



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 July 19, 2016

Section Two – Primary Contacts *

Owner of Subject Lands: 2526485 ONTARIO INC., c/o Julian Novick

Address 5-1895 Blue Heron Drive, London ON

Postal Code N6H 5L9 Telephone 519-850-0020 x104

Fax _____ E-mail julian@wastell.ca

Does the same owner own the subsurface rights? Yes No

If not, indicate who owns the subsurface rights: _____

Applicant / Agent: Monteith Brown Planning Consultants, c/o Jay McGuffin

Address 610 Princess Avenue, London, ON

Postal Code N6B 2B9 Telephone 519-686-1300

Fax 519-681-1690 E-mail jmcguffin@mbpc.ca

Specify to whom communications should be sent: Owner Agent

Section Three – Secondary Contacts

Surveyor: Doug Reaume, Manager, OLS MTE Ontario Land Surveyors Ltd.

Address 365 Home Street, Stratford, ON

Postal Code N5A 2A5 Telephone 519-271-7952 x2346

Fax _____ E-mail DReaume@mte85.com

Engineer: Rick Dykstra, Consulting Engineer, Ricor Engineering

Address 211 Adelaide St. South, London, ON

Postal Code N5Z 3K7 Telephone (519) 963-0531

Fax _____ E-mail rick.dykstra@ricor.ca

Solicitor: Jack Sousa, Brown Beattie O'Donovan LLP

Address 1600-380 Wellington Street, London, ON

Postal Code N6A 5B5 Telephone 519.679.0400 x164

Fax _____ E-mail jsousa@bbo.on.ca

Section Four – Location and Description of Subject Lands *

Municipal Address 391 George Street

Assessment Roll Number PIN: 35150-0383 Former Municipality Southwold

Description of the land (such as lot & concession) See attached Parcel Register

Description of the land (such as reference or plan numbers) See attached Parcel Register

Dimensions of the land: Frontage 615 m Depth 422 m Area 23.6 ha

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: See attached Parcel Register

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

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? R1, R1-21, OS2, OS2-2, OS3-6

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: Unknown, submitted 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 | 150 | 8.92 | 22.0 | N/A | | Freehold |
| Semi-detached dwellings | | | | N/A | | |
| Multiple Attached (Row / Townhouses) | | | | | | |
| Apartments | 360 | 5.42 | 66.4 | 543 | | Rental |
| Seasonal | | | | | | |
| Mobile Home | | | | | | |
| Other Residential (Specify) | | | | | | |

NON-RESIDENTIAL

| | | | | | | |
|---|--|------|-----|-----|--|--|
| Commercial | | | | | | |
| Industrial | | | | | | |
| _____ Institutional (Specify) | | | | | | |
| Park or Open Space | | 0.86 | N/A | N/A | | |
| Roads | | 2.71 | N/A | N/A | | |
| Future Residential | | 0.95 | | | | |
| Stormwater Mgmt. | | 0.56 | | | | |
| Other (Specify) Nat. Env. | | 4.18 | | | | |
| TOTAL | | 23.6 | | | | |
| 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 _____
- Provincial Highway County Road Municipal Road

Servicing reports attached: _____

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? Agriculture and wooded area

What previous uses have there been on the subject land? Same as current uses

What are the current surrounding land uses? Single detached housing to west, south, and east along George Street; Golf Course to north; Vacant former industrial lands to East

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

No known contamination on the subject lands and contamination on adjacent industrial lands has been contained.

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?

Discussions with property owner and municipal staff

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:

- official plan amendment zoning by-law amendment minor variance
 consent plan of subdivision or condominium
 site plan any other matter, please specify _____

Authority considering the application Municipality of Central Elgin File No. Unknown

Purpose of the application and the impact (if any) on this proposal _____

To implement the Official Plan designations and permit proposed plan of subdivision

Current status of the application Submitted concurrently

Section Eleven – Supporting Information

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

| Document Title | Author or Source |
|--|---|
| <u>Planning Justification Report, March 2018</u> | <u>Monteith Brown Planning Consultants</u> |
| <u>Issues Scoping Report, December 2016</u> | <u>Natural Resource Solutions Inc.</u> |
| <u>Scoped Environment Impact Study, March 2018</u> | <u>Natural Resource Solutions Inc.</u> |
| <u>Geotechnical Report, August 2017</u> | <u>exp Services Inc.</u> |
| <u>Slope Assessment, August 2017</u> | <u>exp Service Inc.</u> |
| <u>Traffic Impact Study, January 2017</u> | <u>Paradigm transportation Solutions Ltd.</u> |
| <u>Servicing Report, March 2018</u> | <u>Ricor Engineering</u> |
| <u>Draft Plan of Subdivision, March 2018</u> | <u>Monteith Brown Planning Consultants</u> |
| <u>Stage 1-2 Archaeological Assessment, January 2017</u> | <u>Golder Associates</u> |
| <u>Stage 3 Archaeological Assessment, April 2017</u> | <u>Golder Associates</u> |

Section Twelve – Owners Delegation of an Agent *

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

_____ to prepare this application on my/our behalf.
(name of agent)

see attached authorization of agent

Signature of Owner(s)

Date

Section Thirteen – Affidavit or Sworn Declaration *

I, Jay McGuffin _____ of the City of London _____ in the
(name) (Municipality)


County of 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 London _____ in the County of Middlesex, this 12th
(Municipality) (County)
day of MARCH, 2018.



Commissioner of Oaths

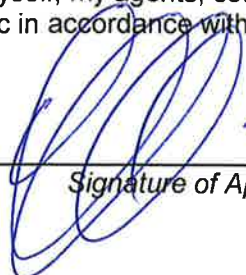
Catharine A. Saunders, a Commissioner for
taking Affidavits and Oaths, Middlesex County,
while a Clerk of The Corporation of
the City of London.



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

MARCH 12, 2018

Date

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 Jay McGuffin
(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

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