



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	\$3,300.00	\$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
	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"/>	
<input type="checkbox"/>	10 copies of this form (including the original certified copy), completed and signed
<input type="checkbox"/>	15 copies of plans or sets of plans (if further copies are required you will be notified)
<input type="checkbox"/>	2 reduced size copies of the plans (8.5" x 11" or 11" x 17")
<input type="checkbox"/>	5 copies of any required report
<input type="checkbox"/>	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): 1786934 Ontario Inc. c/o Tim Kraemer
Address: P.O. Box 356, Hanover, ON N4N 3H6
Email Address: tim@futurelawn.ca
Telephone Number: (519) 364-5151 Fax Number: _____

Applicant(s): Ron Davidson Land Use Planning Consultant Inc.
Address: 265 Beattie Street, Owen Sound, ON N4K 6X2
Email Address: ronalddavidson@rogers.com
Telephone Number: 519 371-6829 Fax Number: 519 371-3131

Agent: _____
Address: _____
Email Address: _____
Telephone Number: _____ Fax Number: _____

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

Property Information:

2. Provide a description of the subject property.

Amalgamated Township: Town of Hanover
Municipal Address: 695 24th Avenue
Lot: Part Lots 11 and 12 Concession: 1 NDR
Geographic Township: Township of Bentinck
Registered Plan: _____
Part(s): _____ of Lot(s): _____

3. Are there any easements or restrictive covenants affecting the subject land?
[] Yes
[x] 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
Municipal Official Plan Designation: 'Residential' and 'Hazard', with 'Regulated Area' overlay
5. What is the current zoning on the subject lands: 'D' (Development) and 'H' (Hazard), with 'Regulated Area' overlay

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*. ☐ 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: _____
 - f. A zoning by-law amendment ☒ Yes ☐ No
If yes, please provide the file number and the status of the application:
File Number: None assigned Status: Recently filed
 - 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?

Vacant

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

The lands have always been vacant.

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	29	29 Lots 1 to 24, 34 to 38	2.758	See below	TBD	TBD	As required	TBD
Semi-detached	18	9 Lots 25 to 33	0.795	See below	TBD	TBD	As required	TBD
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 ²)	Parking Provided	Estimated Selling/ Retail Price of Units (if known)
Neighbourhood Commercial								

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)
Other Commercial								
Industrial								
Institutional (Specify)								
Parkland Dedication	n/a			n/a			n/a	
Open Space and Hazard Lands	n/a	Blocks 39 and 44	2.651	n/a			n/a	
Road Allowances	n/a	Streets A and B, Blocks 40, 42 and 43	1.551	n/a			n/a	
Other (specify)		Block 41	0.0006					
Total			7.755	21				

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 septs for a residential subdivision only, with four or fewer lots (or units), and more than 4500 litres of effluent produced per day		x	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		x	Servicing Options Report & Hydrogeological Study
Wells and/or septs for a residential subdivision only, with five or more lots (or units)		x	Servicing Options Report & Hydrogeological Study
Any development on individual private services not covered in the above		x	Servicing Options Report & Hydrogeological Study

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

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 respect 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:

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☐ 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

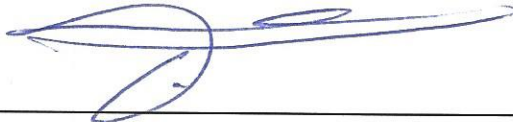
Authorization:

17. Owner's Authorization (if the owner is not the applicant):

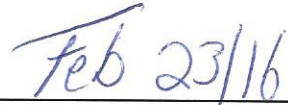
If an agent is employed, the registered owner(s) must complete the following (or provide similar authorization on the face of the draft plan).

PLEASE PRINT

I, Tim Kraemer, having signing authority for 1786934 Ontario Inc., being the registered owner(s) of the subject lands, hereby authorize Ron Davidson to prepare and submit a draft plan of subdivision/condominium for approval.



(signature of owner)



(date)

NOTE: If the owner is an incorporated company, the company seal shall be applied (if there is one).

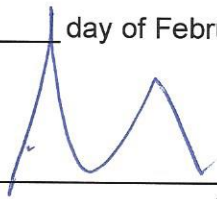
Declaration

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

I, Ron Davidson of the City of Owen Sound in the County of Grey 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 Owen Sound in the County of Grey

this 27 day of February, 2016.



(signature of applicant/agent)



Commissioner of Oaths:

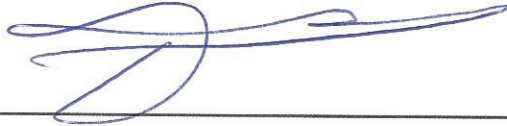
Shannon Rose McNabb, a Commissioner, etc.,
County of Grey, for Andrew F. Drury,
Barrister and Solicitor.
Expires October 20, 2018.

Applicant's Consent

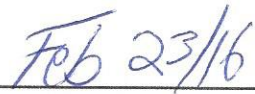
20. Applicant's consent:

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, Tim Kraemer, 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)



(date)

Reimbursement Agreement

21. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this 23 day of February, 2016
BETWEEN:

1786934 ONTARIO INC. C/O TIM KRAEMER

Hereinafter called the 'OWNER'
OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY

Hereinafter called the 'CORPORATION'
OF THE SECOND PART

WHEREAS the Owner 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 Owner represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Owner 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 Owner 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 Owner 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 Owner invoices that have been paid with respect that the amount of these invoices be matched by the Owner 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 Owner to return the deposit to the \$5,000.00 level.

Agreement Between:

**1786934 ONTARIO INC. C/O TIM KRAEMER
AND
THE CORPORATION OF THE COUNTY OF GREY**

4. The Owner 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 Owner 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 Owner 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.

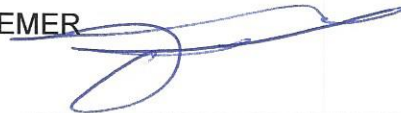
IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED

Per:

OWNER

TIM KRAEMER



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

THE CORPORATION OF THE COUNTY OF GREY

Name:

Tim Kraemer

Title:

Owner

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

Part Lots 11 and 12, Concession 1, NDR,

Geographic Township of Bentinck

Town of Hanover

County of Grey

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

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