

Please read the following before filling out this application.

This application can be submitted digitally through the City's online application portal (APLI) on www.barrie.ca.

The City of Barrie is committed to providing applicants with the best possible customer service. In order to ensure an expeditious processing of this **Application for Plan of Condominium Approval or Exemption Approval**, all questions on the application form must be fully answered and all background material, studies and drawings identified on the check list attached to the application must be submitted at the time of application.

Incomplete applications and/or missing information may not enable staff to serve you expeditiously, and may result in delays in reviewing this application. As such, any application deemed incomplete will be returned with fees and will be accepted when the application is deemed complete.

Please confirm that all items required on the application and attached check list are provided and are complete in order to allow City staff to provide you with the best service we can.

In accordance with the provisions of the Planning Act, it is the policy of the Development Services Department to **provide public access** to all development applications and supporting documentation. In making or authorizing submission of this development application and supporting documentation, I/we, the owner or agent acting with authority on behalf of the owner hereby acknowledge the above-noted and provide my/our full consent in accordance with the provisions of applicable Provincial and Federal legislation that the information on this application and any and all supporting documentation provided by myself/ourselves, the applicant, agents, consultants and solicitors, as well as commenting letters or reports issued by the Corporation of the City of Barrie (hereinafter the "**Municipality**") and other review agencies, will be part of the public record, may be published and distributed by the municipality in any form, and will also be fully available to the general public.

ACKNOWLEDGEMENT

I have read the foregoing and acknowledge and understand the application may be returned to me, and review will be delayed if this application is not complete and does not include all the information specified in the application form.

I/we acknowledge and agree that the approval to **make all information public** also constitutes a full release to the **Municipality** of any copyright privileges and hereby undertake full responsibility for ensuring that such release is also obtained from my agents, consultants and solicitors.

I/we accordingly hereby **fully release the Municipality**, and fully indemnify the **Municipality**, from any damage, loss, claim, cause of action, responsibility or consequences whatsoever arising from publishing or releasing the application and supporting and associated information as described above.

Name: _____

Signed: _____ Date: _____



**APPLICATION FOR PLAN OF CONDOMINIUM
 APPROVAL OR EXEMPTION**

To: Development Services Department
 City of Barrie
 70 Collier Street, P.O. Box 400
 Barrie, Ontario
 L4M 4T5

| | |
|---|--|
| OFFICE USE ONLY | |
| File No: <small>Click or tap here to enter text.</small> | |
| Assessment Roll No: <small>Click or tap here to enter text.</small> | |
| Project Name: <small>Click or tap here to enter text.</small> | |
| FEES: For processing a request for an Exemption under Section 9(2) of the Condominium Act is set for \$3,149.18 per application. For processing an application for plan of condominium is set for \$10,096.05 per application. <i>Payment of application fees can be made by Cash, Cheque or Debit only.</i> | Reviewed by: (Development Services Department) |
| | Date: <small>Click or tap to enter a date.</small> |
| | Date Received by Development Services: <small>Click or tap to enter a date.</small> |
| | |

- Exemption under Section 9(2) of the Condominium Act from provisions of Section 51, 51.1 and 51.2 of the Planning Act.
- Pursuant to Section 51 of the Planning Act R.S.O. 1990, I/we hereby submit an application for: Plan of Condominium, and enclose the required fee of **\$10,096.05**.

Submission Requirements:

The following documents are to be submitted:

- ❖ Digital copy (PDF) of all required studies and reports
- ❖ Digital drawing copy of concept condominium plan (PDF & AutoCAD .dwg file)
- ❖ Paper copies of drawings and reports may be required upon request.

DATE: Click or tap to enter a date.

 SIGNATURE OF APPLICANT

INCOMPLETE APPLICATIONS WILL BE RETURNED TO APPLICANT

1. **Name of Applicant and Full Mailing Address:**
Name of Applicant Click or tap here to enter text.
Full Mailing Address Click or tap here to enter text.
Postal Code Click or tap here to enter text.
Telephone Number Click or tap here to enter text.
Email Address Click or tap here to enter text.
Fax Number Click or tap here to enter text.

2. **Name of Applicant's Agent, Planning consultant, and/or Consultant Engineer and full Mailing Address. Note: Unless otherwise instructed the City will contact the first name as the application co-ordinator.**
Name Click or tap here to enter text.
Full Mailing Address Click or tap here to enter text.
Postal Code Click or tap here to enter text.
Telephone Number Click or tap here to enter text.
Email Address Click or tap here to enter text.
Fax Number Click or tap here to enter text.

3. **Name of Registered Owner(s) of Subject Land(s) and Full Mailing Address**
Name Click or tap here to enter text.
Full Mailing Address Click or tap here to enter text.
Postal Code Click or tap here to enter text.
Telephone Number Click or tap here to enter text.
Email Address Click or tap here to enter text.
Fax Number Click or tap here to enter text.

4. **Name of Ontario Land Surveyor and Full Mailing Address**
Name Click or tap here to enter text.
Full Mailing Address Click or tap here to enter text.
Postal Code Click or tap here to enter text.
Telephone Number Click or tap here to enter text.
Email Address Click or tap here to enter text.
Fax Number Click or tap here to enter text.

5. Location of Land(s) Proposed to Be Subdivided:

Municipal Address: Click or tap here to enter text.
Legal Description (Lot/Concession/Registered Plan Numbers/Property Identification Number):
Click or tap here to enter text.

Nearest Intersection: Click or tap here to enter text.
6. Area of Land(s) Proposed to Be Subdivided hectares. Click or tap here to enter text.(ha)
7. Description of any Adjoining Land(s) in the Same Ownership?
Click or tap here to enter text.
8. Present Use of the Land(s) to be Subdivided
Click or tap here to enter text.
9. If a request for an Exemption under Section 9(2) of the Condominium Act, identify the rationale for the consideration for such exemption.
Click or tap here to enter text.
10. Please list here the reports or studies that accompany this application, and is not included in the other appendices. Supply five (5) copies of said reports/studies as *Appendix A*.
Click or tap here to enter text.

11. Proposed Land Use:

Indicate the intended uses of land in the proposal. Please use the following definitions for residential buildings:

Single Detached Residential - a single detached dwelling unit

Duplex or Semi-Detached - a residential building containing two dwelling units

Row/Town - a residential building containing three or more units with individual access to the street

Apartment - a building containing three or more dwelling units each with access to the street via a common corridor

| Intended Use | Residential Units | Number of Lots and/or Blocks | Hectares | Density Proposed (Specify) Units per Hectare | Date of Construction | Floor Coverage | Parking Provided |
|-------------------------------------|-------------------|------------------------------|----------|--|----------------------|----------------|------------------|
| Single Family Residential | | | | | | | |
| Duplex or Semi-Detached Residential | | | | | | | |
| Street Townhouses | | | | | | | |
| Cluster/Block Townhouses | | | | | | | |
| Apartments | | | | | | | |
| Neighbourhood Commercial | | | | | | | |
| Commercial, Other | | | | | | | |
| Industrial | Nil | | | Nil | | | |
| Park or Open Space | | Nil | | Nil | | | |
| Environmental Protection | | | | Nil | | | |
| Institutional (specify) | | | | | | | |
| Other | | | | | | | |
| TOTAL | | | | | | | |

12. Planning Information for Site:

(a) Current Official Plan Designation(s) [Click or tap here to enter text.](#)

(b) Current Zoning [Click or tap here to enter text.](#)

(c) Does the plan as proposed have the necessary Official Plan designation(s) and/or zoning?
 Yes No

(d) **If answer to (c) is NO**, have you submitted an application to the City of Barrie for the corresponding amendments?
 Yes No

(If Yes, specify City's file number) [Click or tap here to enter text.](#)

13. Condominium Application Information for Site:

- (a) Has the municipality approved a site plan? Yes No
- (b) Has a building permit been issued? Yes No
- (c) Is the proposed development under construction? Yes No
- (d) Has the proposed development been completed? Yes No
If YES, date of completion: *Click or tap to enter a date.*
- (e) Is this a conversion of an existing building? Yes No
If YES, does the building contain any residential units? Yes No
- (f) Does the Tenant Protection Act, 1997 apply to the building(s)? Yes No
- (g) Is there a parkland dedication requirement for this proposal? Yes No
If YES, check which applies:

- Cash-in-Lieu 5% for residential lands
2% for commercial/industrial lands
Other

If OTHER, please attach explanation as *Appendix B*.

14. Provide whether Utilities and Municipal Services are located in close proximity: (check with "x" if existing)

- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| (a) Sanitary Sewerage | <input type="checkbox"/> | (d) Water Supply (Mains) | <input type="checkbox"/> |
| (b) Storm Water Sewerage | <input type="checkbox"/> | (e) Electric Power | <input type="checkbox"/> |
| (c) Water Supply (Well) | <input type="checkbox"/> | (f) Gas | <input type="checkbox"/> |

15. What Utilities and Services are existing on/to the subject lands for the proposed subdivision/condominium: (check with "x")

- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| (a) Sanitary Sewerage | <input type="checkbox"/> | (d) Water Supply (Mains) | <input type="checkbox"/> |
| (b) Storm Water Sewerage | <input type="checkbox"/> | (e) Electric Power | <input type="checkbox"/> |
| (c) Water Supply (Well) | <input type="checkbox"/> | (f) Gas | <input type="checkbox"/> |

16. Name and widths of abutting roads, highways or other public rights-of-way:

Click or tap here to enter text.

17. Are there any existing buildings on the land(s) proposed to be subdivided? **If so**, are they to be retained, demolished, removed or other? Please describe. (If additional space is required, attach explanation as *Appendix C*).

Click or tap here to enter text.

18. Are there any easements, restrictions, or other covenants applicable to the land(s) proposed to be subdivided? If so, describe and provide legal survey. (If additional space is required, attach explanation as *Appendix D*).

Click or tap here to enter text.

19. The following features are matters of municipal and/or provincial interest. Please indicate if any of the following are on or abutting the subject property. Explain how they have been incorporated and/or addressed in the development plan and technical/background report(s). Please indicate the page number or section in the report(s) where each issue is addressed.

Features of the Property and Surrounding Area:

| | Features of the site or on abutting lands | Concern or constraint | YES on-site | Yes off-site indicate number of metres away | NO | Reference report and page number/section where concerns are addressed (if yes, report required) |
|---|--|--|--------------------------|--|--------------------------|--|
| a | Agricultural land (within 300m) | Foodland preservation, agricultural capability, land use conflict | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| b | Cultural heritage e.g. archaeological sites or heritage buildings | Heritage preservation | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| c | Water bodies | Watercourse, lake, pond, valley or stream corridor, flood plain, fill regulated, fisheries | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| d | Unstable Lands e.g. Karst topography | Safety, erosion, construction methods | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| e | Environmentally Sensitive Areas/Areas of Natural & Scientific Interest | As defined in Official Plan, or by MNR, protection, land use conflict | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| f | Plant and wildlife habitat (significant) | Wildlife preservation, rare or endangered species, land use conflict | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| g | Stormwater management | Water quantity and quality control, aquatic, ecosystem preservation, flooding protection | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| h | Wetlands (bog, swamp, marsh, etc.) (within 120m) | Protect Significant Wetlands, Preservation | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| i | Woodlands | Preservation | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| j | Aggregates; deposits, extraction | Long term supply, minimize social/env. impacts | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |
| k | Other regional issues | Water quantity and quality control, tourism | <input type="checkbox"/> | Click or tap here to enter text. | <input type="checkbox"/> | Click or tap here to enter text. |

20. What was the previous use of the property?

Click or tap here to enter text.

21. On-Site or Adjacent uses within 500 meters

Please fill in the following table and attach all required studies, in the appropriate appendices. The uses listed below are the ones which may require special treatment.

| | Use on-site, or within 500 metres | YES On-site | YES Off-site How close? (m) | No | Action Required |
|---|--|--------------------------|---------------------------------------|--------------------------|--|
| a | active railway lines (except minor branch lines) | <input type="checkbox"/> | | <input type="checkbox"/> | if within 50 metres a feasibility study (noise, safety, etc.) is required now. Report attached Yes <input type="checkbox"/> |
| b | all controlled access highways or freeways, including designated future ones | <input type="checkbox"/> | | <input type="checkbox"/> | if within 50 metres a noise study is required now. Report attached Yes <input type="checkbox"/> |
| c | crown lands | <input type="checkbox"/> | | <input type="checkbox"/> | |
| d | landfill/dumps, open or closed | <input type="checkbox"/> | | <input type="checkbox"/> | |
| e | quarry open or closed, pit site for sand, gravel, clay, etc. | <input type="checkbox"/> | | <input type="checkbox"/> | |
| f | sewage treatment plant | <input type="checkbox"/> | | <input type="checkbox"/> | residential and other sensitive uses will require a separation distance. Note here the capacity of the plant: Click or tap here to enter text. cubic meters/day Click or tap here to enter text. |
| g | Well head protection areas | <input type="checkbox"/> | | <input type="checkbox"/> | If industrial/commercial, report may be required. |

22. Contaminated soils

- a) Has there been industrial use of the site? Yes No
- b) Has there been filling on the site? Yes No
- c) Is there reason to believe the site may have been contaminated by former uses on the site or adjacent sites? Yes No

If YES to any of the above, then a study showing all former uses of the site, or if appropriate the adjacent site(s), confirmed by the municipality, is required. This study must be prepared by a qualified consultant.

Report attached YES (as Appendix E)

23. I, _____ of _____ of the County of _____, do solemnly declare that all above statements contained in all of the exhibits submitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing it has the same force and effect as if made under oath and by virtue of the "**CANADA EVIDENCE ACT**".

Declared before me at _____

of _____ **in the County of**

_____ **this** _____

day of _____, **20**_____

SIGNATURE OF OWNER OR AGENT

COMMISSIONER OF OATHS

APPLICATION ACCEPTED AS COMPLETE:

This _____ **day of** _____, **20**_____.

APPENDICES

| Appendix | Description |
|----------|---|
| A | Reports and/or studies that accompany this application, and is not included in the other appendices. Response to questions 10, 19 and 21. |
| B | Explanation of Parkland dedication, if required for proposal and is classed as 'Other'. Response to question 13(h). |
| C | Description of existing building's future, if applicable. Response to question 17. |
| D | Description of easements, restrictions, or other covenants, if applicable. Response to question 18. |
| E | A study showing all former uses of the site, or adjacent sites. Response to question 22(c). |

SCHEDULE A
COST RECOVERY AGREEMENT
LEGAL DESCRIPTION
AND
MUNICIPAL ADDRESS

Legal Description: _____

Municipal Address: _____

This Agreement made this _____ day of _____, 20____.

COST RECOVERY AGREEMENT

B E T W E E N:

(hereinafter referred to as “the Applicant”)

AND

THE CORPORATION OF THE CITY OF BARRIE

(hereinafter referred to as “the Corporation”)

WHEREAS the Applicant has made application to the Corporation for planning approval necessary to develop the lands described in Schedule “A” (the “Lands”);

AND WHEREAS the Applicant is the owner of the lands or has the consent of the owner of such lands to make such application;

AND WHEREAS it may be necessary to investigate and resolve planning, engineering, legal and/or other issues;

AND WHEREAS the Corporation may, at its sole discretion, find it necessary to engage professional planning, engineering, legal and other services in reviewing the application;

NOW THEREFORE in consideration of the sum of \$5 paid by the Corporation to the Applicant and in further consideration of the Corporation reviewing such application and incurring costs in so doing (the sufficiency of which is acknowledged by the Applicant), the parties agree as follows:

1. This agreement shall not be construed as the Corporation’s acceptance or approval of the application.
2. The Corporation agrees to review the application and may retain such additional planning, engineering, environmental, legal and/or other consultants as are deemed necessary by the Corporation to thoroughly evaluate the application. Save and except for the legal services retainer disclosed in Paragraph 3 below, prior to retaining such additional consultants, prior to retaining such consultants, the Corporation shall advise the Applicant of its intention to do so and shall advise the Applicant as to the proposed purpose for such retainer, the proposed consultant, the proposed terms of reference and the proposed estimated costs. The Applicant may make submissions to the Corporation with respect to the foregoing information within 7 days of receipt of same. The Corporation shall consider such submissions in good faith, but shall retain its sole discretion with respect to such retainer. The Applicant shall be entitled to the provision of final reports submitted by such consultants but not to drafts, or communications which would otherwise be privileged. The Applicant agrees that with respect to legal consultants all such work shall be solicitor-client privilege to which it has no access.

3. The Corporation hereby notifies the Applicant that it intends to retain Barrie's Solicitor to provide legal services relating to the preparation and execution of an agreement contemplated by the Planning Act.
4. The Applicant shall pay all reasonable costs specific to the application as incurred by the Corporation for its solicitor (on a complete indemnity basis) and other consultants and its administrative costs (application fees authorized pursuant to the Corporation's Fees By-law) as amended from time to time prior to the date of this agreement in respect of the application, including interest on arrears if incurred as the result of delay in payment by the Applicant. Notwithstanding the foregoing, in the event proceedings are commenced by the Applicant or the Corporation with respect to the application which results in the Applicant and the Corporation advocating positions which are opposed in interest, the Corporation shall not be entitled to collect such costs or recover expenses from the Applicant in connection therewith from the date of commencement unless so ordered by the tribunal or adjudicator determining the outcome of such proceedings.
5. The Applicant shall, upon being notified from time to time, deposit sufficient funds with the City to cover the estimated expenses including all consulting fees and disbursements. In default of such deposits being made, the Corporation may refuse to continue to process the application, refuse to execute any agreement required as a condition of development approval or take such legal action against the Applicant as it deems necessary.
6. The Corporation upon completion, termination, withdrawal of the application, or the filing of proceedings being commenced as contemplated in paragraph 4 above whereby the Applicant and the Corporation are advocating positions which are opposed in interest, shall prepare and submit a final statement of account to the Applicant, including copies of all invoices submitted to it by its consultants. Surplus funds held by the Corporation shall be returned to the Applicant within sixty (60) days of such completion, termination or withdrawal. Surplus funds shall not be returned to any mortgagee or subsequent owner of the property referred to in the application except on the written direction of the Applicant or pursuant to a Court Order.
7. This Agreement shall not stand in lieu of or prejudice the rights of the Corporation to require such further and other agreements permitted by provincial or federal legislation in respect of any application that the Corporation may deem necessary.
8. This Agreement constitutes the entire agreement of the parties to date with respect to the payment of the Corporation's costs for professional planning, engineering, legal and other services required in consideration of the application. Any subsequent agreement which includes a provision relating to costs incurred by the Corporation shall be deemed to be supplementary to this agreement and shall not supersede this agreement.
9. This Agreement shall be effective from the earlier of the date of this agreement and the date the application referred to herein was submitted to the Corporation.
10. The persons signing this Agreement on behalf of the parties warrant that each person who signs this Agreement is authorized to represent that party and to bind it in this Agreement.
11. This Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and assigns.
12. Should any provision or any part of any provision of this Agreement be declared null, void or inoperative, the remainder of the Agreement shall remain in full force and effect and shall be interpreted as a complete entity.
13. The Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

14. Any notice required pursuant to this Agreement shall be in writing and delivered personally, by confirmed facsimile transmissions ("fax") or sent by registered mail to the following addresses:

The Applicant:

Mailing address:

Delivery address:

Fax number:

Attention:

The Corporation:

The Corporation of the City of Barrie
Legislative & Court Services
Attention: Wendy Cooke, City Clerk
70 Collier Street, Box 400
Barrie, ON L4M 4T5
(705) 726-4242 (Fax) 739-4243

or to such other addresses either of the Parties may indicate in writing to the other.

Any notice given in accordance with this shall be deemed to have been received:

- i) upon delivery, if delivered personally;
- ii) at the time of transmission if sent by fax between 9:00 a.m. and 4:00 p.m. EST, or, if sent before or after such times, on the next business day; or
- iii) on the fifth day after posting, if sent by registered mail, provided that if such day is a Saturday, Sunday or holiday, on the next business day thereafter.

APPLICANT

Per: _____ c/s

Name:
Title:

Per: _____ c/s

Name:
Title:

**THE CORPORATION OF
THE CITY OF BARRIE**

Per: _____
Wendy Cooke, City Clerk
I have authority to bind the
Corporation

I/We have authority to bind the corporation