



APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONDOMINIUM

TO BE COMPLETED BY THE PLANNING DEPARTMENT:			
Date Submitted:	Date Complete:	Fee Rec'd:	File No.:

1.0 Application Information			
1.1 Name of Property Owner(s): SIREG 1-4 Balmoral Inc., SIREG 4 Cartier Inc., SIREG 1390 Kensington Inc., and SIREG 1400-1410 Kensington Inc.			
If a corporation, name and position of Principals <p style="text-align: center; font-size: 1.2em;">Todd C. Slater - President</p>			
Address (including Postal Code) <p style="text-align: center; font-size: 1.1em;">1075 Sutton Drive, Burlington, ON L7L 5Z8</p>			
Tel No.:	Cell No.:	Fax No.:	Email:
905-812-2524			todd@thesimpleinvestor.com
1.2 Name of Applicant/Agent: <p style="text-align: center; font-size: 1.2em;">Bernie Divona</p>			
Address (including Postal Code) <p style="text-align: center; font-size: 1.1em;">1075 Sutton Drive, Burlington, ON L7L 5Z8</p>			
Tel No.:	Cell No.:	Fax No.:	Email:
905-812-2524			jasdeep@thesimpleinvestor.com
<p>Note: If this application is signed by an applicant/agent on behalf of an owner, the owner's written authorization under section 14.0 of this application must be completed. If the owner is a corporation acting without agent, the application must be signed by an officer of the corporation with authority to bind the corporation.</p>			

2.0 Pre-Consultation and Supporting Documentation	
2.1 Have you scheduled and completed a mandatory pre-consultation meeting with the City of Brockville Planning Staff as required under Section 6.4.13 of the Official Plan for the City of Brockville?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If so, please specify the date of the mandatory pre-consultation meeting: Date: <u>April 20, 2023, with Andrew McGinnis</u>	
If not, please contact the Planning Department to arrange a pre-consultation meeting prior to submitting an Application for Approval of a Subdivision or Condominium. Planning Department Contact: Mr. Jonathan Faurischou, Planner I, (613) 342-8772, ext. 4449; email to: jfaurschou@brockville.com .	
2.2 At the time of the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision/Condominium, Minor Variance, or Consent, the City may require information as indicated in Appendix 1 attached to this application form.	
2.3 With respect to the submission of this application, the required supporting studies, additional information and materials required to be submitted are those that were discussed and listed as a requirement during the pre-consultation process.	
Please attach a list of the documents being submitted with the application. One (1) paper copy and one (1) digital (.pdf) copy of each document is required to be provided with the application.	
Should any of the required documents not be available at the time of submission of your application, please indicate on the list the reason it is not available and a date when the City can expect to be in receipt of the document.	
Note (1): the application may not be considered to be complete until all reports have been received. Note (2): the City of Brockville reserves the right to request additional studies, information and/or materials.	

3.0 Description of the subject land:		
3.1 Street and Civic Address:		
Copy of Deed for subject property attached, including the Property Identification Number (PIN):		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Copy of Survey attached:		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Lot Number:	Registered Plan: 238	
Part Number: 6 & 12	Reference Plan: 28R1781	
Township Lot:	Concession No.: 1	
3.2 Are there any easements, rights-of-way or restrictive covenants affection the subject land? If yes, describe each easement or covenant and its effect.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Reference Plan No.	Instrument No.	Purposed of Easement and/or Covenant (eg. Hydro, sewer, pipeline, etc.)
238	LE132205	Ontario Hydro
3.3 Dimensions of Subject Land:		
Frontage (m):	Average Width (m):	
Average Depth (m):	Area (m ²): 4.6acres	Hectares:

4.0 Draft Plan of Subdivision
A draft plan of the proposed subdivision, drawn to scale and showing the following information, must be submitted with the application:
<ul style="list-style-type: none"> • The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor; • The locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts; • On a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part; • The purpose for which the proposed lots are to be used; • The existing uses of all adjoining lands; • The approximate dimensions and layout of the proposed lots; • Natural and artificial features such as buildings or other structures or installations, railways, highways, transmission lines, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided; • The availability and nature of domestic water supplies; • The nature and porosity of the soil; • Existing contours of elevations as may be required to determine the grade or the highways and the drainage of the land proposed to be subdivided; • The municipal services available or to be available to the land proposed to be subdivided ; and • The nature and extent of any restrictions affecting the land proposed to be subdivided, including rights-of-way, restrictive covenants or easements.

5.0 Aboriginal Land Claims		
5.1 Does the proposed development apply to lands subject to any aboriginal land claims or a provincial/aboriginal co-management agreement?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Unknown <input type="checkbox"/>		
If known, provide any information you may have as an attachment to this application (titled and referenced by number).		
5.2 Have you consulted with Aboriginal Peoples on this proposed development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, provide any information you have on the consultation process and the outcome of the consultation as an attachment to this application (titled and referenced by number).		

6.0 Archaeological Resources or Potential		
6.1 Does the subject land contain any know archaeological resources or areas of archaeological potential?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, does the plan propose to develop lands within the subject lands that contain:		
• Known archaeological resources ¹ ? (see notes below)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
• Areas of archaeological potential ² ? (see notes below)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
6.2 If yes to 6.1, the following reports must be prepared, added to the document list, and attached to this application.		
a) an archaeological assessment that is prepared by a person who holds a license that is effective with respect to the subject land and issued under Part 6 Conservation of Resources of Archaeological Value) or the Ontario Heritage Act; and		
b) a conservation plan for any archaeological resources identified in the assessment.		
If the reports are not attached to the application, please provide a date as to when they will be available. The application may not be considered to be complete until such time as the reports are submitted.		
6.3 What information did you use to determine the answers to the above questions on Archaeological Resources and potential?		
An appraisal and a building condition report was reviewed by the applicant, prior, to purchasing the subject property. Neither the appraisal nor the building condition report support any opinion regarding archaeological resources on the subject lands.		
Notes: 1. Archaeological resources include artifacts, archaeological sites and marine archaeological site. Refer to the PPS for the definition.		
2. Areas of archaeological potential mean areas with the likelihood to contain archaeological resources. Refer to the PPS for the definition.		

7.0 Designation of the Subject Lands and Current and Proposed Land Use		
7.1 Current designation(s) of the subject land(s) under the applicable Official Plan for the City of Brockville:	Residential	
7.2 Current zoning of the subject land(s):	Residential	
7.3 If the land is covered by a Minister's Zoning Order (MZO), what is the regulation number?		
7.4 If the land is covered by a MZO, what uses are permitted by the order?		
7.5 What is the current use of the subject land?	Residential	

7.6	Surrounding land uses	Official Plan Designation	Zone
	East:		
	West:		
	North:		
	South:		

7.7 Check whether this application is for approval of: Plan of Subdivision Condominium

Indicate the type of condominium proposed:

Standard Amalgamation Vacant Land

Common Elements Leasehold

Phased (if phased condominium, please provide approximate time line for completion)

(Refer to Condominium Act, 1998, s.o. 1998, c.19 for definitions.)

7.8 Table A – Proposed Land Use (complete the table including each lot/block on the plan)

Proposed Land Use		Number of Units	Number of Dwellings	Number of Blocks and/or Lots on Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	Detached						
	Semi-Detached						
	Multiple Attached						
	Apartment	158					160
	Secondary Uses						
	Other (specify)						
Commercial							
Industrial							
Park, open space			Nil			Nil	Nil
Institutional (specify)							
Roads			Nil			Nil	Nil
Totals:							

Other (specify):

7.9 Has there been an industrial or commercial use on the subject land or adjacent lands?
If yes, specify the uses and location. Yes No Unknown

7.10 Has the grading of the subject land been changed by adding earth or other material(s)? Yes No Unknown

7.11 Has a gas station been located on the subject land or adjacent land at any time? Yes No Unknown

7.12 Has there been petroleum or other fuel stored on the subject land or adjacent land? Yes No Unknown

7.13 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands? Yes No Unknown

7.14 What information did you use to determine the answers to the above questions on former uses?
An appraisal and building condition report which was reviewed by the applicant, prior, to the applicant purchasing the subject property.

7.15 If yes to any of items 7.9 to 7.13 inclusive, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is required.
The inventory of previous uses is required to be attached to the application. If the inventory is not attached to the application, please provide a date as to when it will be available. The application may not be considered to be complete until such time as the list is submitted.

7.16 If yes to any of items 7.9 to 7.13 inclusive, was an Environmental Site Assessment (ESA) conducted under the Environmental Assessment Act or has a Record of Site condition (RSC) been filed? Yes No
If **yes**, provide File Number and attach a copy of the report to the application. File No. _____
If **not**, provide an explanation why an ESA or RSC have not been undertaken

8.0 Status of Other Applications under the Planning Act (respecting the subject lands)

8.1 Has the subject land ever been, or is it currently, the subject of any other application(s) under the Planning Act? Yes No

If yes, specify the file number of the application(s) and status, if known:

Application Type	Yes	No	File No.	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	File No. LR90111- Instrument No.	Status: Approved - June 21, 1977
Consent	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
LPAT*	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status
Other:	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status

*For those applications before the LPAT, provide the LPAT file number and the status of the appeal.

9.0 Provincial Policy

9.1 Is the proposed development consistent with the Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act? Yes No

9.2 As part of the Planning Rationale Report to be submitted with this application, explain how the application is consistent with the PPS.

9.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject land? Yes No

If yes, a copy of the site assessment report is required to be submitted with this application.

9.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features on adjacent lands? If yes, a copy of each study is required to be submitted with this application. Yes No

9.5 Appendix 2 to this application, is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested approval. Please check the appropriate boxes in **Appendix 2** and submit with this application.

10.0 Housing Affordability

10.1 For applications that include permanent housing, complete **Table B – Housing Affordability**. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach a separate sheet.

Table B – Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/ Rent
Single-detached			
Semi-detached			
Link/Semi-detached			
Row or townhouse			continued next page
Apartment Block	158		2-Bedroom Rent \$1,048.00
Other types or multiples			

10.2 Explain how the proposed development would assist in:

- i) achieving the municipality's targets for residential intensification and redevelopment; and
- ii) implementing the municipality's development standards and policies for residential intensification and redevelopment.
- iii) providing for affordable housing

Provide a detailed explanation as part of the Planning Rationale Report to be submitted with this application.

10.3 Is there any other information that may relate to the affordability of the proposed housing or the type of housing needs served by the proposal? Yes No
 If yes, provide this information as part of the Planning Rationale Report to be submitted with this application.

11.0 Servicing

11.1 Water and Sanitary Sewer Services:

In accordance with the Official Plan for the City of Brockville, all development shall only be permitted on full municipal services.

The City shall ensure that both municipal water supply and sewage systems perform within permitted operating standards. The City may require the preparation and approval of a functional servicing report prior to development approval.

11.2 Stormwater Management:

Prior to development approval of subdivisions, the City shall require the preparation and approval of a Stormwater Management Plan which is acceptable to the City, the Cataraqui Region Conservation Authority, and the Ministry of the Environment.

The Stormwater Management Plan shall be completed in accordance with the guidelines of the Cataraqui Region Conservation Authority and the current Ministry of the Environment Stormwater Planning and Design Manual.

Has a Stormwater Management Plan been prepared?

Yes No

If yes, add to the list of reports attached to this application and provide copies as required.

If not, add to the list of reports and explain when the plan will be prepared and submitted.

12.0 Access to the Subject Property

12.1 Indicate the proposed primary and secondary access to the subject land:

- i) provincial highway, namely: **HWY 401**
- l) municipal road, namely : **Balmoral Place**
- iii) other public road, namely:
- iii) right-of-way, namely:
- iv) water, namely:

12.2 If access to subject land is by water only, indicate the parking and docking facilities used, or to be used, and the approximate distance of these facilities from the subject land or the nearest public road:

13.0 Additional Information

13.1 Is there any additional information that may be useful to the City Planning Department in reviewing this development proposal?
If so, explain below (attach a separate sheet if needed):

13.2 Where applicable and relevant information is available in a planning or a technical study/report prepared for the proposal, please provide the name, section and page number if you have referenced the study/report in any of the questions in this application.

14.0 Authorizations of the Owner of the subject lands:

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner stating that the agent is authorized to make the application must be included with this form or the authorization set out below must be completed.

14.1 Authorization of Owner for Agent to Make the Application

I, Todd Slater, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize Bernie Divona to make this application on my behalf.

Date: August 15, 2023

Signature of Owner: 

Name & Position (print): Todd Slater - President

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the agent is authorized to provide personal information respecting the owner must be included with this form or the authorization set out below must be completed.

14.2 Authorization of Owner for Agent to Provide Personal Information

I, Todd Slater, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize Bernie Divona as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date: August __, 2023

Signature of Owner: 

Name & Position (print): Todd Slater - President

14.3 Declaration of the Owner Respecting Municipal Freedom of Information

In accordance with the provisions of the Planning Act, it is the policy of the City of Brockville Planning Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation thereto, I Todd Slater being the owner of the land that is the subject of this application, 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 City of Brockville to post a Notice of Planning Application sign on the subject property and permit access to municipal staff to the subject site for purposes of evaluation of the subject application.

Date: August 15, 2023

Signature of Owner: 

Name & Position (print): Todd Slater - President

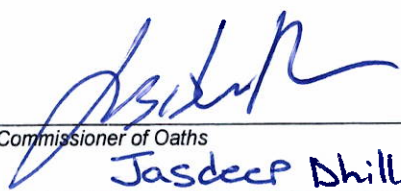
15.0 Affidavit or Sworn Declaration of Applicant

I, Bernie Divona of the City of Vaughan
(name) (municipality)

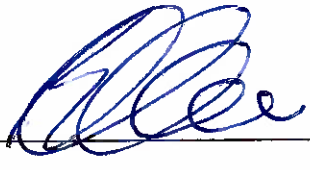
in the province of Ontario, make oath and say (or solemnly declare) that the information required under Schedule 1 to Ontario Regulation 544/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the Burlington, ON in the _____
(municipality) (county)

on the 15 day of August, 2023.



Commissioner of Oaths
Jasdeep Dhillon



Applicant

16.0 Signature of Applicant

Applicant: _____ Date Submitted: _____

17.0 Notes for Review (provided for your information)

- 17.1. Please ensure that Appendix 1 and Appendix 2 to this Application for subdivision approval are reviewed and completed.
- 17.2. The current application fees for a Subdivision can be found attached in Appendix 3.
- 17.3. Review by the Cataraqui Region Conservation Authority (CRCA) is required for amendments affecting sites within Environmental Protection and Waterfront Categories as depicted on Schedule "B" to the Official Plan for the City of Brockville. The fee for review, as shown in Appendix 4 must be submitted with the application for amendment in order to be considered a complete application. The CRCA fee should be provided in a separate cheque made payable to the Cataraqui Region Conservation Authority.
- 17.4. Should an appeal be lodged with respect to City Council's decision on this application, an additional filing fee (See App. 3) per application is required to be paid by the applicant prior to the appeal being forwarded to the Local Planning Appeal Tribunal (LPAT). In addition, the applicant shall be responsible for 75% of all City of Brockville costs relative to the LPAT Hearing. The noted filing fee shall be credited to the applicant when all costs are calculated.
- 17.5. **Authority to Enter Land and Photograph**
By signing this document, you agree to grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application.