6. PROVIDE A DESCRIPTION OF THE PROPERTY:

Municipal Address 30 Grayview Drive Roll Number 420824000103373

Concession 1 Lot Part of lot 98 & Part of Lot 99

Part 1 Reference Plan No. 17R181 Registered Plan No. _____

Area: 2.75 hectares Depth: +/- 275.3 metres Frontage (width) +/- 99.31 metres
6.80 acres 903.2 feet 325.8 feet

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 _____ Residential _____
Commercial _____ Industrial _____
Other (explain) Vacant
- b) Previous use of property? Sports Fields
- c) Uses of abutting properties: North Residential East Residential
South Residential West Residential

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 for planning staff 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: N/A
House _____ Detached Garage _____ Shed/Workshop _____
Barn(s) _____ Other _____
- e) Is the property presently subject to any of the following:
Easement _____ Restrictive Covenants _____ Right of Way _____ Other _____
Describe: _____
- 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 Neighbourhood Area Proposed Official Plan Designation no change
- ii) Current Zoning Residential Multiple Proposed Zoning Residential Multiple
- iii) Are any other development applications currently in process for this property? yes
If yes, please indicate type and status zoning by-law amendment
Draft Plan of Subdivision - Grey County

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

Grayview Drive

10. WATER SUPPLY:

Municipal system Communal System _____ Individual Drilled Well _____ Individual Dug Well _____
System Details (i.e. date installed, size, type, location) _____

11. SEWAGE DISPOSAL:

Municipal system Communal System _____ Individual Septic Tank _____
System Details (i.e. date installed, size, type, location) _____

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	Within 500 metres of Subject Land, (indicate approximate distance)
	YES / NO	YES / NO
An agricultural operation, including livestock facility, stockyard or crop farm	NO	NO
A wetland on or within 120 metres of the subject lands	NO	NO
Flood Plain: Regulatory floodline	NO	NO
Plant & Wildlife habitat (Significant)	NO	NO
Unstable Lands (i.e. Karst topography)	NO	NO
Waterbodies (lake, creek, stream, pond, river, etc. and fisheries)	NO	NO
Woodlands	NO	NO
Cultural Heritage Resources (i.e. archaeological sites or heritage buildings)	NO	NO
A landfill	NO	NO
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. Grey County Planning, Saugeen Valley Conservation Authority, Saugeen Ojibway Nation, Historic Saugeen Metis, Metis Nation, Six Nations Source water protection.

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

NO

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.

Stonebrook Developments Markdale III Inc (please print) am the registered owner of the lands subject to this application, and I authorize Krystin Rennie, Georgian Planning Solutions to make this application on my behalf.

Dated: _____ 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 \$6,000.00, 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.

Krystin Rennie
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 Georgian Planning Solutions
Krystin Rennie (Applicant) of
the Town of Collingwood (City/Township)

in the County / District / Regional Municipality of Simcoe

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 Municipality of Grey Highlands
in the County of Grey this 19 day of July 2018

Brenda Zeggil
SIGNATURE - Commissioner of Oaths
Brenda Lee Zeggil, a Commissioner,
etc., Province of Ontario for the
Corporation of the Municipality of
Grey Highlands. Expires November
23, 2020.
NAME IN PRINT

Krystin Rennie
SIGNATURE OF APPLICANT(S)
Krystin Rennie
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 Draft Plan of the Proposal prepared by an Ontario Land Surveyor
- Completed Septic Review Form & Fee (If proposed on private services)

Schedule A: Application to Consider a Draft Plan of Subdivision/Condominium

1. Area of Land(s) Proposed To Be Subdivided 2.62 hectares.
2. Description of any Adjoining Land(s) in the Same Ownership?
Lands to the south east are owned by the applicant
3. Please list here the reports or studies that accompany this application. (Supply five (5) copies).
Planning Justification Report, Functional Servicing Report, Geotechnical Investigation, Scoped EIS, Stage 1 & 2 Archaeological Assessment,
4. Proposed Land Use: Indicate the proposed uses of the land.

Intended Use / Type	Units	Number of Lots and/or Blocks	Hectares	Density Proposed (Specify) Units per Hectare	Date of Construction	Floor Coverage	Parking Provided
Single Family Residential							
Duplex or Semi-Detached Residential							
Street Townhouses	54	6	1.98	20.1			
Cluster/Block Townhouses							
Apartments							
Neighbourhood Commercial							
Commercial, Other							
Industrial							
Park or Open Space							
Environmental Protection							
Institutional (specify)	Road		0.64				
Other	Lands to be severed		0.13				
TOTAL			2.75				

These columns for Condominium Applications Only

5. Utilities and Municipal Services on Adjoining Lands: (check with "x" if existing)

(a) Sanitary Sewerage	<u>X</u>	(d) Water Supply (Mains)	<u>X</u>
(b) Storm Water Sewerage	<u>X</u>	(e) Electric Power	<u>X</u>
(c) Water Supply (Well)	_____	(f) Gas	<u>X</u>
6. Utilities and Services for the proposed subdivision/condominium: (Check with "x")

(a) Sanitary Sewerage	<u>X</u>	(d) Water Supply (Mains)	<u>X</u>
(b) Storm Water Sewerage	<u>X</u>	(e) Electric Power	<u>X</u>
(c) Water Supply (Well)	_____	(f) Gas	<u>X</u>
7. Contaminated soils
 - a) Has there been industrial use of the site? Yes No
 - b) Has there been filling on the site? Yes No
 - c) Is there reason to believe the site may have been contaminated by former uses on the site or adjacent sites? Yes No

If YES to any of the above, a study confirming all former uses of the site, and/or if appropriate, the adjacent site(s), confirmed by the municipality, is required. This study must be prepared by a qualified consultant.