

OFFICE USE ONLY

Application #: _____ Ward #: _____ File Lead: _____
 Application Received (dd/mm/yyyy): _____ Fee Received: \$ _____
 Client Service Centre Staff: _____



PLAN OF SUBDIVISION

APPLICATION FORM

Section 51 of the Planning Act, RSO 1990, as amended (O.Reg. 544/06)

Notice of Public Record

All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, C.P.13.

Municipal Freedom of Information and Protection Act

Personal information on this form is collected under the authority the Planning Act, RSO 1990, c. P. 13 and will be used to process this application. Questions about this collection may be directed by mail to Manager, Business Support Services, Planning Infrastructure and Economic Development Department, 110 Laurier Avenue West, Ottawa, K1P 1J1, or by phone at (613) 580-2424, ext. 24075.

SECTION 1: BACKGROUND INFORMATION

** Mandatory Field*

***Site Address or Location:**

4200 Innes Road, Ottawa, ON

Have you pre-consulted with City Staff? Yes No

If Yes, please indicate the date of the pre-consultation (dd/mm/yyyy):

OCTOBER 2016

For any and all previously approved, and concurrent development application(s), please list application numbers:

Application #'s:

D02-02-17-0006

Applicant/Agent Information:

***Name:**

Lloyd Phillips & Associates Ltd.

***Mailing Address:**

1827 Woodward Drive, Suite 109, Ottawa, Ontario, K2C 0P9

***Telephone:**

613-236-5373

***Email Address:**

lloyd@lloydphillips.com

Registered Property Owner Information:

Same as above

***Name:**

INNES SHOPPING CENTRES LIMITED

***Mailing Address:**

700 Applewood Crescent, Suite 200, Vaughan, Ontario, L4K 5X3

***Telephone:**

905-326-6400 x7744

***Email Address:**

aclodd@smartcentres.com

SITE DETAILS

Legal Description:

CUMBERLAND CON 11 PT LOT 1; RP 4R28870 PARTS 13 TO 15
PIN: 14563-1329

What is the land currently used for?

Currently vacant, and formerly used for crop cultivation.

Lot frontage:

m

Lot depth:

m

Lot area: _____ m²

OR

Lot area: (irregular lot)

m²

PROPOSAL DETAILS

Development Information

| Proposed Land Uses | Number of Units | Number of Lots or Blocks Shown on the Plan | Number of Parking Spaces | Total Area of Land Occupied by Use (in Hectares) |
|--------------------|-----------------|--|--------------------------|--|
|--------------------|-----------------|--|--------------------------|--|

Residential Dwellings (Refer to [Zoning-By-Law](#) for dwelling-type definitions)

| | | | | |
|---------------------|----------------------|----------------------|----------------------|----------------------|
| Detached | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Semi-detached | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Multiple Attached | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Stacked | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Apartment | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Other | <input type="text"/> | 3 | <input type="text"/> | 4.03 |
| Park and Open Space | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Roads | n/a | 1 | n/a | 1.76 |
| Totals: | <input type="text"/> | 4 | <input type="text"/> | 5.79 |

Non-Residential

| | | | | |
|----------------|----------------------|----------------------|----------------------|----------------------|
| Institutional | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Commercial | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Industrial | <input type="text"/> | 3 | <input type="text"/> | 5.53 |
| Other | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Totals: | <input type="text"/> | 3 | <input type="text"/> | 5.53 |

COMMUNITY NOTIFICATION

Have you contacted the Ward Councillor to explain this proposal?

Yes No

Have you contacted the Registered Community Organization's representative(s) to explain this proposal?

Yes No

If **Yes**, indicate the name of the Registered Community Organization(s):

Indicate the name of the Registered Community Organization(s) here.

SECTION 2: APPLICATION TYPE AND FEES

Please don't hesitate to visit the [Plan of Subdivision](#) website for more information.

Fees must be paid in full at the time of application submission.

Please select and fill in only one of the three options for fee payment below.

Application for New Development

- | | |
|---|-------------|
| <input type="radio"/> 1. a) From 1 to 40 Dwelling Units | \$34,609.56 |
| <input type="radio"/> 1. b) From 1 to 40 Dwelling Units Plus Non-Residential Uses | \$42,039.56 |
| <input type="radio"/> 2. a) From 41 to 250 Dwelling Units | \$61,329.56 |
| <input type="radio"/> 2. b) From 41 to 250 Dwelling Units Plus Non-Residential Uses | \$68,759.56 |
| <input type="radio"/> 3. a) 251 or More Dwelling Units | \$74,505.56 |
| <input checked="" type="radio"/> 3. b) 251 or More Dwelling Units Plus Non-Residential Uses | \$81,935.56 |
| <input type="radio"/> 4. Non-Residential Uses | \$28,953.56 |

NOTE: If any fields were completed within the Non-Residential Section of Page 3, then the applicant is required to choose from 1.b), 2.b), 3.b) or 4.

PLUS Initial Engineering Design Review and Inspection Fee

- | | |
|--|-------------|
| <input type="radio"/> Value of Infrastructure and Landscaping <= \$300,000 | \$5,000.00 |
| <input checked="" type="radio"/> Value of Infrastructure and Landscaping > \$300,000 | \$10,000.00 |

PLUS Initial Conservation Authority Fee

- | | |
|--|------------|
| <input checked="" type="checkbox"/> Initial Conservation Authority Fee | \$3,610.00 |
|--|------------|

OR

Revision of an Existing Application

- | | |
|--|------------|
| <input type="checkbox"/> Manager Approval | \$4,596.17 |
| (Initial Engineering Design Review and Inspection fee and Initial Conservation Authority fee not applicable) | |

OR

Extension of an Existing Application

- | | |
|--|------------|
| <input type="checkbox"/> Manager Approval | \$3,401.00 |
| (Initial Engineering Design Review and Inspection fee and Initial Conservation Authority fee not applicable) | |

Are multiple Applications being submitted?

Each planning fee will be reduced by 10% if two or more planning applications are submitted at the same time and for the same lands. Committee of Adjustment, Conservation Authority, and Engineering Design Review and Inspection fees are not subject to this reduction. If "Yes" is checked, the fee will be adjusted accordingly.

Yes No

Fees Total: \$95,545.56

SECTION 3: SUBMISSION REQUIREMENTS

Study and plan requirements are outlined for the applicant during [Pre-application Consultation](#). Pre-application Consultation is mandatory for all new Draft Plan of Subdivision proposals. If your application is not subject to Pre-application Consultation you are strongly encouraged to contact the Planning, Infrastructure and Economic Development Department to discuss study and plan submission requirements. If you fail to consult with staff, the City cannot guarantee the completeness or accuracy of your application submission, which may result in processing delays. A [help guide](#) can be viewed in order to prepare studies and plans, as well as gather information on general development considerations.

Standard Plans and Studies (mandatory submission requirements)

- ✓ Draft Plan of Subdivision (15 copies)
- ✓ Survey Plan (2 copies)
- ✓ Planning Rationale (Including Design Statement and Integrated Environmental Review Statement) (4 copies)
- ✓ A CD containing the Draft Plan of Subdivision in AutoCAD or MicroStation CAD format. (See Technical Requirements below.)

Potential Plans and Studies (may be required at time of submission or as a condition of draft approval)

Engineering

- Grade Control and Drainage Plan (6 copies)
- Site Servicing Plan (6 copies)
- Composite Utility Plan (2 copies)
- Community Transportation Study and/ or Transportation Impact Study / Brief (12 copies)
- Assessment of Adequacy of Public Service / Site Servicing Study (6 copies - urban proposals only)
- Servicing Options Report (5 copies - rural proposals only)
- Hydrogeological and Terrain Analysis (5 copies - rural proposals only)
- Reasonable Use Study (5 copies - rural proposals only)
- Hydraulic Watermain Analysis (3 copies)
- Stormwater Management Report / Brief (6 copies)
- Geotechnical Study / Slope Stability Study (4 copies)
- Groundwater Impact Study (6 copies)
- Wellhead Protection Plan (6 copies)
- Erosion and Sediment Control Plan (8 copies)
- Noise / Vibration Study (3 copies)
- Roadway Modification Plan (15 copies)
- Confederation Line Proximity Study (9 copies)

Planning / Design

- Landscape Plan (5 copies)
- Concept Plan Showing Ultimate Use of Lands (3 copies)
- Minimum Distance Separation (MDS) (3 copies)
- Agrology and Soil Capability Study (5 copies)
- Cultural Heritage Impact Statement (3 copies)
- Archeological Resource Assessment (3 copies)

Environmental

- Phase 1 Environmental Site Assessment (5 copies)
- Phase 2 Environmental Site Assessment (5 copies)
- Record of Site Condition (4 copies)
- Tree Conservation Report (5 copies)
- Mine Hazard Study / Abandoned Pit or Quarry Study (4 copies)
- Impact Assessment of Adjacent Waste Disposal / Former Landfill Site (6 copies)
- Assessment of Landform Features (7 copies)
- Mineral Resource Impact Assessment (4 copies)
- Environmental Impact Statement (11 copies)

If a Tree Conservation Report and Environmental Impact Statement are required, the Tree Conservation Report should be included within the Environmental Impact Statement

Technical Requirements

- The Draft Plan of Subdivision must be folded to 21.6 cm x 35.6 cm (8½" x 14").
- Many of the plans and studies collected in support of this application must be signed, sealed and dated by a qualified engineer, architect, surveyor, planner or designated specialist. The City will not review a plan or study if it is missing this information.
- Electronic copies of all required studies and the Draft Plan of Subdivision must be supplied on a Compact Disk (CD is preferred to DVD) in Adobe .pdf format. Electronic document names should match the study/plan names contained in Section 3 of this form. Ensure that the CD(s) accompanies your application submission. These documents will be made publicly available on the [City's Development Applications Search Tool](#).
- The Draft Plan of Subdivision must be referenced to the Horizontal Control Network and signed by the property owner.
- The Draft Plan of Subdivision, and any subsequent revisions must be supplied on a CD in AutoCad or MicroStation CAD (computer aided design) format, in metric units, with reference bearing identified and labelled. If possible, the Plan must also be georeferenced and provided in grid format ie. coordinated in MTM zone 9, NAD83. Linework must clearly indicate perimeter of subdivision and each lot, block or part internal to the subdivision with clear text labels.

- The Surveyor must incorporate the City's signature block onto the Draft Plan of Subdivision. The block should read as follows:

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN
OUR LETTER DATED

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER
SECTION 51 OF THE PLANNING ACT.

THIS DAY OF , .

 Day *Month* *Year*

(Insert Name of Manager), Manager
Development Review
Planning, Infrastructure And Economic Development Department
Infrastructure Services And Community Sustainability
City Of Ottawa

- Prior to draft approval the applicant will be requested to submit one full-sized Mylar copy of the Draft Plan of Subdivision, as well as two reduced Mylar copies 21.6 cm x 27.9 cm (8 ½" x 11").

Legal Requirements

- All signatures requested through this document must be hand-written.

Financial Requirements

- Large black and white signs describing the proposal will be posted on the subject property. The fee for this service is included as part of the application cost (\$757.10). Additional signage, if required will be invoiced to the applicant at a cost of \$378.55 per sign.
- Additional fees may be required throughout the development review process, including, but not limited to, parkland dedication, peer review of technical reports, Conservation Authority fees, agreements and associated fees and applicable securities.

SECTION 4: DECLARATIONS

Authorization by the Owner allowing the Applicant to submit the Application

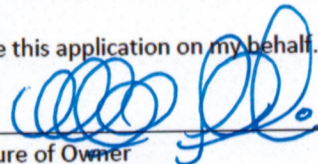
The Registered Property Owner must complete this section to authorize an Applicant to act on his or her behalf, and declare that the information provided within this application is accurate and true.

If the application is to be signed by an Applicant on behalf of the Owner, the following authorization must be completed or the owner must submit a letter of authorization. Declarations included within this section must contain original signatures and seals.

I, am the owner of the land that is subject of this application and I authorize

to make this application on my behalf.

Date (dd/mm/yyyy):


Signature of Owner

Affidavit or Sworn Declaration that the Information is Accurate

The person carrying out the application (Registered Property Owner or Applicant) must complete the sworn declarations in this section:

I, , of the City of agree to abide by all City

and Planning Act requirements in consulting with the public and do solemnly declare that all of the above statements contained in the application are true 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. I acknowledge that all information provided on this form (with the exception of personal information), including supporting documentation, is collected under the authority of the Planning Act, and will be accessible to the public and governmental and technical agencies for review.

SWORN (or Declared) BEFORE ME

At

This Day Of ,

Commissioner of Oaths

Signature of Applicant or Owner

SECTION 5: ENVIRONMENTAL SITE ASSESSMENT

Part 1: Statement of the Site Owner Concerning Environmental Site Assessment (ESA)

The Owner / Applicant must complete Section A, regardless of whether a Phase 1 ESA has been completed for the site.

Where an ESA is required, the Owner or Applicant and the Consultant responsible for preparing the study, must complete both Sections A and B below.

Section A:

- I acknowledge that the City of Ottawa is not responsible for the identification and / or remediation of contaminated sites. I also agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise related to the site or any other lands impacted by the site, that I will not make any claim whatsoever against the City of Ottawa, its respective directors, officers, employees, or agents, or any of the foregoing, for or in respect of any loss, damage, injury or costs.

Section B:

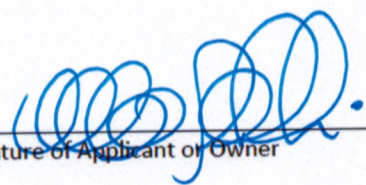
This is to certify that as the Owner / Applicant of the site, I have hired

PATERSON GROUP INC

as the principal consultant to undertake a Phase 1 Environmental Assessment. I have undertaken reasonable inquiry into the previous ownership and uses of the property and to the best of my knowledge I have provided to the principal consultant, information relevant to the principal consultant's investigation of the environmental condition of the site. I agree to provide copies of the said Phase 1 Environmental Site Assessment on request.

Name: INNES SHOPPING CENTRES LIMITED

Address: 700 Applewood Crescent, Suite 200, Vaughan, Ontario, L4K 5X3


Signature of Applicant or Owner

Date (dd/mm/yyyy):

11/04/2018

Part 2: Affidavit of Principal Consultant Concerning Environmental Site Assessment

I, Mark D'Arcy, of the City of Ottawa

MAKE OATH AND SAY AS FOLLOWS:

I am a qualified person as defined by Ontario Regulation 153/04, as amended

I am the Associate, of Paterson Group Inc.

and have personal knowledge of the matters set out below.

I, Paterson Group Inc., was retained or employed as the principal environmental consultant to undertake or supervise the Phase 1 Environmental Site Assessment of the site located at 4200 Innes Road, Ottawa

The assessment activities at the site have been completed in accordance with Ontario Regulation 153/04, as amended.

- I am employed or retained by the Owner/Applicant, or the company operating on the site in another capacity.
- I am not employed or retained by the Owner/Applicant, or the company operating on the site in another capacity.

Findings of the said Phase 1 Environmental Site Assessment are that:

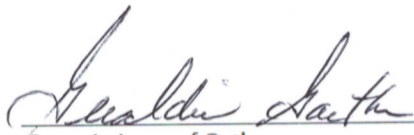
- There are no issues of actual or potential environmental concern with respect to soil and / or groundwater quality or potentially contaminating activities as defined by O. Reg 153/04 as amended and a Phase 2 Environmental Site Assessment will not be required; or
- There are issues of actual or potential environmental concern with respect to soil and / or groundwater quality and/or potentially contaminating activities as defined by O. Reg 153/04 as amended, and a Phase 2 Environmental Site Assessment is required to investigate the identified issues.


SWORN (Or Declared) BEFORE ME

At the City, of Ottawa,

In the Province of Ontario,

This 3 day of April, 2,018


Commissioner of Oaths


Signature of Consultant

Address of consultant: 154 Colonnade Road South, Nepean, Ontario, K2E 7J5

Telephone # of consultant: (613) 226-7381

SECTION 6: UNDERTAKING FOR ONTARIO MUNICIPAL BOARD APPEAL

TO: CITY OF OTTAWA

FROM: Name: INNES SHOPPING CENTRES LIMITED

Address: 700 APPLEWOOD CRES, VAUGHAN ON L4K5X3

SUBJECT: APPLICATION FOR PLAN OF SUBDIVISION

Address of Site: 4200 Innes Road

Where the City of Ottawa substantially supports the application for a Plan of Subdivision,

Name of Applicant: INNES SHOPPING CENTRES LIMITED

Hereby undertakes to pay, in accordance with section 18 of By-Law No. 2001-389 of the City of Ottawa, upon receipt of invoice from the City, any and all legal costs, including all disbursements of the City, to an upset limit of \$10,000 in respect of preparation for and attendance at an Ontario Municipal Board hearing, until the matter is finally resolved by the said Board.

It is hereby acknowledged that "hearing" shall include all attendances before the Board in respect of the said application whether in person, telephone conference call or other means as directed by the Board.

Dated at Ottawa this Day day of Month, Year.

Please complete 1 or 2.

For Applicants and Individuals

1
Signature of Applicant
(Please print Name)
Signature of Witness
(Please print Name)

For Corporations and Companies

2
INNES SHOPPING CENTRES LIMITED
Corporate name (if applicable)
(Authorized Signature) I have the authority to bind the Corporation
MAURO PAMBIANCHI
AUTHORIZED SIGNING OFFICER
(Please print Name and Title)