

**TOWNSHIP OF GEORGIAN BLUFFS
PLANNING DEPARTMENT**

**APPLICATION FOR
A CONDOMINIUM EXEMPTION**

Note

This form is to be submitted to the Township when applying for approval of a Condominium Exemption where the County of Grey is the approval authority. In this form, the term "subject land" means the land that is the subject of the proposed exemption.

Instructions

This application is for condominium exemption from Section 51 and 51.1 of the Planning Act, R.S.O.1990, CP 13, as amended, as provided for by Section 9 (6) of the Condominium Act R.S.O. 1998 c.19. Normally an application for approval for a condominium is required to follow the same process as a plan of subdivision. An application for exemption may be considered by the Approval Authority where the proposed development has recently undergone Planning Act approvals through other processes, such as a zoning amendment, site plan approval/agreement. Under these circumstances public comment or sufficient safeguards are in place and additional conditions of draft approval are not deemed necessary. The municipality is asked to review and comment as to whether they are in support of the Condominium Exemption.

In order to support, the Township must be in receipt of an application for condominium exemption approval which shows all structures on the lot, any existing and proposed structures as approved on the site plan/development agreement with the Township. The site development must be completed and or structures constructed in accordance with these agreements and certification provided from a qualified professional in the field confirming as-built compliance with the terms of the agreement. If all site plan items have not been completed at the time of an application for exemption the Township may recommend whether adequate security has been provided to ensure completion of these items, or alternative measures are in place to their satisfaction. The Township may not support the exemption process in all cases.

An application for exemption is submitted to the County of Grey, who then circulates the Township for Comment. Prior to that comment a complete application, including a description of the proposed condominium, confirmation of compliance with the terms of existing agreements, detailed plans and required fees, must be received by the Planning Department. This will initiate the procedure for responding to the approval authority.

Application Requirements:

The following information is to be submitted when filing a request for exemption with the Township of Georgian Bluffs:

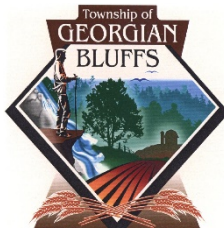
- 1 copy of the completed Application Form including a computer disc containing required information in digital form.
- Application Fee: Per the Fees and Services By-law and payable to the Township of Georgian Bluffs.
- 1 copy of a Registered Plan showing each new lot, unit or block (minimum size 8.5"x14" in hard copy and digital pdf)
- 1 copy of a surveyors sketch showing (minimum size 8.5"x11" in hard copy and digital pdf)
 - a) all existing buildings and all setbacks if applicable;
 - b) frontage at the street line and at the front yard setback line of the zoning by-law;
 - c) area of each part shown on the reference plan;
 - d) use of each part (i.e., easements, right of way etc.);
 - e) other information as required by the Condominium Act.
- 1 copy of a site plan if applicable.
- All municipal service connections should be shown on a servicing plan submitted with this application.
- 1 copy of the completed supporting reports, such as declaration of conformity or certification of as-built drawings for storm water management, or other servicing matters. All plans must be endorsed by the property owner.

Additional information may be required by the Township of Georgian Bluffs Planning Department before an application can be considered complete or processed. The applicant will be notified if this is necessary. An application accepted by the Planning Department is retained by the Township and becomes a public document. Please note that the above information is essential, failure to provide this information will delay the evaluation of the proposal. It is the Applicants responsibility to ensure this Application is complete.

Please retain this cover sheet and a copy of your application for your reference.

For Assistance Please Contact:

Township of Georgian Bluffs
Planning Department
177964 Grey Road 18,
OWEN SOUND, Ontario.
Tel: 519- 376-2729 Fax: 519-372-1620



APPLICATION FORM FOR THE SUPPORT OF A CONDOMINIUM EXEMPTION

1. Type of Condominium (please check appropriate box)

- ☐ Standard (not phased)
- ☒ Standard (phased) – single standard condo
- ☐ Common Element – Where a common element is defined as part of the overall development approval, however additional 'units' are not created. If there are parcels of tied land they should be described, summarized and shown on a general site plan.
- ☐ Other - describe _____

Preconsultation:

Prior to submitting this application, a meeting with the Planner is mandatory to review the proposal and determine supporting information must be submitted with the application. This application cannot be accepted as complete until it is signed by the Township.

2. Registered Owner(s) (as registered on title)

Name: Reid's Heritage Homes Ltd Telephone: (519) 658-6656

Address: 6783 Wellington Rd 34, RR 22 Fax: ()

Postal Code: Cambridge, ON N3C 2V4 email jrobinson@heritagehomes.ca

3. Applicant

Name: _____ Telephone: ()

Address: _____ Fax: ()

Postal Code: _____ email _____

4. Solicitor/Agent (if any)

Krystin Rennie

Name: Georgian Planning Solutions Telephone: (705) 446-0530

Address: 17 Brock Cres., Collingwood ON Fax: ()

Postal Code: L9Y 4A4 email krennie@georgianplanning.ca

5. Send Correspondence To

Registered Owner [] Applicant [] Solicitor/Agent [x]

6. List of any mortgage, charge or encumbrance on the property

Name: _____ Telephone: ()

Address: _____ Fax: ()

Postal Code: _____ email _____

7. Legal Description of Property:

Lot: _____ Concession: _____ geographic Township: Township of Sarawak
Lot Number(s): Block 75 Registered Plan No: 16M-15 Year Registered: _____
Part Number(s): 5 & 10 Reference Plan Number: 16R-11409
Street/911 Address: _____ Assessment Roll #: 420358002042546 & 420358002042510

8. Is this a conversion of an existing building (s)?

Yes

☐

No

☒

If yes, does the proposal conform to:

i. **Applicable Official Plan (s) affecting the subject property:** Yes☒

No

☐Details: Designated Primary Settlement Area - permitted use includes residentialii. **Applicable Zoning By-Law affecting the subject property:** Yes☒

No

☐Details: Rm2-2 - this zone permits multi-unitsiii. **Other Approvals in effect/applicable (please list)**N/A**9. Declaration/Certification of Site Information: (A survey may be required, please list information provided and attach and or submit with application, all plans must be endorsed by the Owner of the subject lands)**

- Surface Water Management report/plan
- Storm Water Management report/plan
- Servicing plan
- Landscaping plan
- Other information as may be required to support the proposal.

10. Status of other applications under the Planning Act

Are there any other applications under the Planning Act, including applications before the Local Planning Appeal Tribunal (LPAT), for approval of an official plan amendment, a zoning by-law amendment, Minister's zoning order amendment, a minor variance, a plan of subdivision, a consent, or a site plan control agreement?

N/A

11. Declaration

Krystin Rennie

I, Georgian Planning Solutions of the Town of Collingwood in the
(County) Region) Simcoe, hereby solemnly declare that the

statements made herein are to the best of my belief and knowledge, and a true and complete representation of the purpose and intent of this application.

I hereby authorize members of the Planning Staff of the Township of Georgian Bluffs to enter upon the subject lands for the purpose of evaluating the merits of this application.

Date: September 29, 2022

Signature of Owner(s) _____

ORSignature of Agent or Applicant Krystin RennieSworn (or Declared) before me at the Town of The Blue MountainsIn the County of Grey this 29 day of Sept. 20 22K. Long
Commissioner of Oaths

KAREN DIANNE LONG,
A COMMISSIONER, ETC.,
PROVINCE OF ONTARIO, FOR THE
CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS.
EXPIRES MAY 27, 2024.

File No. _____


IN THE MATTER OF AN APPLICATION FOR CONDOMINIUM EXEMPTION

 Reid's Heritage
 I, Homes Ltd being the ~~X~~ () Registered Owner(s), () Executor/Executrix, () Signing Corporate Officer(s)
Krystin Rennie
 of the lands for which application is to be made, hereby authorize and direct Georgian Planning Solutions to act as my
 agent and on my behalf to apply to the ~~Corporation~~ of the Township of Georgian Bluffs for a Condominium
 Exemption for the lands herein described as:

Lot: _____ Concession: 3 geographic Township: Sarawak
 Lot Number(s): 75 Registered Plan No: 16M-15
 Part Number(s): Part 5 & 10 Reference Plan Number: 16R-11409

Street/911 Address: Ironwood Way Assessment Roll #: 420358002042546
420358002042510

SIGNED, SEALED AND DELIVERED
 in the presence of

DocuSigned by:

 317E7D39AAA94F8...

 Signature

8/26/2022

Jeff Robinson

 Witness

 Date

File No. _____

**APPLICATION FORM FOR
CONDOMINIUM EXEMPTION**

DO NOT COMPLETE – OFFICE USE ONLY

RECEIPT & ASSIGNMENT OF APPLICATION

This application has been received and is complete _____ (date)

Scheduled to be considered by COW _____

DETAILS OF APPLICATION

Fee Paid \$ _____ Receipt No. _____ Date _____

Date Entered Into Prinsys _____

New File No. _____

Other Related File Nos. _____

By-law No. and Date Passed _____

Expiration Date (if any) _____

Agreement Registration Date (Effective Date) _____ Instrument No. _____

Date Comment Sent to County of Grey _____

Additional Notes: _____
