



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	\$3,400.00	\$5,000.00
	21 to 75 development lots/units or blocks	\$3,400.00 plus \$113.00 per lot/unit or block	\$5,000.00
	76 to 150 development lots/units or blocks	\$8,600.00 plus \$57.50 per lot/unit or block	\$5,000.00
✓	151 to 300 development lots/units or blocks	\$12,700.00 plus \$28.60 per lot/unit or block	\$5,000.00
	301 or more development lots/units or blocks	\$17,050.00 plus \$11.60 per lot/unit or block	\$5,000.00

<input checked="" type="checkbox"/>	Draft Plan Revisions	Peer Review Fee****	Peer Review Fee****
	Major**	\$1,370.00	n/a
	Minor***	\$850.00	n/a
	Extension of Draft Approval	\$850.00	n/a
	Circulation of revised documentation plans prior to draft approval of a plan of subdivision	\$284.00	n/a
	Removal of Part Lot Control	\$284.00 plus \$113.00 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"/>	
	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): Southgate Meadows Inc. c/o Shakir Rehmatullah

Address: 3621 Highway 7 East, Suite 503, Markham, ON, L3R 0G6

Email Address: shakir@flatogroup.com

Telephone Number: 905-479-9292 Fax Number: 905-479-9165
ext. 222

Applicant(s): Same as Registered Owner.

Address: _____

Email Address: _____

Telephone Number: _____ Fax Number: _____

Agent: MHBC Planning c/o Kris Menzies and Kory Chisholm

Address: 113 Collier Street, Barrie, ON L4M 1H2

Email Address: kmenzies@mhbcplan.com and kchisholm@mhbcplan.com

Telephone Number: 705-728-0045 ext.230 Fax Number: 705-728-2010
224

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

Property Information:

2. Provide a description of the subject property.

Amalgamated Township: Township of Southgate

Municipal Address: 231 Glenelg Street

Legal Description:

**Part of Lots 225, 226, 227 and 228 Concession 2, Southwest of the
Toronto and Sydenham Road Geographic Township of Proton
All of Lot Y and Part of the Unnamed Street, Lying Northeast of Part
Lot 3, Block S Plan 480 Formerly Village of Dundalk**

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: Primary Settlement Area, Hazard Lands

Municipal Official Plan Designation: Neighbourhood Area, Industrial and Hazard Lands

5. What is the current zoning on the subject lands: _____

Restricted Agriculture (A2), Deferred Development (D), and Environmental Protection (EP)

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 It is understood that First Nations will be consulted with as part of the Planning Process

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: _____ Status: _____
- 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: _____ Status: Submitted concurrent to this application
- f. A zoning by-law amendment [✓] Yes [] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: Submitted concurrent to this application
- g. A Minister's zoning order [] Yes [✓] 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?

Residential and Agricultural

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

It is understood the subject lands have previously been used for Residential and Agricultural purposes.

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

[] Yes

[✓] 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	127		5.29	See Planning Report			TBD	
Semi-detached								
Multiple attached	26		0.62	See Planning Report			TBD	
Apartments								
Seasonable								
Mobile home								
Other (specify) Future	3		0.08					

Residential *Regarding Density Please Refer to Planning Report. An overall density of 24.7 units per net residential hectare is proposed

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		0.88 (6.03%)	n/a				
Open Space and Hazard Lands	n/a		3.39	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			2.62	n/a			n/a	
Other (specify) Stormwater Area			1.52					
Total			14.60					

Please specify the proposed servicing:

Public Services	Yes	No	Studies Required*
Municipal Sanitary Sewers	✓		If yes, none FSR/SWM submitted
Municipal Piped Water	✓		If yes, none FSR/SWM submitted

Private Services	Yes	No	Studies Required*
Wells and/or septs 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 septs 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 septs 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*
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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.

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 Stage 1-2 archaeological assessment completed, no further assessment is required.
☐ 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) _____ Please see attached authorization letter.
(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

(Name of Agent)

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

(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).

Declaration

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

I (we) Kory Chisholm
(name(s) of applicant/agent)

of the City of Barrie in the County/Region/District of _____
(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: City of Barrie

in the County/Region/District of _____

this 26th day of September, 2018.

Kory Chisholm
(signature of applicant/agent)

Commissioner of Oaths:



Solveig Katrin Elisabet Esteves, a Commissioner,
etc., Province of Ontario, for MacNaughton Hermesen
Britton Clarkson Planning Limited.
Expires December 22, 2020.

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,

2358737 Ontario Inc. c/o Shakir Rehmatullah

(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)

Sept. 25/2018
(date)

Reimbursement Agreement

21. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this _____ day of _____, 20 18.

BETWEEN:

2358738 Ontario Inc. c/o Shakir Rehmatullah

Hereinafter called the 'APPLICANT'

OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY

Hereinafter called the 'CORPORATION'

OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s) (i.e. plan of subdivision/condominium, County Official Plan Amendment) and supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the assistance of peer review consultants, solicitor and other professional advisors to provide input and advice to the Corporation with respect to the development proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of mutual covenants hereinafter set out, the parties hereto agree as follows:

1. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
2. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.
3. The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars (\$5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below \$500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below \$0.00, the file(s) shall be held in abeyance by the

County and no further action will occur until sufficient funds are deposited by the Applicant to return the deposit to the \$5,000.00 level.

Agreement Between:

2358738 Ontario Ltd. Shakir Rehmatullah AND
(Applicant)

THE CORPORATION OF THE COUNTY OF GREY

4. The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
5. Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
6. This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED

Per:

APPLICANT



I have the authority to bind the Corporation (where applicable)

THE CORPORATION OF THE COUNTY OF GREY

Name: _____

Title: _____

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

**PLANNING ACT APPLICATION(S)
(ATTACH COPIES)**