

For Office Use Only

Pre-consultation date: July 13, 2023

Date Application Received: _____ File Number: _____

Fee Received: _____ Date Application Deemed Complete: _____

Legal Deposit: No Yes:(\$) _____

Zoning By-Law Amendment Application Form

Pursuant to Sections 34, 36, 37, 38 or 39 of the Planning Act, R.S.O. 1990, c. P.13 as amended

Applicant Checklist

Please check to ensure the following is provided:

- Five (5) paper copies of completed application and one (1) electronic copy
- Completed Authorization Form (if applicable)
- Legal Deposit (if applicable)
- Deed/transfer
- Survey (most up to date)
- Pre-Consultation Form
- Required Studies (if applicable)
- Application Fee (see below for fee amount)

Type of Application Being Requested and Required Fee

Please indicate which type of application you are applying for:

- Principal Zoning By-law Amendment (\$1,221.23) **With Concurrent OPA application**
- Secondary Zoning By-law Amendment (\$914.21)
- Lifting Holding By-law (\$121.87)
- Temporary Use By-law (\$914.21)

Owner/Applicant Information

Name of Property Owner(S): Pomegranate Holdings Inc (c/o Kevin James)

Telephone: (Home) _____ Cell: 613-812-0068 Work: _____

Mailing Address: 125 Rideau Court Perth, ON K7H 3C5

Email Address: kmjames521@gmail.com

Name of Applicant/Agent: Tracy Zander, ZanderPlan Inc (representing Ekobuilt)

(If Applicant/Agent is different than Property Owner, the Owner's Authorization is required (see p. 9)

The Applicant/Agent will receive all communications relating to this application.)

Telephone: (Home) _____ Cell: _____ Work: 613-264-9600

Mailing Address: PO Box 20148 Perth ON K7H 3M6

Email Address: tracy@zanderplan.com

Municipal Freedom of Information and Protection of Privacy Act

Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Property Description/Location and Information

1. Legal Description of Property

Civic Address: 125 Wilson Street

Reference/Registered Plan Number: _____

Part/Lot/Block Number: PINS 05173-0129, 05173-0127, 05173-0130 and 05173-0132 to be consolidated

Concession Number: 2 Lot Number: 2

Assessment Roll Number: .0921-030-075-02000, 0921-030-075-01900, 0921-030-075-17401, 0921-030-075-17410

2. Dimensions of Property: (metric)

Frontage: 59.23 m (Elliot St) Depth: 60.9 m Area: 3,596 m²

3. Easement or Restrictive Covenants: Yes No

(If yes, describe): _____

4. Are there are of the following uses or features on the subject lands or within 500 meters of the subject property?

(Please check all following uses and features that apply and indicate whether they apply to the subject property or to a property within 500 meters. If within 500 meters of subject land, please give approximate distance.)

Bulk Fuel Storage Facility: _____

Landfill Site (Active or Closed): _____

Sewage Treatment Plant/Lagoon: _____

Industrial Use Designated for Aggregate Extraction: _____

Active Railway Line: ~215 metres

Flood Plain or Other Natural Hazard: _____

Natural Gas or Oil Pipeline: _____

Contaminated Site: _____

Provincially Significant Wetland: _____

Area of Natural and Scientific Interest (ANSI): _____

Fish/Wildlife Habitat: _____

Designated Heritage Building/Site: _____

5. Is the property within Source Water Protection Zone?

No

Yes: IPZ Level 2

Official Plan and Zoning Information

1. What is the current Official Plan designation of property? Highway Commercial District and Residential Area

2. How does the application conform with the Official Plan?

Concurrent Official Plan Amendment required to place the property in a site specific Highway Commercial District designation to permit a mixed use building onsite

3. What is the current Zoning of the property? C2-10-h, R2 and R4-h

4. What are the existing uses of the subject land and how long have they continued?

Existing residential buildings and accessory buildings to be removed

5. What is the nature and extent of the proposed amendment? _____

Re-zone to a site specific zone to permit a mixed use building onsite

6. What is the proposed Zoning of the property? C2 - exception

7. Why is the proposed amendment requested? _____

To permit a mixed use (commercial/residential) on the site

8. What are the proposed land uses?

6-storey mixed use building with 63 residential units and ~590 square metres of gross leasable commercial space

Notable Site Use Changes

1. Will the proposed use extend beyond the boundary area of settlement area?

Yes No

(If yes, please attached a description and drawing of the use intended beyond the settlement area)

2. Does the proposal remove land from an area of employment?

Yes No

(If yes, please indicate below)

- Converts all or part of a commercial, industrial or institutional building to residential use
- Converts a brownfield site to a residential use (note that application will require a Record of Site Condition)

Building/Structure and Servicing Information

1. Are there any existing buildings or structures on the subject land? Yes No

If yes, please provide the following information for each building or structure (use metric measurements)

Type: existing buildings to be removed

Front Lot Line Setbacks: _____ Rear Lot Line Setbacks: _____

Side Lot Line Setbacks (both sides): _____

Height: _____ Dimensions/Floor Area: _____

Date the existing buildings or structures were constructed on the subject land?

unknown

2. Are there any proposed buildings or structures to be erected on the subject land?

Yes No

If yes, please provide the following information for each building or structure (use metric measurements)

Type: 6 storey, mixed use building

Front Lot Line Setbacks: 6.1 m Rear Lot Line Setbacks: 6.45 m

Side Lot Line Setbacks (both sides): 28.75 m interior and 6.1 m exterior side yard

Height: 20.73 metres Dimensions/Floor Area: _____

Proposed date of construction: 2024 Additional Parking Spaces: 96 spaces

3. Is access to the subject land to be/or is currently provided by:

Municipal Road (please circle if it is maintained either seasonally or year round)

Private Road/Lane

County Road

Other (describe): _____

4. Type of Water Supply to Subject Lands:

Publicly owned and operated piped water system

Privately owned and operated piped water system

Privately owned and operated individual well

Communal well

Lake or other water body: _____

Other Source: _____

5. Type of sewage Disposal System Servicing Subject Lands:

- Publicly owned and operated sewage disposal system
- Privately owned and operated septic system
- Communal septic system
- Other means: _____

6. Provision of Storm Drainage:

- Piped Municipal Storm Sewers
- Ditches
- Swales
- Other means: _____

7. Other Serviced and Utilities Available:

- Electricity
- Natural Gas
- School Bussing
- Garbage Collection
- Other: _____

Other Planning Applications

1. Has the site ever been subject/or currently is the subject of an application under the *Planning Act* for:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Other: _____ |

If yes to any of the above, please fill out the information below (if more than one, please attach a separate sheet with below application information)

File Number: application to be filed concurrently

Name of Approval Authority Considering Application: _____

Land Affected by Application: _____

Purpose: _____

Status: _____

Effect on requested amendment: will permit the mixed use building in the OP

2. Has any property within 120 meters of the subject land been subject to any application under the *Planning Act* for:

Official Plan Amendment

Zoning By-law Amendment

Plan of Subdivision

Consent

Minor Variance

Other: _____

If yes to any of the above, please fill out the information below (if more than one, please attach a separate sheet with below application information)

File Number: _____

Name of Approval Authority Considering Application: _____

Land Affected by Application: _____

Purpose: _____

Status: _____

Effect on requested amendment: _____

3. Is this application a re-submission? Yes No

(If yes, describe how the application has been changed from the original)

4. Identify if the land has ever been subject of a Minister's Zoning Order, if known, give the Ontario Regulation Number of that Order: n/a

Required Sketch Information

The following information must be included in the required sketch to be submitted with your complete application.

(Please check to confirm the following has been included)

Boundaries, dimensions and area of the subject property

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 the side yard lots lines

- Approximate location of all natural and artificial features on the subject land and on adjacent land including: buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, floodplains, wooded areas, wells and septic systems, and any such features which in the applicant's opinion may affect the application
- Current uses on the land adjacent to the subject land
- Location, width and name of any roads within or abutting the subject land, indicating whether it is a public traveled road, unopened road allowance, private road or a right-of-way including any parking and docking facilities
- Location and nature of any easement affecting the subject land

Required Studies

This application form must be accompanied by all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided. A pre-consultation meeting with Planning and Development staff is required PRIOR to the submission of this application.

Notice to Applicant

Subject to an initial application review, the Town of Perth may accept and declare this application complete on the basis that the required application fee and any required deposit has been paid. However, the applicant hereby acknowledges that the application will cease to be complete in the event that the Town's costs for processing the application exceed the initial application fee or exceed 75% of the value of any required processing deposit and in such circumstances the processing of the application will be suspended until the funds necessary to pay outstanding costs and the initial application fee or the initial deposit, as applicable have been reinstated.

Declarations

Authorization of Owner for Agent to Make the Application:

If the application is to be signed by an applicant/agent/solicitor on behalf of the owner, the following authorization must be completed or the owner must submit a letter of authorization.

I/We, Kevin James Pomegranate Holdings Inc., am/are the owner(s) of the land that is subject of this application and I/we authorize, ZanderPlan Inc, to make this application on my/our behalf.

Signature: 
(Registered Owner)

Date: Sep 14 / 2023

Signature: _____
(Registered Owner)

Date: _____

Consent of Owner:

I/We, Kevin James Pomegranate Holdings Inc., am/are the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or 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.


Signature: 
(Registered Owner)

Date: Sep 14 / 2023

Freedom of Information / Access to Property Consent:

The applicant/owner hereby acknowledges that this application is a public document and all information provided in the application and information submitted with the application will be available for public review and scrutiny

(Personal contact information including mailing address, email address and phone numbers will remain confidential).



Owner's Signature

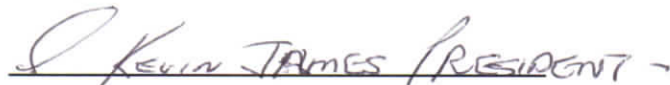


Applicants Signature

The owner hereby authorizes Planning Staff or employees of the Corporation of the Town of Perth working on behalf of the Director of Development Services to enter into the lands that are subject to this application during the regular business hours of the Town of Perth for the purpose of inspecting, evaluating and recording information about the site's terrain and drainage, the exterior of any buildings and any other exteriors features relevant to the application.



Owner's Signature



Owner's Name and Title *(Please Print)*

Agreement to Indemnify:

The applicant hereby agrees to indemnify and save harmless The Corporation of the Town of Perth (the "Town") from all costs and expenses that Town may incur in the connection with the processing of the Applicant's planning application for the approval under The Planning Act.

Without limiting the foregoing, such costs and expenses shall include all administrative, legal, engineering, planning, advertising, and consulting fees and charges incurred or payable by the Town to process the application, together with all costs arising from the Town, if required or requested by the Applicant appearing at any hearing of appeal to the Ontario Land Tribunal ("OLT") from any decisions by Town Council, the Committee of Adjustment or the County's Land Division Committee as the case may be, approving the Applicant's application.

The Applicant agrees that if any amount owing to the Town in respect to the application is not paid within 30 days of being issued; the Municipality will not be required to process or to continue processing the application or appear before the OLT in support of a decision approving the application until the amount has been paid in full.

The Applicant further agrees, that any amount owing by the Applicant is a debt of the Applicant and the Town, in addition to other remedies available to it by law, is entitled to recover the amount owing with interest from the Applicant by actions in the Courts.

Signature: [Signature]
(Registered Owner)

Date: Sept 14/2022

Affidavit or Sworn Declaration that the Information is Accurate:

(To be signed in the presence of a Commissioner)

I Tracy Zander
ZanderPlan Inc, of the Twp of DNE, solemnly declare that all of the above statements contained in this 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*.

Declared before me at the

Town of Perth in the County of Lanark
this 18 day of September, 2023.

[Signature]
Signature of Applicant or Owner

[Signature]
Commissioner of Oaths

Danielle Kathleen Morrow, a Commissioner, etc.,
Province of Ontario, for Anderson Foss Professional
Corporation, Barristers and Solicitors.
Expires April 3, 2025.