



# Application for Draft Plan of Subdivision or Condominium

Under Section 22(4)(5) of the Planning Act

DATE RECEIVED:

\_\_\_\_\_

Property Roll Number:

\_\_\_\_\_

## Submission of the Application

- ☐ One application form and one digital copy
- ☐ **Application Fee**
- ☐ one copy of the draft plan and one digital copy
- ☐ one copy of all studies and one digital copy
- ☐ Pre-consultation with Township, NVCA, NEC and Road authority

The information in this form **must** be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided. This information is prescribed in the schedule to Ontario Regulation 435/06 made under the Planning Act and Township By-Law.

The application form also sets out other information that will assist in the planning evaluation of the application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

## Please Print and Complete or (X) Appropriate Boxes

Applicant and Ownership Information		
Name of Applicant GSP Group Inc. c/o Valerie Schmidt	Home Telephone No.	Business Telephone No. 519-569-8883
Address 201 - 72 Victoria Street South, Kitchener		Postal Code N2G 2Y9
Email vschmidt@gspgroup.ca		
Name of Owner(s) If different from the applicant an owner's authorization is required in Section 7.1, if the applicant is not the owner. Angelo Carnevale		
Address 537080 Main Street, Melancthon	Home Telephone No. [REDACTED]	Business Telephone No.
Name of the person who is to be contacted about the application, if different than the applicant (this may be a person or firm acting on behalf of the applicant).		
Name of Contact Person	Home Telephone No.	Business Telephone No.

Address		Postal code	Fax No.
Any Mortgages, Charges, or other encumbrances in respect of the subject land: Yes, mortgage			
Name TD Bank		Address 10990 Airport Road, Brampton, ON L6R 0E1	
<b>Location and Description of the Subject Land</b>			
County: <b>Dufferin</b>		Municipality <b>Township of Melancthon</b>	
Concession Number 2	Lot 13	Registered Plan/Lot(s) / Block(s) 1 & 2	
Reference Plan No. 7R-7600	Part Number (s)	Street/Road: Main Street	Street/Emergency No. 537086
Width of street/road _____m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> Seasonal or private road <input type="checkbox"/> County Road		
Frontage (m) 100.5	<b>Entire Property</b> 10.2 ha	<b>Affected Area (if amendment does not affect entire property)</b>	
Depth (m) 525.561			
Area (hectares) 10.2			
<b>Zoning and Official Plan Information</b>			
Current zoning of the subject lands: Development (D)			
Related Applications under the Planning Act, if any:  Related Consent Application  Zoning By-law Amendment is being submitted concurrently with the Draft Plan of Subdivision application		Has subject lands ever been subject of an Application under the Planning Act?  File # <u>B1/19 &amp; B2/19</u> Status: <u>Approved</u> _____ File # _____ Status: _____ _____	
Current Official Plan Designation: Community			
Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please describe:			
the subject land, or lands within 120 metres of the subject land, the subject of an application for approval of an official plan amendment, a zoning by-law amendment, a minister's zoning order amendment, a plan of subdivision, a consent or a site plan?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please describe			
Status:			



## Subdivision of Condominium

Number of units/lots: 26 lots

Density: 2.6 units per hectare

Described the proposed development: Please refer to Planning Justification Report.

## Consistency with Policy Documents

Does this application

Alter the boundary of a settlement area?

☐ yes

☒ no

Create a new settlement area?

☐ yes

☒ no

Remove lands from an employment area?

☐ yes

☒ no

If yes, provide details of any Official Plan or Official Plan Amendment

Are the subject lands in an area where conditional zoning may apply?

☐ yes

☒ no

If yes, provide details of how this application conforms to Official Plan conditional zoning policies.

Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:

☒ yes

☐ no

Please see Planning Justification Report.

\_\_\_\_\_  
Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.

\_\_\_\_\_  
Signature

Are the subject lands within the Greenbelt Plan area

☐ yes

☒ no

Are the subject lands within the Greater Golden Horseshoe Growth Plan area

☒ yes

☐ no

Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

- ☐ yes  
☒ no

See Planning Justification Report.

\_\_\_\_\_  
Name of individual having knowledge of the plans  
A report may be required to accompany this application  
and support the above statement of consistency.

\_\_\_\_\_  
Signature

### Land Use

Date property acquired ☐ Unknown

Existing Use

Agricultural

Proposed Use

Residential

### Environmental

#### Water

- ☒ Private Well  
☐ Communal Well  
☐ Municipal Well  
☐ Other:  
\_\_\_\_\_

#### Sewage Disposal

- ☒ Private Septic  
☐ Communal  
System  
☐ Other:  
\_\_\_\_\_

#### Storm Drainage

- ☐ Sewer  
☐ Ditches  
☐ Swales  
☐ Others:  
SWM Facility  
\_\_\_\_\_

#### Tile Drainage

- ☐ no  
☐ yes, please  
mark on site  
plan location of  
tile runs

#### Biosolids

- ☐ no  
☐ yes, please mark  
on site plan location  
and timing of  
applications

**Does the proposed development produce greater than 4500 litres of effluent per day?**

- ☐ yes ☒ no

If yes, attach a servicing options report and hydro geological report.

### Agriculture

**Are lands part of a Nutrient Management Plan?**

- ☒ no ☐ yes,

If yes, please provide plan number \_\_\_\_\_ and date approved by OMAFRA \_\_\_\_\_

**Are there any livestock facilities within 500 metres of the subject lands?** ☒ no ☐ yes If yes, complete the following for each farm operation:

Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farmland	Type of Manure storage
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farmland	Type of Manure storage



## Other Information

Any other information that may be useful to the Council or other agencies in reviewing this application, ie. health department, conservation authorities, etc.

Please provide any correspondence relating to the application from the following agencies:

- ☐ Niagara Escarpment Commission
- ☐ Nottawasaga Valley Conservation Authority
- ☐ County of Dufferin Building Department (including septic information)
- ☐ Road Entrance information (County of Dufferin and/or Township of Melancthon Public Works)

## Sketch

The application shall be accompanied by a sketch showing the following: **(Please Use Metric Units)**

- ☐ the boundaries and dimensions of the subject land.
- ☐ the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
- ☐ the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☐ the current use on land that is adjacent to the subject land.
- ☐ the location width and name of any road within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road, or a right of way.
- ☐ the location and nature of any easement affecting the subject land.

## Affidavit, Sworn Declaration and Authorizations

Please include the authorizations, declarations, and acknowledgement form.

### **AUTHORIZATION, DECLARATION AND ACKNOWLEDGEMENTS**

#### **In the matter of a Planning Application for:**

- |  |   |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input checked="" type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Zoning By-law Amendment | <input type="checkbox"/> Other _____                                |
| <input type="checkbox"/> Consent to Sever        |   |

#### **Owners Authorization**

I, \_\_\_\_\_, am the owner of the lands subject to this application hereby agree to the following:

1. Township staff or their representatives are authorized to enter my property for the purposes of evaluating this application.

2. I acknowledge and agree to pay all costs associated with the processing and evaluation of this application, including any peer reviews and consulting fees. These costs may be deducted from the deposit or invoiced directly, at the discretion of the Township. Should this application be appealed to the Local Planning Appeal Tribunal, I am aware that I will be responsible and agree to pay all fees related to the Local Planning Appeal Tribunal process.
3. For the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application, and further I authorize 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 this application.
4. I authorized GSP Group Inc. c/o Valerie Schmidt to make this application on my behalf.

June 20/24  
Date

  
Signature of Owner

### Sworn Declaration of Applicant

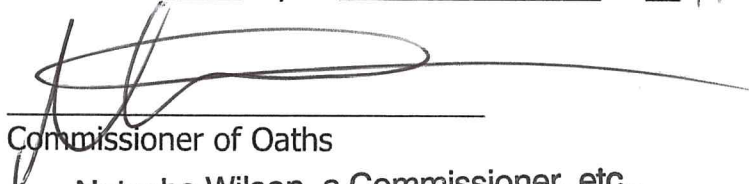
I, Valerie Schmidt of the City of Kitchener

in the Region of Waterloo make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me NATASHA WILSON at the CITY OF KITCHENER in the REGION OF WATERLOO.

this 25<sup>TH</sup> day of JUNE 2024.

V. Schmidt  
Applicant

  
Commissioner of Oaths

Natasha Wilson, a Commissioner, etc.,  
Province of Ontario, for GSP Group Inc.  
Expires August 25, 2024.

Applicant