



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: 519 376 2205
Fax: 519 376 7970
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, Plans of Condominium and the approval of Part Lot Control By-laws:

<input checked="" type="checkbox"/>	Subdivision/Condominium*	Application Fee	Peer Review Fee****
	Up to 20 development lots/units or blocks	\$3,250.00	\$5,000.00
	21 to 75 development lots/units or blocks	\$3,250.00 plus \$108.00 per lot/unit or block	\$5,000.00
	76 to 150 development lots/units or blocks	\$8,150.00 plus \$54.50 per lot/unit or block	\$5,000.00
	151 to 300 development lots/units or blocks	\$12,150.00 plus \$27.30 per lot/unit or block	\$5,000.00
	301 or more development lots/units or blocks	\$16,250.00 plus \$11.00 per lot/unit or block	\$5,000.00

<input checked="" type="checkbox"/>	Draft Plan Revisions	Peer Review Fee****	Peer Review Fee****
	Major**	\$1,310.00	n/a
	Minor***	\$810.00	n/a
	Extension of Draft Approval	\$810.00	n/a
	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	\$271.00	n/a
	Removal of Part Lot Control	\$271.00 plus \$108.00 per parcel created after the first parcel	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"/>	
X	10 copies of this form (including the original certified copy), completed and signed
X	15 copies of plans or sets of plans (if further copies are required you will be notified)
X	2 reduced size copies of the plans (8.5" x 11" or 11" x 17")
X	5 copies of any required report
X	A disk containing a geo-referenced autoCAD .dwg file of the plan, any study or report required and the commissioned application

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): MacPherson Builders (Blue Mountains) Limited _____
Address: 40 West Wilmot Street, Unit 6 Richmond Hill L4B 1H8 _____
Email Address: russell@macphersonbuilders.com _____
Telephone Number: 905-882-8000 Fax Number: 905-882-8001 _____

Applicant(s): Wellings Planning Consultants Inc. – Glenn J. Wellings _____
Address: 564 Emerald Street Burlington L7R 2N8 _____
Email Address: glenn@wellingsplanning.ca _____
Telephone Number: 905-681-1769 Fax Number: 905-681-8741 _____

Agent: Same as Applicant _____
Address: _____
Email Address: _____
Telephone Number: _____ Fax Number: _____

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

Property Information:

2. Provide a description of the subject property.

Amalgamated Township: The Town of The Blue Mountains _____

Municipal Address: N/A _____

Lot: 20 _____ Concession: 2 _____

Geographic Township: Collingwood Township _____

Registered Plan: _____

Part(s): _____ of Lot(s): _____

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

☐ Yes

☒ No

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

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

County Official Plan Designation: Recreational Resort Area _____

Municipal Official Plan Designation: Residential Infill, Recreational Residential, Institutional,
Hazard Lands _____

5. What is the current zoning on the subject lands: Deferred Development (DD) and Hazard under
By-law 83-40 _____

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. Has 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*. [X] Yes [] No
If yes, please provide the file number and the status of the application:
File Number: TBC _____ Status: To be closed _____
- b. A consent under Section 53 of the *Planning Act* [] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
- c. A minor variance [] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
- d. Approval of a site plan [] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
- e. An official plan amendment [] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
- f. A zoning by-law amendment [] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____
- g. A Minister's zoning order [] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

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

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

11. Are the water, sewage and road work associated with the proposed development subject to the provisions of the Environmental Assessment Act?

[] Yes

[X] 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	No. of Residential Units	No. 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	85	See Draft Plan of Subdivision					167	
Semi-detached	60							
Multiple attached (towns)	132							
Apartments								
Seasonable								
Mobile home								
Other (specify)								

Non Residential Proposed uses	No. of Residential Units	No. 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			n/a			n/a	
Open Space and Hazard Lands	n/a			n/a			n/a	

Non Residential Proposed uses	No. of Residential Units	No. 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)
Road Allowances	n/a			n/a			n/a	
Other (specify)								
Total	277	See Draft Plan of Subdivision						

Please specify the proposed servicing:

Public Services	Yes	No	Studies Required*
Municipal Sanitary Sewers	X		If yes, none
Municipal Piped Water	X		If yes, none

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			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			Servicing Options Report & Hydrogeological Study
Wells and/or septic for a residential subdivision only, with five or more lots (or units)			Servicing Options Report & Hydrogeological Study
Any development on individual private services not covered in the above			Servicing Options Report & Hydrogeological Study

Storm Drainage	Yes	No	Studies Required*
Sewers			None
Ditches, Swales	X		Storm Water Management Study
Other (specify)	X		SWM Facility

Roads and Access	Yes	No	Studies Required*
Public Access	X		Traffic Impact Study (if required)
Private Road	X		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 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 repose to the subject land, issued under Part IV (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and a conservation plan for any archaeological resources identified in the assessment will be required.

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) MacPherson Builders (Blue Mountains) Limited
(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

Glenn Wellings

(Name of Agent)

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

Per: 

(signature of owner)

Russell S. Higgins

Authorized Signing Officer

(date)

22 June 2015

(signature of owner)

"I have authority to bind the corporation"

(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) Glenn Wellings
(name(s) of applicant/agent)

of the City of Burlington in the County/Region/District of the Region of
Halton (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: Burlington

in the County/Region/District of Halton

this 22nd day of June, 2015.

Glenn Wellings
(signature of applicant/agent)

Commissioner of Oaths:

Richard Elcott



Applicant's Consent

20. Applicant's consent:

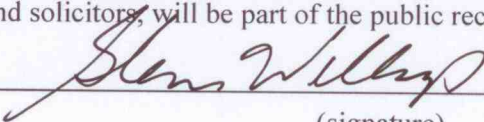
In accordance with the provisions of the Planning Act, it is the policy of the County of Grey to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I,

Glenn Wellings

(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)

June 22, 2015
(date)