

# FILE COPY

## 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: <u>Trailshood - Eden Oak</u>
COUNTY FILE NUMBER: <u>42T-2012-01</u>	LOCAL FILE NUMBER:
DATE RECEIVED: <u>April 30, 2012</u>	AMOUNT PAID:
DATE RECEIVED (COMPLETED): <u>May 10, 2012</u>	

1. TYPE OF APPLICATION: Subdivision  
OR Condominium                      Condominium Type:

2. APPLICANT INFORMATION

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
<u>Registered Owner(s)</u>	Eden Oak (Trailshood) Inc. 1443 Hurontario Street Mississauga, ON. L5G 3H5	Phone: 905-274-5500 Fax: 905-274-5050
<u>Applicant(s)</u>		
<u>Solicitor</u>		
<u>Agent</u>		
<u>Planning Consultant</u>		
Andrew Pascuzzo	D.C. Slade Consultants Inc. 243 Hurontario Street Collingwood, Ontario. L9Y 2M1	Phone: 705-444-1830 Fax: 705-444-0012
<u>Ontario Land Surveyor</u>		
Paul Thomsen	Zubek, Emo, Patten and Thomsen 39 Stewart Rd. Collingwood, Ontario. L9Y 4M7	Phone: 705-445-4910 Fax: 705-445-5866
<u>Engineer</u>		
Chris Crozier	CF Crozier & Associates 40 Huron Street, Suite 301 Collingwood, Ontario. L9Y4R3	Phone: 705-446-3510 Fax: 705-446-3520

Which of the above is the Prime Contact: Andrew Pascuzzo, D.C. Slade Consultants Inc.

3. PROVIDE A DESCRIPTION OF THE SUBJECT PROPERTY:

3.1 Local Municipality Name: The Town of The Blue Mountains

3.2 Lot(s) Block(s) Part Lots 158 and 173 Plan 529 Concession(s)  
Registered Plan No. 16R-4636 and 16R-8571

3.3 Street Address or Civic Address (if appropriate)

3.4 Are there any easements or restrictive covenants affecting the subject lands?

3.5 YES  NO  If yes, describe the easement or covenant and its effect. Part 3, 16R-8643 for access to Chasson Lands

4. PROPOSED LAND USE: Please fill out the table below:

PROPOSED USES	No. of Residential Units	Vacant Land Parcels No. of Lots/Blocks (as labeled on plan)		Area In Hectares	Density Proposed (Specify Units per hectare)	Bedroom Count (Specify by number of residential units)	Floor Coverage m <sup>2</sup>	Parking Provided
		Lots	Blocks					
<b>RESIDENTIAL</b>								
<i>Detached Dwellings</i>								
<i>Semi-detached dwellings</i>	24		12	0.9704	24.7	TBD	TBD	48
<i>Row, Townhouse (Multiple Attached) Dwellings</i>	65 Towns 128 Villas 193		14	5.8424	33	TBD	TBD	422
<i>Apartments Residential -less than 2 bedrooms -2 bedrooms or more</i>								
<i>Other (Specify)</i>								

<b>NON RESIDENTIAL</b>								
<i>Neighbourhood Commercial</i>	NIL				NIL	NIL		
<i>Other Commercial</i>	NIL				NIL	NIL		
<i>Industrial</i>	NIL				NIL	NIL		
<i>Parkland Dedication</i>	NIL		1	1.72	NIL	NIL		
<i>Open Space and Hazard Lands</i>	NIL		6	6.3				
<i>Institutional (Specify)</i>	NIL				NIL	NIL		
<i>Road Allowances</i>	NIL		A,B,C	2.51				
<i>Other (Specify)</i>	NIL				NIL	NIL		
<b>TOTAL</b>			<b>33</b>	<b>17.332</b>				<b>470</b>

**4.1 Additional Information for Condominium Applications only:**

**New Building:**

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

**Existing Building**

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

Date of Construction \_\_\_\_\_ YES NO (X)

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

Does this proposal comply with the Tenant 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 Tenant 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)?

Grey County Official Plan – Escarpment Recreation Area  
NEC Plan – Escarpment Recreation Area

- b) Has a separate application for a County Official Plan (and/or NEC Plan) Amendment been made?

YES \_\_\_\_\_ NO X OTHER (Explain)

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

Town of The Blue Mountains – Recreation Residential (RR) and Hazard (H)

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 . If YES, and if known, indicate the application file number and the decision made on the application.  
 42T-2005-13 and 42CDM-2005-12, 42T 2006-20

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

YES  NO  Unknown . Concurrent OPA, ZBLA, Draft Plan

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?  
 See Bylaw 2008-56 OS1, R3-h, H

**6. SERVICING**

	Yes	NO	Studies Required Now	Attached
<b>Water Supply and Sewage</b>				
<b>a) Public Services</b>				
<b>6.1 Municipal</b>				
<b>Sanitary Sewers</b>	X		NONE	Crozier & Associates
<b>6.2 Municipal Piped Water</b>	X		NONE	Crozier & Associates
<b>b) Private Services</b>				
<b>6.3 Wells and/or septic for a residential subdivision only, with five or fewer lots (or units)</b>				
<b>6.4 Wells and/or septic for a residential subdivision only, with six or more lots (or units)</b>				
<b>6.5 Any development on individual private services</b>				

not covered in 6.3 and 6.4				
<b>Storm Drainage</b>				
6.6 sewers				
6.7 ditches, swales			A storm water management study	Crozier & Associates
6.8 other (specify)				
<b>Roads and Access</b>				
6.9 Public Access				
6.10 Private road			N/A	

**7. PROVINCIAL POLICY STATEMENT (PPS) - 2005**

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 PPS issues. A copy of the Provincial Policy Statement (2005) 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 AS THE ISSUE BEEN ADDRESSED?
		REPORT/STUDY TITLE
<b>1.0 BUILDING STRONG COMMUNITIES</b>		
1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns	Settlement Area	see DCS Planning Report
1.2 Coordination		
1.3 Employment Areas		

<b>1.4 Housing</b>		see DCS Planning Report
<b>1.5 Public Spaces, Parks and Open Space</b>		
<b>1.6 Infrastructure and Public Service Facilities</b>		
<b>1.7 Long-Term Economic Prosperity</b>		
<b>1.8 Energy and Air Quality</b>		
<b>2.0 WISE USE AND MANAGEMENT OF RESOURCES</b>		
<b>2.1 Natural Heritage</b>		see EIS and BHA
<b>2.2 Water</b>		
<b>2.3 Agriculture</b>		
<b>2.4 Minerals and Petroleum</b>		
<b>2.5 Mineral Aggregate Resources</b>		
<b>2.6 Cultural Heritage and Archaeology</b>		See Stage 1+2 Arch lands to be dedicated
<b>3.0 PROTECTING PUBLIC HEALTH AND SAFETY</b>		
<b>3.1 Natural Hazards</b>		see EIS Buffer from Creek
<b>3.2 Human-made Hazards</b>		

**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.

2 parcels – See Planning Report

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?  
Draft Plan Conditionally Approved for 77 singles

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

YES\_\_ NO\_X

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\_\_\_

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) Eden Oak (Trailshead) Inc. Romas Kartavicius (signing authority)  
(name(s) of owner, individuals or company)

Being the registered owner(s) of the subject lands, hereby authorize  
(name of agent) D.C. Slade Consultants Inc.

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

 Day 16 Month 04 Year 2012  
Signature

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) Andrew Pascuzzo of the Town of Collingwood  
(name of applicant) (name of City, Town, Township, etc)

in the County/Region/District of County of Simcoe solemnly declare

that all of the statements contained in the application Draft Plan of Subdivision  
(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: The Town of Collingwood in the County/Region/District of Simcoe.

Simcoe this 16th day of APRIL, 2012.



Commissioner of Oaths

Patricia Palma McMartin, a Commissioner, etc.,  
County of Simcoe, for Baulke Augaitis Stahr LLP,  
Barristers and Solicitors.  
Expires February 25, 2015.

Signature of Applicant



PLEASE PRINT NAME OF APPLICANT

Andrew Pascuzzo

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) Eden Oak (Trailshead) Inc. (signing authority) Romas Kartavicius

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

16 / 04 / 2012