



Application Form – Subdivisions and Condominiums

Instructions

This form is to be used when submitting a proposed plan of subdivision or plan of condominium to the County of Elgin as the Approval Authority. Prior to the submission of an application the County requires applicants to pre-consult. The County will organize and host a pre-consultation meeting where an applicant has an opportunity to discuss a proposal with staff from the County, the local municipality and relevant agencies.

The prescribed information set out in Section 51(17) of the Planning Act must be submitted to the approval authority. Completing this form and attaching the accompanying information will help in satisfying the requirements of the Planning Act and Ontario Regulation 544/06. If additional space is needed to answer any of the questions, attach separate pages. Please note that the Approval Authority in accordance with Section 51 (18) of the Planning Act and the County of Elgin Consultation By-Law 13-27 may require additional information.

A planning fee of \$4,000.00 is required to accompany this application (payable by cheque to the 'Treasurer – County of Elgin'). As well, a deposit of \$2,000.00 is required in the event this application is appealed to the Ontario Municipal Board.

All sections in this form marked * must be completed before the application will be accepted. Failure to complete the entire application may result in delays in processing the application and in obtaining a decision.

Section One – General Information *

Type of Application: Subdivision Condominium Municipality Central Elgin
Date of pre-consultation meeting: Date 18 January 2019

Section Two – Primary Contacts *

Owner of Subject Lands: Craigholme Estates Limited
Address 28 Farmington Terrace, London, ON
Postal Code N6K 3N4 Telephone 519-472-0892
Fax _____ E-mail donleahy@rogers.com

Does the same owner own the subsurface rights? Yes No

If not, indicate who owns the subsurface rights: _____

Applicant / Agent: Barbara G. Rosser, MCIP RPP

Address P.O. Box 96, 4688 Elginfield Road, Ailsa Craig, ON

Postal Code N0M 1A0 Telephone 519-293-3210

Fax 519-293-3945 E-mail brosser@execulink.com

Specify to whom communications should be sent: Owner Agent

Section Three – Secondary Contacts

Surveyor: Patrick Levac - MTE Ontario Land Surveyors Ltd.

Address 123 St. George St., London, ON

Postal Code N6A 3A1 Telephone 519-204-6510

Fax 519-204-6511 E-mail PLevac@mte85.com

Engineer: Kevin Moniz - Strik Baldinelli Moniz

Address 14361 Medway Road, P.O. Box 29, Arva, ON

Postal Code N4G 4H8 Telephone 519-471-6667

Fax _____ E-mail kevin@sbmltd.ca

Solicitor: Doug Cassino - Belanger, Cassino, Coulston & Gallagher

Address 759 Hyde Park Road, London, ON

Postal Code N6H 3S2 Telephone 519-472-6310

Fax 519-657-5189 E-mail cassinolaw@execulink.com

Section Four – Location and Description of Subject Lands *

Municipal Address TBD

Assessment Roll Number 341801600302400 Former Municipality Belmont

Description of the land (such as lot & concession) Part of Lot 2, Concession 7

Description of the land (such as reference or plan numbers) Part 1, Plan 33R8653

Dimensions of the land: Frontage 296.25 m Depth 658.72 m w/s Area 19.66 ha
629.19 m e/s

Are there any easements or restrictive covenants affecting the subject lands? Yes No

If yes, attach a copy of any deeds or documents and describe the nature and effect of the easement or restrictive covenant: _____

Section Five – Policy Context *

Is the plan consistent with the Provincial Policy Statement?

Yes No

Does the plan conform to the County Official Plan?

Yes No

What is the designation of the subject lands in the local Official Plan? Residential and Natural Heritage (s/w corner)

Does the plan conform to the local Official Plan?

Yes No

If the plan does not conform to the municipality's Official Plan, has an application for an amendment been submitted?

Yes No

If YES, indicate the application file number and its status: _____

If NO, the plan may be premature.

What is the current zoning on the subject lands? Single Residential (h.R1-2)

Does the plan conform to the uses permitted under the local municipal Zoning By-law? Yes No

If the plan does not conform to the local Zoning By-law, has an application for an amendment been submitted?

Yes No

If YES, indicate the application file number and its status: Filed concurrently

Do the subject lands contain any areas of archaeological potential? Yes No Unknown

If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential an **Archaeological Assessment** and a **Conservation Plan** for any identified archaeological resources must be attached.

Attached Not Applicable

Section Six – Proposed Land Uses *

	Number of Units or Dwellings (as shown on the Plan)	Area in Hectares	Density (Units per Hectare)	Number of Parking Spaces	Number of Bedrooms	Tenure
RESIDENTIAL						
Detached Dwellings	236	10.814	21.8	N/A	N/A	Freehold
Semi-detached dwellings	24/48	1.432	33.5	N/A	N/A	Freehold
Multiple Attached (Row / Townhouses)						
Apartments						
Seasonal						
Mobile Home						
Other Residential (Specify)						

NON-RESIDENTIAL

Commercial						
Industrial						

Institutional (Specify)						
Park or Open Space						
Roads Street 'A'		0.99	N/A	N/A		
walkway Block 261 reserves Block 263, 264, 265.		4.093	N/A	N/A	N/A	N/A
Other (Specify) swm Block 262		3.317	N/A	N/A	N/A	N/A
TOTAL	260/284	19.656				
For Condominium Applications only, specify number of parking spaces for detached and semi-detached use						
Indicate if any of the units or dwellings is for specialized housing, being housing for groups such as senior citizens or the disabled.						

Section Seven - Condominium Applications *

- Has the local municipality approved a site plan? Yes No
- Has a site plan agreement been entered into? Yes No
- Has a building permit been issued? Yes No
- Is the proposed development under construction? Yes No

If construction has been completed, indicate date of completion _____

- Is this a proposal to convert an existing building containing residential rental units? Yes No
- If YES, the number of units to be converted _____

Does this proposal comply with the Rental Housing Protection Act? Yes No

Indicate the type of condominium proposed (check only one)

- () **Standard (Not Phased)** - The traditional condominium type.
- () **Standard (Phased)** - A single standard condominium built in phases. **Provide** a summary of the number of units and common elements to be developed in each specific phase. Also provide a plan showing the units and common elements in each phase.
- () **Amalgamation** - Where two (2) or more existing standard condominium corporations amalgamate. **Provide** a plan showing the relationship of the previous condominiums to be amalgamated. Also provide file numbers, approval dates, etc.
- () **Common Elements** - Where common elements are defined but the land is not divided into units. **Provide** a summary of the property ownerships and a plan showing the affected freehold properties outside the specific condominium site. Also provide a plan and a description of the common elements.

- () **Leasehold** - The initial term of the lease must be from 40 years to 99 years and a leasehold unit owner can sell a unit without the consent of the landowner. **Provide** information regarding the date the leases will be expiring and the intent of what happens at the end of the lease period.
- () **Vacant Land** - Each owner may decide what type of structure, if any, will be built on the lot (unit). **Provide** information on proposed servicing and status of required permits etc. Also provide a plan which includes the proposed building envelopes.

NOTE: Where appropriate, a condominium may be exempt from the draft plan approval process. A letter setting out the reasons in support of a request for exemption shall be provided with this application.

Section Eight – Services * (mark all that apply)

- Municipal sanitary sewage system
- Private individual or communal septic system(s)
 - with greater than 4500 litres of effluent produced per day
 - with less than 4500 litres of effluent produced per day
- Municipal piped water
- Private communal well system
- Individual private well(s)
- Municipal Storm Sewers
- Other, explain Municipal drains
- Provincial Highway County Road Municipal Road

Servicing reports attached: Servicing and Stormwater Management Feasibility (SBM March 8, 2019)

A **hydrogeological report and a servicing options report** is required to accompany this application if the plan proposes a multi-lot development on privately owned and operated wells and/or privately owned and operated septic systems or any development on privately owned and operated septic systems where more than 4500 litres of effluent would be produced per day.

Section Nine – Previous and Existing Uses

What is the current use of the subject land? Agricultural -- cash crop

What previous uses have there been on the subject land? none other than previous farmstead buildings

What are the current surrounding land uses? east: residential/ north: agricultural cash crop/ west: agricultural and wooded area/ south: agricultural cash crop and Kettle Creek valley lands

Is there reason to believe that the subject land may be contaminated by former uses on the site or adjacent sites?

No

If YES, an Environmental Site Assessment may be necessary. Has an Environmental Site Assessment under the Environmental Protection Act been completed? Yes No

What information did you use to determine the answers to the Previous and Existing Uses questions?

Owner and agent knowledge of site; historical topographic mapping and aerial photography

Section Ten – Status of Other Applications under the Planning Act *

Please indicate whether the subject land or land within 120 metres of it has been or is the subject of any other applications under the Planning Act. Yes (complete below) No Unknown

If YES, indicate the type of application:

Belmont Estates Subdivision, Phases 1 - 5

official plan amendment zoning by-law amendment minor variance

consent plan of subdivision or condominium (five previous Belmont Estates

site plan any other matter, please specify subdivision phases)

Authority considering the application Village of Belmont, Municipality of Central Elgin, Ministry of Municipal Affairs, County of Elgin File No. various

Purpose of the application and the impact (if any) on this proposal Draft Plans of Subdivision and zoning by-Law amendments/two variances to permit residential development on adjacent land through five previous

Current status of the application Four previous phases fully serviced and developed, fifth phase fully serviced and under development, rezonings and variances in full force and effect.

Section Eleven – Supporting Information

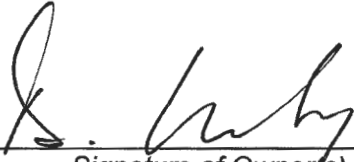
List the information / material that are available in support of this proposal:

Document Title	Author or Source
Planning Justification Report	Barbara G. Rosser
Servicing and Stormwater Management Feasibility Study	Strik Baldinelli Moniz Limited
Geotechnical Investigation	EXP
Scoped Environmental Impact Study	Dance Environmental Inc.
Traffic Impact Study	R.J. Burnside & Associates Limited

Section Twelve – Owners Delegation of an Agent *

I, being the registered owner(s) Craigholme Estates Limited of the subject land authorize
(name(s) of owner, individual or company)

Barbara G. Rosser to prepare this application on my/our behalf.
(name of agent)


Signature of Owner(s)

8th July 2019 9th
Date


Don Leahy, I have the authority to bind the Corporation

Section Thirteen – Affidavit or Sworn Declaration *

I, Barbara G. Rosser of the Municipality of North Middlesex in the
(name) (Municipality)

Middlesex make oath and say (or solemnly declare) that the information
(County)
contained in this form and the accompanying material is true.

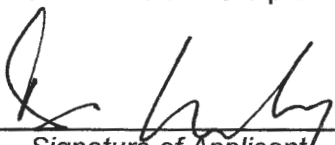
Sworn (or declared) before me at the City of St. Thomas in the County of Elgin, this 12th
(Municipality) (County)
day of July, 2019.


Commissioner of Oaths
Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2019


Applicant

Section Fourteen – Applicant's Consent for Release of Information *

In accordance with provisions of the Planning Act, it is required that the application and all supporting documentation be available for public viewing. Therefore, in accordance with the above, I/We, the applicant(s), hereby acknowledge that the information contained in this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will be available to the general public in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act.


Signature of Applicant

July 9/19
Date

Don Leahy - I have the authority to bind the Corporation

YOUR SUBMISSION CHECKLIST:

- Have you read "An Applicant's Guide to the County of Elgin Subdivision and Condominium Review Procedures" before completing this application form? ✓
- Have you discussed your proposal with the local municipality and County Planning Staff? ✓
- 2 copies of this form, completed and signed ✓
- 2 copies of any information or reports that accompany the application ✓
- 6 full size (approx 24" x 36") folded copies of the plan signed by the owner(s) and an Ontario Land Surveyor (*Note: draft plan must indicate all items as required by Section 51(17) of the Planning Act*) ✓
- 6 reduced copies of the plan (no larger than 11" x 17") ✓

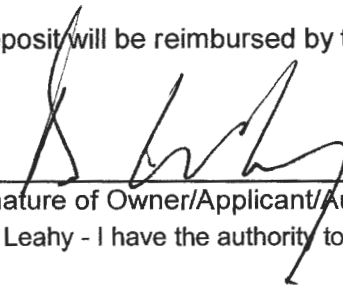
*** Contact the Planning Department to confirm the number of required copies**

- Digital copies of submitted material shall be in pdf format ✓
- Digital copies of the plan shall be submitted in .dwg AND .pdf formats ✓
- \$4,000.00 application fee made payable by cheque to the 'Treasurer – County of Elgin' ✓
- \$2,000.00 deposit made payable by cheque to the 'Treasurer – County of Elgin' ✓

Applicant's declaration in the event of an appeal

If the decision of this application is appealed by a third party, I Craigholme Estates Limited
(owner/applicant – please print)
agree to support the application, provide assistance in the preparation of the application before the Ontario Municipal Board and pay all of the County's legal costs associated with the OMB hearing. It is also acknowledged that the deposit held by the County of Elgin may not cover all of the costs associated with the OMB hearing.

*NOTE: In the event that the application is not appealed, the deposit will be reimbursed by the County.



Signature of Owner/Applicant/Authorized Agent
Don Leahy - I have the authority to bind the Corporation

Forward to:
County of Elgin
Planning Department
450 Sunset Drive
St. Thomas ON N5R 5V1

For Help You May Contact:
Planning Department
phone 519-631-1460 fax 519-633-7661
e-mail: sevans@elgin.ca