

### FOR APPLYING FOR APPROVAL UNDER SECTION 51 OF THE PLANNING ACT

**A COMPLETE APPLICATION Includes the information listed below.**

If this information which is needed to review the application is not submitted with the application form, *It will delay the acceptance of the application. The application will be returned to the applicant for completion of the required information.* Please provide:

**Attached**

- 10 copies of the completed application form and declarations;
- 10 rolled copies of the draft plan completed as required under Section 51(17) of the Planning Act;
- 1 original and electronic copy of the draft plan on an 8-1/2" by 14" or 11" by 17" reduction;
- 1 original and electronic copy of the draft plan on an 8-1/2" by 14" reduction with the requested zoning plotted on the face of the draft plan;
- Application fee(s) made payable to the Treasurer, County of Huron;
- A CD or an electronic file containing the plan of subdivision in AutoCAD native format (.dwg.) stored as a single file, with all of the classes of features (eg. Lot lines, Lot numbers, curve schedule(s), Street names, etc.) separated into different layers or GIS format shape file.  
*The file must be tied to the County's geographic NAD83 UTM (zone 17N)*
- Electronic copy of studies on a CD (i.e. traffic impact study)
- Letter of Authorization if the owner is not the applicant and/or the owner has not signed the face of the draft plan;
- Required studies identified at Pre-consultation.
- Restricted Land Use Permit if necessary.

Please list the reports or studies that accompany this application (and supply 3 copies of each):


**THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:**

Huron County Planning Department	Phone: (519) 524-8394
57 Napier St, 2 <sup>nd</sup> Floor	
Goderich On N7A 1W2	

## SUBDIVISION APPLICATION

<b>1. Applicant Information</b>			
a) Complete the information below and indicate <u>one</u> contact as the Prime Contact. <b>All communications will be directed to the Prime Contact with a copy to the owner.</b>			
<b>Registered Owner(s)</b>	<b>Name</b> <u>Gary Bean</u>	<b>Address</b> <u>6 Croydon Drive, Arva, ON N0M 1C0</u>	<b>Phone/Fax/E-mail</b> <u>519 670 4841 (cell)</u> <u>gbean@garybean.ca</u>
		<b>Roll # (if available)</b>	
<b>Applicant(s)</b>	<u>Pinnacle Quality Homes</u>	<u>RR#1, 2899 Martyn St. Mitchell, ON</u> <u>N0K 1N0</u>	<u>519 801 0067</u>
<b>Agent</b>	<u>GSP Group Inc.</u> <u>Attn. Brandon Flewwelling</u>	<u>72 Victoria St. S. Suite 201</u> <u>Kitchener, ON N2G 4Y9</u>	<u>519 589 8883</u>
<b>Ont. Land Surveyor</b>	<u>MTE Consultants Inc.</u>	<u>385 Home Street, Stratford N5A 2A5</u> <b>Address</b>	<b>Phone</b> <u>519 271 7952</u> <b>Fax/Email</b>
<b>Solicitor (if known)</b>		<b>Address</b>	<b>Phone</b> <b>Fax/Email</b>
b) Which of the above is the Prime Contact? <u>GSP Group - Brandon Flewwelling</u>			

<b>2. Description of Land</b>	
a) Geographic Township	<u>Township of South Huron</u>
b) Lot(s) <u>Part Lot 15</u> Concession(s) <u>Con. 1</u> Registered Plan No. <u>22R-3785, 22R-5066</u>	
c) Street Address / 911# (if appropriate)	<u>Simcoe Street - Exeter</u>
d) Location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest	<u>N/A</u>
e) Is any of the land in Wellhead Protection Area C? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	
If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult your Municipal Planner and obtain a Restricted Land Use Permit if necessary.	

<b>3. Easements</b>	
a) Are there any easements or restrictive Covenants affecting the subject lands? YES <u>x</u> NO <u>    </u>	
If YES, describe the easement or Covenant and its effect.	
<u>Existing Hydro Easement - Part 2 Plan 22R-3785</u>	

## SUBDIVISION APPLICATION

### 4. Previous Applications

a) Has the subject land ever been the subject of a previous application for approval of a plan of subdivision?

YES \_\_\_\_\_ NO x \_\_\_\_\_

b) If YES, please indicate the file number and decision made on the application.

40T - \_\_\_\_\_

Decision: \_\_\_\_\_

c) Has the subject site ever been the subject of a previous application for approval of a consent to sever?

YES \_\_\_\_\_ NO Unknown \_\_\_\_\_

d) If YES, please indicate the file number and decision made on the application.

File Number: B / \_\_\_\_\_

Decision: \_\_\_\_\_

### Proposed Land Use

Please fill out the table below:

### 5. Proposed Uses

	No. of Residential Units	No. of Lots/Blocks (as labelled on plan)		Net Area in Hectares	Density Proposed (Specify Units Per Hectare)
		Lots	Blocks		
<b>RESIDENTIAL</b>					
Detached Dwellings	13	21-30, 68-70		0.69	18.8
Semi-detached Dwellings					
Row, Townhouse (Multiple Attached) Dwellings	57	1-20, 31-87		2.17	26.2
Apartments Residential					
- less than 2 bedrooms					
- 2 bedrooms or more					
* Other (Residential)					
<b>NON-RESIDENTIAL</b>					
Neighbourhood Commercial	Nil				Nil
Other Commercial	Nil				Nil
Industrial	Nil				Nil
Local and Community Park	Nil				Nil
Open Space and Hazard Lands and SWM	Nil			0.46	Nil
Institutional (Specify)	Nil				Nil
Road Allowances	Nil			1.36	Nil
* Other (Specify) Emergency Access	Nil			0.02	Nil
<b>TOTAL</b>		70		4.59	15.1

### 6. Proposed Other Use Descriptions

N/A

Provide a description of use \_\_\_\_\_

Other Residential \_\_\_\_\_

Institutional \_\_\_\_\_

Other Uses \_\_\_\_\_

## SUBDIVISION APPLICATION

<b>7. Provincial Policy Information Requirements</b>	
<u>Current and Previous Use of the Subject Land and Surrounding Area</u>	
a.)	What is the current and previous use of the subject land?  Current Use(s) <u>Primarily pasture and agricultural land</u>
All previous known uses: <u>Unknown</u>	
b.)	Has there been an industrial, commercial use or a gas station on the subject land or adjacent land, any grading change of the property by adding fill or other material, any petroleum or other fuel stored on the subject land or land adjacent to the subject land or is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?  YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If YES, please be specific:  _____  _____  _____  _____
c.)	If YES to 2, a soils investigation study including previous use inventory is required, showing all former uses of the subject land, or if appropriate, the adjacent land. This study must be prepared by a qualified consultant.  Report attached? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
d.)	Subsurface Rights Are the subsurface rights and the surface rights to the property held by the same owner? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>  If the answer is NO, who owns the subsurface rights? _____  Please have the owner complete the following declaration.
<b>AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS</b> ( If different from the Owner of the lands )	
I, _____, owner of the subsurface rights for the subject property, am aware of this application and consent to it.  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%; text-align: center;">           _____ (signature)         </div> <div style="width: 45%; text-align: center;">           _____ (date)         </div> </div> <div style="display: flex; justify-content: center; margin-top: 10px;">           _____ (address)         </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%; text-align: center;">           _____ Telephone Number         </div> <div style="width: 45%; text-align: center;">           _____ Facsimile Number         </div> </div>	

<b>8. Affordable Housing Information</b>	
For applications that include permanent housing (i.e. not seasonal) fill in the following information: For example: Semi detached 10 units; 93 sq. m; \$95,000 - \$105,000; ownership; 100%	
a.)	Housing Type (i.e. detached dwelling, semi detached, multiple attached, apartment) <u>Single detached (13) / townhouse (57)</u>
b.)	Number of Units: <u>70</u>
c.)	Unit Size (sq.m) <u>Varies</u>
d.)	Estimated Price/Rent per Month <u>TBD</u>
e.)	Tenure: <u>Ownership</u>
f.)	% of Affordable Units: <u>0</u>

# SUBDIVISION APPLICATION

9. Significant Features Checklist					
Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.					
FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES <input type="checkbox"/>	NO <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>	IF FEATURE; SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas	X			0 m directly adjacent	Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry:		X		___ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry		X		___ metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry within 1000 metres		X		___ metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		X		___ metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		X		___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond		X		___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line		X		___ metres	Evaluate impacts within 100 metres. Consult with railway company.
Controlled access highways or freeways, including designated future ones		X		___ metres	Evaluate impacts within 100 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater		X			Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station		X		___ metres	Determine possible impacts within 200 metres.
High voltage electric transmission line	X			0 ___ metres	Consult the appropriate electric power service. <del>Hydro easement bisects property</del>
Transportation and infrastructure corridors		X		___ metres	Will the corridor be protected? Noise Study prepared? Traffic study prepared?
Mineral aggregate resource areas		X		___ metres	Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		X		___ metres	Will development hinder continuation of extraction? Noise and Dust Study completed?
Mineral and petroleum resource areas		X		___ metres	Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries		X		___ metres	Will development hinder continued operation or expansion? Noise and Dust Study completed?
Significant wetlands or potentially significant wetlands		X		___ metres	Provide Environmental Impact Study.
Significant ravine, valley, river and stream corridors and significant portions of habitat of endangered and threatened species		X		___ metres	Provide Environmental Impact Study.
Significant fish habitat, wildlife habitat, woodlands, valley lands, areas of natural and scientific interest.		X		___ metres	Provide Environmental Impact Study.
Sensitive groundwater recharges areas, headwaters and aquifers.		X			Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.		X			Development should conserve significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources		X			Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed Catalogued and analyzed prior to development.
Archaeological Assessment Completed - and Acknowledged by Ministry					
					Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		X			Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies and Conservation Authority policies and permits.
Hazardous sites		X		___ metres	Slope Study, Flood line Study
Contaminated sites		X			Assess an inventory of previous uses in areas of possible soil contamination.
Prime agricultural land	X			Adjacent Land No development	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.

proposed on Prime Agricultural Land.

## SUBDIVISION APPLICATION

## 9. Significant Features Checklist

Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES <input type="checkbox"/>	NO <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>	IF FEATURE; SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Agricultural operations	X			— metres Adjacent Land	Development to comply with the Minimum Distance Separation Formulae and Official Plan policies.

- |    |   |
|----|---|
| 1. | Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.  |
| 2. | Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.  |
| 3. | Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.   |
| 4. | Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography). |

## 10. Provincial Policy

**Is the plan consistent with provincial policy statement issued under Section 3 (1) of the Planning Act?**

YES X NO        UNKNOWN       

## 11. Official Plan

- a) What is the land use designation of the site in the approved Official Plan? Residential - South Huron Official Plan
- b) Does the proposal conform? YES \_\_\_\_\_ NO x (concurrent OPA to permit townhouse blocks of 6 units submitted)
- c) If NO has a separate application for an Official Plan Amendment been made? YES x FILE # Concurrent submission

## 12. Zoning Applications Under Planning Act

- a) Is the land covered by a Minister's zoning order? YES \_\_\_\_\_ NO x
- b) What is the current zoning of the subject lands?  
Future Development (D) Zone & Residential - Low Density (R1) South Huron Zoning By-law 69-2018
- c) Does the proposed plan conform to the existing zoning? YES \_\_\_\_\_ NO x
- d) If NO, have you made a concurrent application for rezoning? YES x File # concurrent submission

### 13. Other Applications Under Planning Act

Have you made any other application for the subject lands? YES X NO           

**If YES, please indicate**

- |                          |   |              |              |
|--------------------------|---|--------------|--------------|
| <input type="checkbox"/> | Part Lot Control  | File # _____ | Status _____ |
| <input type="checkbox"/> | Minor Variance  | File # _____ | Status _____ |
| <input type="checkbox"/> | Site Plan   | File # _____ | Status _____ |
| <input type="checkbox"/> | Draft Plan of Condominium                               | File # _____ | Status _____ |
| <input type="checkbox"/> | Other (Specify) OPA / ZBA App's submitted concurrently. | File # _____ | Status _____ |

#### 14. Access

**Access to the subject lands will be by:**

- ☐ Provincial Highway
 ☐ County Highway
 ☒ Assumed Municipal Street
- ☐ Private Street (not usually permitted)
 ☐ Right of Way (not permitted)
- ☐ Other (Specify) \_\_\_\_\_

## SUBDIVISION APPLICATION

<b>15.</b>	<b>Water Access</b>
If access is by water, closest parking or docking facilities to be used and distance of facilities from subject land. _____	

<b>16.</b>	<b>Water</b>												
a) Water supply will be provided to the subject lands by: <table style="width: 100%; margin-top: 5px;"> <tr> <td style="width: 40%;">- Municipal piped water</td> <td style="width: 10%;">YES <input checked="" type="checkbox"/></td> <td style="width: 10%;">NO <input type="checkbox"/></td> <td style="width: 40%;"></td> </tr> <tr> <td>- Private communal well</td> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> <td></td> </tr> <tr> <td>- Individual wells for each lot</td> <td colspan="3">Other (Specify) _____</td> </tr> </table>		- Municipal piped water	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		- Private communal well	YES <input type="checkbox"/>	NO <input type="checkbox"/>		- Individual wells for each lot	Other (Specify) _____		
- Municipal piped water	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>											
- Private communal well	YES <input type="checkbox"/>	NO <input type="checkbox"/>											
- Individual wells for each lot	Other (Specify) _____												
b) If the plan proposes more than five lots or units on privately owned & operated individual or communal wells, the applicant must submit: <div style="margin-top: 5px;"> <input type="checkbox"/> servicing options report; and  <input type="checkbox"/> hydrogeological report         </div>													
c) If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells, the applicant must submit: <div style="margin-top: 5px;"> <input type="checkbox"/> servicing options report; and  <input type="checkbox"/> hydrogeological report         </div>													

<b>17.</b>	<b>Sewage Disposal</b>																
a) Sanitary/Sewage disposal will be provided to the: <table style="width: 100%; margin-top: 5px;"> <tr> <td style="width: 40%;">Municipal sanitary sewers</td> <td style="width: 10%;">YES <input checked="" type="checkbox"/></td> <td style="width: 10%;">NO <input type="checkbox"/></td> <td style="width: 40%;"></td> </tr> <tr> <td>Private communal collection and</td> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Individual septic system for each lot</td> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> <td></td> </tr> <tr> <td colspan="4">Other (Specify) _____</td> </tr> </table>		Municipal sanitary sewers	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		Private communal collection and	YES <input type="checkbox"/>	NO <input type="checkbox"/>		Individual septic system for each lot	YES <input type="checkbox"/>	NO <input type="checkbox"/>		Other (Specify) _____			
Municipal sanitary sewers	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>															
Private communal collection and	YES <input type="checkbox"/>	NO <input type="checkbox"/>															
Individual septic system for each lot	YES <input type="checkbox"/>	NO <input type="checkbox"/>															
Other (Specify) _____																	
b) If the plan would permit development of five or more lots or units on privately owned and operated individual or communal wells or septic systems, the applicant must submit: <div style="margin-top: 5px;"> <input type="checkbox"/> servicing options report; and  <input type="checkbox"/> hydrogeological report         </div>																	
c) If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal wells or septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit: <div style="margin-top: 5px;"> <input type="checkbox"/> servicing options report; and  <input type="checkbox"/> hydrogeological report         </div>																	

<b>18.</b>	<b>Storm Drainage</b>																		
a) Storm Drainage will be provided by: <table style="width: 100%; margin-top: 5px;"> <tr> <td style="width: 40%;">YES <input type="checkbox"/></td> <td style="width: 10%;">NO <input type="checkbox"/></td> <td style="width: 50%;"></td> </tr> <tr> <td>Connection to Municipal Storm Sewer</td> <td>YES <input checked="" type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> <tr> <td>Connection to Municipal Drain</td> <td><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td colspan="3" style="margin-top: 5px;">           Name of Municipal Drain <u>Town of Exeter Municipal Drain</u> </td> </tr> <tr> <td colspan="3">Swales, ditches</td> </tr> <tr> <td colspan="3">Other (Specify) YES <input type="checkbox"/> NO <input type="checkbox"/></td> </tr> </table>		YES <input type="checkbox"/>	NO <input type="checkbox"/>		Connection to Municipal Storm Sewer	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Connection to Municipal Drain	<input checked="" type="checkbox"/>		Name of Municipal Drain <u>Town of Exeter Municipal Drain</u>			Swales, ditches			Other (Specify) YES <input type="checkbox"/> NO <input type="checkbox"/>		
YES <input type="checkbox"/>	NO <input type="checkbox"/>																		
Connection to Municipal Storm Sewer	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>																	
Connection to Municipal Drain	<input checked="" type="checkbox"/>																		
Name of Municipal Drain <u>Town of Exeter Municipal Drain</u>																			
Swales, ditches																			
Other (Specify) YES <input type="checkbox"/> NO <input type="checkbox"/>																			
b) The subject lands are within the _____ (sub) watershed.																			

## SUBDIVISION APPLICATION

- c) A conceptual stormwater management plan has been completed for the subject lands YES ☒ NO ☐  
If yes;

Name of Study Functional Servicing Report

Completed by MTE Consultants Inc.

Date of Study June 2018

### 19. Archaeological Assessment

Does the subject land contain any area of archaeological potential? No - Archaeological Assessment Completed and Acknowledged  
If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential, the applicant must submit:

- ☒ an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and  
☐ a conservation plan for any archaeological resources identified in the assessment.

### 20. Pre-Submission Consultation

Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner: April and Aug. 2018 - Meeting with Sarah Smith and municipal staff

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes ☐ (submit a fee of \$204.00 made payable to the County of Huron) No ☒

## DECLARATIONS

### 21.a) OWNER'S AUTHORIZATION (If the Owner is NOT FILING THE APPLICATION) (If Multiple Owners, an Authorization Letter From Each Owner Is Required)

If the PERSON filing the application as the Applicant is not the owner, the registered owner(s) must complete the following and the Applicant must provide authorization on the face of the draft plan if the plan is NOT signed by the owner:

I, (we) GERALD McBRIDE  
Gary Dean being the  
Print (name(s) of owner, individual or company)

registered owner(s) of the subject lands, hereby authorize GSP Group (Brandon Flewwelling)  
Print (name of agent and/or company (if applicable))

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

Gerald McBride  
Signature

25 October 2018  
Day Month Year  
15 JAN 2019

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

Jeanette McBride



# SUBDIVISION APPLICATION

AGENT'S

## 21.b) APPLICANT'S DECLARATION

This must be completed by the Person filing the Application for the proposed development site.

I, Brandon Flewelling of the City of Kitchener  
(name of applicant) (Name of Town, Township, etc.)

in the Region/County/District of Waterloo solemnly declare that all of the statements

contained in this application of draft plan of subdivision located on Lot 15, Concession 1, 22R-3785, 22R-5088 - South Huron  
(description) (Town of Exeter)

and all supporting documents and plans 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."

### NOTE:

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

Declared before me at:  
Region/County/District of Waterloo

in the Municipality of Kitchener

this 25 day of October 2018  
(Day) (Month) (Year)

Kristen Barisdale  
Commissioner of Oaths

Kristen Alexa Barisdale, a Commissioner, etc.,  
Regional Municipality of Waterloo, for GSP Group Inc.  
Expires February 22, 2019.

Signature

Please Print name of Applicant

## SUBDIVISION APPLICATION

### Agent's OWNER/APPLICANT'S CONSENT

#### DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Brandon Flewelling

The owner/the authorized applicant, hereby acknowledge the above-noted policy 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.

I hereby authorize The County of Huron to post a Notice of Application sign and County staff to access to the subject site for purposes of evaluation of the subject application.

  
Signature

25 10 2018  
Day Month Year

#### Agent's OWNER/APPLICANT'S INFORMATION (Mandatory)

Print Name Brandon Flewelling

Mailing Address 72 Victoria St. S. Suite 201, Kitchener, ON N2G 4Y9

E-mail Address brandont@gsggroup.ca

Telephone No. 519 569 8863 Fax No. \_\_\_\_\_

## SCHEDULE 1

**Mapping Information Requirements** See Section 51(17) of Planning Act

Attach 2 full sized copies and 1 – 8½" x 14" copy of a draft plan of subdivision showing:

(all measurements, scales, etc. must be metric)

- ☐ the boundaries of the proposed subdivision certified by an Ontario Land Surveyor
- ☐ Ontario land surveyor's name, signature and date of signature
- ☐ map scale
- ☐ legend
- ☐ north marker
- ☐ name of person or firm who prepared the plan
- ☐ date plan prepared and dates of any revisions
- ☐ dimensions and layout of the proposed roads, lots and blocks, including walkways, school sites and park blocks, if any
- ☐ on a key map on the draft plan of subdivision
  - all adjacent land owned by the applicant or in which applicant has an interest
  - all subdivisions adjacent to the proposed subdivision
  - boundaries of the proposed subdivision and boundaries of the township lots or original grants that include any part of the proposal
- ☐ proposed use, including maximum number of units by type, for each lot and block
- ☐ existing land use on the site and on adjacent lands
- ☐ natural and artificial features within or adjacent to the property
  - existing buildings and structures to be retained or demolished
  - active or inactive railways, rail rights-of-way
  - highways and other roads - existing, public/private, open/closed location, width, and proposed generic street labels (i.e. Street A, Street B) with a separate list of proposed street names
  - watercourses (lakes, streams, ponds, wetlands, etc.)
  - flood plains/flood elevations, flood lines, fill lines, top of slope lines
  - woodland
  - significant plant and wildlife habitat (including ESA's & ANSI's)
  - drainage courses, retention ponds (natural or man-made)
  - archaeological or historic features
- ☐ existing services (where information is readily available from the municipality or service agency)
  - waterlines and sewer
  - main hydro lines
- ☐ soil type (including porosity)
- ☐ contours and elevations
- ☐ domestic water supply (if not municipal water)
- ☐ restrictive covenants and easements affecting the site
- ☐ lot and concession/registered plan number/street address
- ☐ also attach one copy of the plan reduced to (8½X14")
- ☐ owner's name(s), signature and date of signature<sup>1</sup> OR Authorized Individual - (See below for acceptable wording)
- ☐ A CD or an electronic file containing the plan of subdivision in AutoCAD native format (.dwg) stored as a single file, with all of the classes of features (e.g. Lot lines, Lot numbers, curve schedule(s), Street names, etc.) separated into different layers or GIS format shape file.

**The file must be tied to the County's geographic projection NAD83 UTM (Zone 17N)**

If the Owner does not sign the face of the draft plan, the following statement should be included within the title block of the plan

I, (we) \_\_\_\_\_, am authorized to submit this draft plan of subdivision on behalf of  
 (Name or Company Name)

the owner, \_\_\_\_\_  
 (Name or Company Name)

\_\_\_\_\_  
 (Name of Authorized Agent - Printed) [Signature Line]

<sup>1</sup> All registered owners must sign. If there is more than one owner, a letter of authorization is necessary allowing one person to act on behalf of the others if all owners do not sign the plan. **If any registered owner fails to sign or provide authorization, the application will be considered incomplete and will be returned.**

## SUBDIVISION APPLICATION

### COMPLETE THIS FORM TO BE DETERMINED IF HEALTH UNIT COMMENTS ARE REQUIRED ON YOUR PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if so, the appropriate fee\* must be submitted with your application and paid to the Treasurer, County of Huron (\*based on the Health Unit's User Fee Schedule).

Name of Applicant: Pinnacle Quality Homes

Name of Owner (if different from the applicant): Gary Bean

Location of Property (Lot, Concession or Registered Plan, and Municipality):  
Part Lot 15, Concession 1, 22R-3785, 22R-5086 - Exeter, South Huron

Type of Planning Application(s) submitted with this form:

- |  |   |
|--|---|
| <input type="checkbox"/> Consent (severance)     | <input type="checkbox"/> Minor Variance                             |
| <input type="checkbox"/> Zoning By-Law Amendment | <input checked="" type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment |   |

Please answer Section A OR Section B, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

**Section A - Where SANITARY SEWERS are available.**

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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**Section B - Where SEPTIC SYSTEMS are required.** N/A

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Proceed to **Section C**.

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

**Section C - HEALTH UNIT FEES**

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be submitted as a separate cheque with this application.  Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$181.00	
Zoning Bylaw Amendment	\$127.00	
Minor Variance	\$127.00	
Severance resulting in 2 lots or fewer	\$268.00	
Severance resulting in 3 lots or more	\$509.00	
Plan of Subdivision/Condominium	\$1,058.00	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Brandon Flewelling, GSP Group

Name of Owner or Designated Agent Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee, made payable to the Treasurer, County of Huron, been collected from the applicant? ☐ Yes ☐ No Amount: \_\_\_\_\_

Name of Clerk-Treasurer Signature and Date