

For office use only	File # _____
	Received _____, 20 ____
	Considered Complete _____, 20 ____

Municipality of Town of Goderich

Application for Official Plan and/or Zoning By-law Amendment

A. The Amendment

1. Type of amendment

Official Plan Amendment Zoning By-law Amendment Both

2. What is the purpose of and reasons for the proposed amendment(s)?

The purpose of the Official Plan amendment is to re-designate the subject property from 'Highway Commercial' to 'Residential' on Schedule B: Land Use Plan of the Town of Goderich Official Plan.

The purpose of the Zoning By-Law amendment is to rezone the subject property from special 'Highway Commercial Zone (C3-23)' to special 'Residential High Density Zone (R5-X)' with site-specific zoning regulations relating to landscaped area, maximum building height, required parking, and common amenity space to facilitate the development of a 6-storey, 81-unit residential apartment building.

B. General Information

3. Applicant information

a) Registered Owner's Name(s): 2399108 Ontario Inc. (Arif Ismail)

Address: 4 Honour Oak Crescent, Brampton ON L6Y 0H2

Phone: Home _____ Work _____

Cell _____ Fax: _____

Email arifgreenleaf@gmail.com

b) Applicant (Agent) Name(s): GSP Group Inc. (Hugh Handy and/or Amanda Stellings)

Address: 201-72 Victoria Street South, Kitchener N2G 4Y9

Phone: Home _____ Work 519-569-8883

Cell _____ Fax: _____

Email hhandy@gspgroup.ca / astellings@gspgroup.ca

c) Name, Address, Phone of all persons having any mortgage, charge, debenture or encumbrance on the property:

d) Send Correspondence To? Owner Agent Other

4. What area does the amendment cover?

- a) the "entire" property or
- b) just a "portion" of the property

5. Provide a description of the entire property:

Ward: Goderich

911 Address and Road Name: 191 Suncoast Drive East

Roll Number (if available): _____

Concession: Concession C Lot: 11 Registered Plan No.: _____

Area: 0.58 ha hectares Depth: 87.65 m metres Frontage (Width): 65.91 m metres

6. Is any of the land in wellhead protection area c? Yes No Unknown

If **Yes**, please obtain a Restricted Land Use Permit from the Risk Management Official.

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If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. Provide a description of the area to be amended if only a 'portion' of the property:

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

8. What is the current planning status?

Official Plan Designation: 'Highway Commercial'

Zoning: special 'Highway Commercial Zone (C3-23)'

9. List land uses that are permitted by current official plan designation:

Commercial and related uses along arterial roads.

C. Existing and Proposed Land Uses and Buildings

10. What is the "existing" use of the land?

Vacant land

How long have the existing uses continued on the subject land: unknown

11. What is the "proposed" use of the land?

Residential - refer to Planning Justification Report (GSP Group, July 2021)

Provide the following details for all buildings: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land: Yes No

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	None Existing	Multiple Residential Apartment
b) Main Building Height _____ (m)		21.5 m _____ (m)
c) % Lot Coverage _____		21% _____
d) # of Parking Spaces _____		98 _____
e) # of Loading Spaces _____		0 _____
f) Number of Floors _____		6 _____
g) Total Floor Area _____ (sq m)		7,172 sq m _____ (sq m)
h) Ground Floor Area _____ (exclude basement)		1,132 sq m _____
i) Building Dimensions _____		54.74 m x 24.38 m _____
j) Date of Construction _____		54.74 m x 24.38 m _____
k) Setback from Buildings to:		
Front of Lot Line	14.91 m	
Rear of Lot Line	18.06 m	
Side of Lot Line	20.67 m ; 20.84 m	

D. Existing and Proposed Services

12. Indicate the Applicable Water Supply and Sewage Disposal:

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:

- a servicing options report; and
- a hydrogeological report.

13. Will storm drainage be provided by:

- Sewers
- Ditches
- Swales
- Other Specify _____

Is storm drainage present or will it be constructed?

Present (Suncoast Drive East)

14. Type of access (check appropriate space)

- _____ provincial highway
- _____ county roads
- municipal roads, maintained all year
- _____ municipal road, seasonally maintained
- _____ right of way
- _____ water access

E. Official Plan Amendment

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. Does the proposed official plan amendment do the following?

- Add a Land Use designation in the Official Plan Yes No Unknown
- Change a Land Use designation in the Official Plan Yes No Unknown
- Change a policy in the Official Plan Yes No Unknown
- Replace a policy in the Official Plan Yes No Unknown
- Delete a policy in the Official Plan Yes No Unknown
- Add a policy in the Official Plan Yes No Unknown

16. If applicable and known at time of application, provide the following:

- a) Section Number(s) of Policy to be changed _____
- b) Text of the proposed new policy attached on a separate page? Yes No

c) New designation name

'Residential'

d) Map of proposed new Schedule attached on a separate page? Yes No

17. List purpose of amendment and land uses that would be permitted by the proposed amendment:

Refer to Planning Justification Report (GSP, July 2021)

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes No

If **Yes**: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?

Yes No

If **Yes**: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under section 3 (1) of the Planning Act?

Yes No

F. Zoning By-Law Amendment

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. Does the proposed zoning by-law amendment do the following?

Add or change zoning designation in the Zoning By-law Yes No Unknown

Change a zoning provision in the Zoning By-law Yes No Unknown

Replace a zoning provision in the Zoning By-law Yes No Unknown

Delete a zoning provision in the Zoning By-law Yes No Unknown

Add a zoning provision in the Zoning By-law Yes No Unknown

22. If applicable and known at time of zoning application, provide the following:

a) Section Number(s) of provisions to be changed: _____

b) Text of the proposed new provision attached on a separate page? Yes No

c) New zone name: **special 'Residential High Density Zone (R5-X)'**

d) Map of proposed new Key Map attached on a separate page? Yes No

23. List land uses proposed by zoning amendment.

Multiple-Unit Residential

24. Has there been a previous application for rezoning under section 34 of the planning act affecting the subject property:

Yes No

25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes No

If Yes: attached details of the Official Plan or Official Plan Amendment

26. Is the intent of this application to remove land from an area of employment?

Yes No

If Yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with Provincial Policy Statement issued under section 3 (1) of the Planning Act?

Yes No

G. Sketch Checklist

28. Accurate, to scale, drawing or proposal:

Conceptual Site Plan and Survey have been provided with the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

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- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. Other Related Planning Applications

29. Has the applicant or owner made application for any of the following, either on or within 120 metres of the subject land?

- | | | |
|-------------------------|------------------------------|--|
| Official Plan Amendment | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Zoning By-law Amendment | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Minor Variance | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Plan of Subdivision | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Consent (Severance) | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Site Plan Control | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

30. If the answer to question 29 (above) is Yes, please provide the following information:

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

I. Other Supporting Information

31. Please list the titles of any supporting or attached documents:

Planning Justification Report / Functional Servicing and Stormwater Report & Civil Drawing Set / Fire Flow Analysis Report / Architectural Drawing Set & Shadow Study / Noise Study

J. 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.

M. Applicant's Declaration

(This must be completed by the Person Filing the Application for the proposed development site.)

I, Amanda Stelling of GSP Group Inc. of the City of Kitchener
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Region of Waterloo solemnly declare that all of the statements contained in this application and supporting documentation 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."

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 REGION of WATERLOO

In the Municipality of CITY OF KITCHENER

[Handwritten Signature]
Signature

This day of 14th, JUNE, 2021
(Day) (Month) (Year)

AMANDA STELLINGS of GSP GROUP
Please Print name of Applicant

Kristen Barisdale

Commissioner of Oaths

[Handwritten Signature: K. Barisdale]
Signature of Commissioner

June 17, 2021
Date

Kristen Alexia Barisdale, a Commissioner, etc.,
Regional Municipality of Waterloo, for GSP Group Inc.
Expires February 22, 2022

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Date of Applicant's consultation meeting with County Planner: May 20, 2020 & March 29, 2021

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 \$216.00 made payable to the Treasurer, County of Huron

No

K. Public Consultation Strategy

Statutory Public Meeting and consultation with neighbour(s), as appropriate.

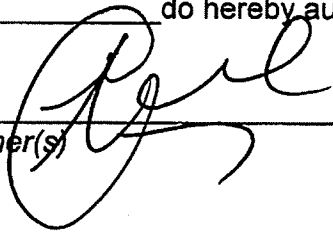
Statutory Public Meeting and contact abutting neighbour(s), as appropriate.

L. Authorization for Agent/Solicitor to Act for Owner;

(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

I (we) 2399108 Ontario Inc. (Arif Ismail) of the City of Brampton County/Region of Peel do hereby authorize GSP Group Inc. to act as my agent in the application.

Signature of Owner(s)



Date

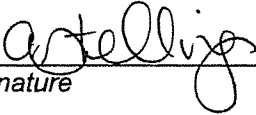
26/6/2021

N. 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 the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Amanda Stellings of GSP Group Inc. 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 staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature

JUNE 14th, 2021
Date

Application and Fee of \$ \$4,857.00 Received by the Municipality

If comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J: Pre-Submission Consultation), please collect a fee of \$216.00 made payable to the Treasurer, County of Huron.

Complete this form to determine if septic comments are required on your planning application.

For certain planning applications, comments are required from local municipal staff to assist the municipality in its decision on your application. This sheet will determine if comments are required from staff, and if so, the appropriate fee* must be submitted with your application and paid to the local municipality (*based on the local municipality's Fee Schedule – consult your Planner to determine).

Name of Applicant: **GSP Group Inc.**

Name of Owner (if different from the applicant): **2399108 Ontario Inc. (Arif Ismail)**

Location of Property (Lot, Concession or Registered Plan, and Municipality):

Lot 11, Concession C (Town of Goderich) - 191 Suncoast Drive East, Goderich

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

- Consent (severance) Minor Variance
- Zoning By-Law Amendment Plan of Subdivision/Condominium
- 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.

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
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Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Does the property have less than .2 hectares (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
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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
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Is the property with 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
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Proceed to Section C.

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"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 tie 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.)

Amanda Stellings of GSP Group Inc.

Name of Owner or Designated Agent

Amanda Stelling *JUNE 14th, 2021*
Signature and Date

*To be completed by Municipal Clerk: Has the Septic Review Fee, made payable to the local municipality, been collected from the applicant? *Please note type of application and file # on the cheque.*

Yes No Amount: _____

Name of Clerk-Treasurer