

WINDFALL Ph-2B  
REDLINE



## 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](mailto:planning@grey.ca)

FOR OFFICE USE ONLY	
Date Accepted:	<u>AUG 03 2016</u>
Accepted by:	<u>ms</u>
Roll Number (s):	_____
Fee:	<u>\$820.00</u> Paid <input checked="" type="checkbox"/>
Other Information:	<u>cheque # 1629</u>
	_____

**\*\*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	\$3,300.00	\$5,000.00
	21 to 75 development lots/units or blocks	\$3,300.00 plus \$109.50 per lot/unit or block	\$5,000.00
	76 to 150 development lots/units or blocks	\$8,300.00 plus \$55.50 per lot/unit or block	\$5,000.00
	151 to 300 development lots/units or blocks	\$12,300.00 plus \$27.70 per lot/unit or block	\$5,000.00
	301 or more development lots/units or blocks	\$16,500.00 plus \$11.20 per lot/unit or block	\$5,000.00

<input checked="" type="checkbox"/>	Draft Plan Revisions	Peer Review Fee****	Peer Review Fee****
	Major**	\$1,330.00	n/a
<input checked="" type="checkbox"/>	Minor***	\$820.00	n/a
	Extension of Draft Approval	\$820.00	n/a
	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	\$275.00	n/a
	Removal of Part Lot Control	\$275.00 plus \$109.50 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"/>	
	10 copies of this form (including the original certified copy), completed and signed
	15 copies of plans or sets of plans (if further copies are required you will be notified)
	2 reduced size copies of the plans (8.5" x 11" or 11" x 17")
	5 copies of any required report
	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): WINDFALL GP INC  
 Address: 85 BAYFIELD ST, BARRIE, ON  
 Email Address: \_\_\_\_\_  
 Telephone Number: 705 730 5900 Fax Number: \_\_\_\_\_

Applicant(s): PER ABOVE  
 Address: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Agent: COLIN TRAVIS, TRAVIS & ASSOC  
 Address: 7-275 FIRST ST, COLLINGWOOD, ON  
 Email Address: colin@travisinc.ca  
 Telephone Number: 705 446 9918 Fax Number: 705 446 9917

2

Please indicate the primary contact: [ ] Owner, [ ] Applicant,  Agent

*Property Information:*

2. Provide a description of the subject property.

Amalgamated Township: TOWN OF THE BLUE MOUNTAINS  
Municipal Address: YELLOW BIRCH CRS  
Lot: 16 Concession: 1  
Geographic Township: FORMER TOWNSHIP OF COLLINGWOOD  
Registered Plan: 16M-42  
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:

PER SUBDIVISION AGREEMENT

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 RECREATIONAL AREA
5. What is the current zoning on the subject lands: R1-232-h (RESIDENTIAL)

6. Is the subject land within an area of land designated under and provincial plan or plans?  
 Yes NEP  
 No

If yes, does the plan conform to or does not conflict with the applicable provincial plan or plans?

Yes CONFORMS  
 No

7. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?  
 Yes  
 No N/A

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*.  Yes  No  
If yes, please provide the file number and the status of the application:  
File Number: 42-T-2010-03 Status: DRAFT APPROVED
- 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: \_\_\_\_\_ 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: LODA NO 27 Status: APPROVED 2011
- f. A zoning by-law amendment  Yes  No  
If yes, please provide the file number and the status of the application:  
File Number: \_\_\_\_\_ Status: \_\_\_\_\_
- g. A Minister's zoning order  Yes  No  
If yes, please provide the file number and the status of the application:  
File Number: 2011-57 Status: APPROVED

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

PART OF DRAFT PLAN. PHASES 1 AND 2A BUILT.

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

VACANT DEVELOPMENT LANDS

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

Yes

No

N/A

4

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

N/A

*The Proposal:*

12. Please fill out the table below as it relates to the proposal.

N/A MINOR LOT ADJUSTMENT TO EXISTING DRAFT PLAN

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 <sup>2</sup> )	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Detached								
Semi-detached								
Multiple attached								
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 <sup>2</sup> )	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	

Corporation of the County of Grey  
 Planning and Development Department  
 Subdivision/Condominium Application Form

Page 6 of 15

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 <sup>2</sup> )	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Road Allowances	n/a			n/a			n/a	
Other (specify)								
<b>Total</b>								

Please specify the proposed servicing:

FER APPROVED ENGINEERING & DRAFT PLAN

Public Services	Yes	No	Studies Required*
Municipal Sanitary Sewers	✓		If yes, none
Municipal Piped Water	✓		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			Storm Water Management Study
Other (specify)			

Roads and Access	Yes	No	Studies Required*

6

Roads and Access	Yes	No	Studies Required*
Public Access	✓		Traffic Impact Study (if required)
Private Road			Traffic Impact Study (if required)

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

N/A

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

N/A

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?

N/A

- 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? \_\_\_\_\_

7

Existing Building:

Is the proposed condominium a conversion of a building containing residential units?

Yes

No

N/A

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

N/A





*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) WINDFALL GP

(name(s) of owner, individuals or company)  
D

\_\_\_\_\_  
(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

TRAVIS & ASSOC. CO. W. TRAVIS

(Name of Agent)

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

[Signature] JULY 28 2016  
(signature of owner) (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).

9



*Declaration*

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

I (we) DAVID BUNSTON  
(name(s) of applicant/agent)

of the City of Toronto in the County/Region/District of Metropolitan Toronto  
(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: the City of Barrie

in the County/Region/District of Simcoe

this 28<sup>th</sup> day of July, 2016.

(signature of applicant/agent)



Commissioner of Oaths:

KENNETH E. BAILEY



*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,

DAVID BUNSTON  
(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)

July 28, 2016

(date)

