

RECEIVED

JUN 19 2020



CLEARVIEW TOWNSHIP
PLANNING & DEVELOPMENT DEPT.

**SITE PLAN APPROVAL
APPLICATION FORM**

1.0 OWNER & AGENT INFORMATION

Owner(s) Name: Sobeys Capital Incorporated c/o Phil Busby

Address: 4980 Tahoe Boulevard Mississauga Ontario L4W 0C7
PO BOX Street Name & Number City Province Postal Code

Telephone: 905-238-7124 Mobile: 647-394-6797

Email: Phil.Busby@sobeys.com

Agent Name & Firm: KWA Site Development Consulting Inc. c/o Rob Walker

Address: 2453 Auckland Drive Burlington Ontario L7L 7A9
PO BOX Street Name & Number City Province Postal Code

Telephone: 226-883-1012 Mobile: _____

Email: rob.walker@kwasitedev.com

Please submit a list as a separate appendix of any additional individuals or firms that will be working on this application (e.g., Planners, Engineers, Surveyors, Solicitors) if you wish.

1.1 The primary contact for all matters relating to this application (pick one): Owner Agent

1.2 Please list below the holders of any mortgage, other charge, or encumbrance on the subject lands:

Mortgagee: N/A

Address: _____
PO BOX Street Name & Number City Province Postal Code

Telephone: _____ Email: _____

Holder of any other

charge or encumbrance: N/A

Address: _____
PO BOX Street Name & Number City Province Postal Code

Telephone: _____ Email: _____

2.0 APPLICATION TYPE & LOCATION DETAILS

2.1 Application Type:

Site Plan Approval

Site Plan Amendment to File No. _____

2.2 Subject Property

Legal Address:	Part of Lot 26, Concession 3		
Municipal Address:	7595 Highway 26		
Roll Number:	432901000217850	PIN:	

2.3 Easements and Restrictive Covenants:

Are there any easements, restrictive covenants, right-of-ways, or other registered agreements affecting the subject property? Yes No

If you answered **yes** above, please provide a description of each and its purpose:

N/A

2.4 Current Official Plan & Zoning of the Subject Lands:

Official Plan Designation:	Commercial
Zoning:	Large Format Commercial Exception Hold (C4-1-H4)

3.0 PROPOSAL DETAILS

3.1 Current and Proposed Land Uses

Current uses:	Vacant
Length of time the current uses have occurred on the subject lands:	Former agricultural lands with operations until 2000.
Proposed uses:	Food Store and Commercial Units

3.2 Please provide a brief description of the proposal:

Proposed 2524m² (27,168 sq.ft.) Foodland with attached 940m² (10,118 sq. ft.) retail unit and standalone 273m² (2934 sq.ft.) retail unit. 196 parking spaces are proposed.

4.0 DETAILS OF THE SUBJECT LANDS

4.1 Frontage, Depth, and Area of the subject lands in metric units.

Frontage	133m
Depth	129m approx.
Area	16,962m ² (4.19 acres)

4.2 Access to the subject lands will be gained by:

- Provincial Highway
 County Road
 Private Road
 Other
 Township Road (maintained year round)
 Township Road (maintained seasonally)

4.3 Sewage and Water Services:

Service Type	Sewage Service	Water Service
Municipal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Private – Communal	<input type="checkbox"/>	<input type="checkbox"/>
Private – Single	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

4.4 If a private sewage system is being utilized, does it serve five (5) or more dwelling units or produce more than 4500 litres of effluent per day? Yes No

If a private water system is being utilized, does it serve five (5) or more dwelling units? Yes No

If you answered **yes** to either of the two questions above, please confirm that you have included a copy of a servicing options report and a hydrogeological report with this application:

- Attached Not attached

4.5 Storm drainage will be provided by:

- Municipal Sewers
 Ditches
 Swales
 Other

4.6 Past and present uses on and around the subject lands:

Does the subject land or any adjacent properties contain any known archaeological resources or areas of archaeological potential? Yes No

Has there ever been an industrial or commercial use, including a storage of gasoline or other fuels on the or adjacent to the subject property? Yes No

Has there ever been an underground storage tank on the subject lands? Yes No

Has the subject land or any lands within 500 metres ever been used for the storage/disposal of hazardous materials or waste? Yes No

Has there ever been an orchard on the subject lands? Yes No

Has there ever been a weapons or firing range on the subject lands? Yes No

Is there any reason to believe that subject lands have been contaminated by former uses? Yes No

4.7 Minimum Distance Separation:

Does the proposed amendment involve the construction or enlargement of a livestock facility or manure storage facility? Yes No

Are there any livestock facilities or manure storage facilities in proximity of the subject lands?

- Yes, within 1000 metres of the subject lands
- Yes, within 2000 metres of the subject lands
- No, not within 2000 metres of the subject lands

Has a Nutrient Management Plan been submitted to the Ministry of Agriculture and Food as part of this proposal? Yes No

Has a Minimum Distance Separation Study been included as part of this application? Yes No

4.8 What types of uses are currently occurring within 500 metres of the subject lands?

North:	Rural
South:	Residential
East:	Institutional/High School
West:	Vacant - proposed residential

5.0 STRUCTURES & SITE LAYOUT

5.1 Describe the size, type, and location of all buildings or structures that are slated to be removed/demolished prior to development of the subject lands:

N/A

5.2 Describe the area (m²), type, and location of all existing and proposed outside storage or display on the subject lands:

None

5.3 If one single building is proposed to be divided into different uses, please outline how the space will be divided (e.g., warehouse, office, retail):

Use:	Existing or proposed?	Area (m ²):
Food Store	Proposed	2524m ²
CRU	Proposed	940m ²
CRU	Proposed	273m ²

5.4 Details of the existing and proposed structures to remain on the subject lands (in metric units):

Structure type:			
Existing or proposed:	Proposed	Proposed	Proposed
Intended Use:	Food Store	Commercial	Commercial
Date of construction:	TBD	TBD	TBD
Number of Units:	1	1	1
Ground floor area (m²):	2351m ²	940m ²	273m ²
Gross floor area (m²):	2524m ²		
Gross floor area (m²) per unit:	2524m ²	940m ²	273m ²
Number of storeys:	1	1	1
Front yard setback:	3m	3m	3m
Rear yard setback:	37.35m	37.35m	100m +/-
Side yard setback:	10.4m	10.4	100m +/-
Side yard setback:	85m +/-	85m +/-	7.5m
Building height:	11m 6m	11m 6m	11m 6m
Lot Coverage (%)	22%		
Number of off-street parking stalls:	196		
Number of off-street loading spaces:	3		
Number of seats:	N/A		
Number of classrooms:	N/A		
Number of golf holes:	N/A		
Number of station bays and/or pump islands:	N/A		
Number of staff members/employees:			
Maximum legal occupancy:			

Note that your site plan must also show a complete list of site statistics, and the dimensions of the subject lands and all existing and proposed buildings thereon.

6.0 PLANNING POLICY FRAMEWORK & OTHER APPROVALS

6.1 Has the subject land ever been the subject of an application for approval of any of the following:

- Consent Minor Variance Plan of Subdivision/Condominium
 Zoning By-law Amendment or Minister's Zoning Order Official Plan Amendment

If you checked any of the above, please complete the fields below for all **past and concurrent** applications.

Application type: _____ File No.: B18/05 Status: _____
Lands affected by the application: _____
Approval Authority considering the application: _____
Purpose and effect of the application: _____

Application type: _____ File No.: _____ Status: _____
Lands affected by the application: _____
Approval Authority considering the application: _____
Purpose and effect of the application: _____

Application type: _____ File No.: _____ Status: _____
Lands affected by the application: _____
Approval Authority considering the application: _____
Purpose and effect of the application: _____

- 6.2** Is the requested amendment consistent with the **Provincial Policy Statement**? Yes No
- 6.3** Does the requested amendment conform to the **Growth Plan for the Greater Golden Horseshoe**? Yes No
- 6.4** Is the subject land located within the **Niagara Escarpment Plan Area**? Yes No
- If you answered **yes**, does the proposed plan conform to the Niagara Escarpment Plan? Yes No
- If you answered **yes**, have you applied to the Niagara Escarpment Commission for a development permit? Yes No
- 6.5** What is the land use designation of the subject lands under the **County of Simcoe Official Plan**?

Does the requested amendment conform to the County of Simcoe Official Plan?

Yes No

If you answered **no**, has an application for amendment to the County Official Plan been made?

Yes No

- 6.6** Is the subject land located within the regulation limits of the **Nottawasaga Valley Conservation Authority (NVCA)**? Yes No
- Regulatory Line touches northern property boundary
- Is a development permit required from the NVCA? TBD Yes No
- If **yes**, have you applied to the NVCA for a development permit? Yes No

7.0 CHECKLIST OF SUBMISSION MATERIALS

Please use the space provided below to list all of the reports and plans that are included with your submission. Alternatively, a complete list of all materials can be attached to this application form.

Title	Date	Author
See Planning Report for list of materials		

8.0 AGREEMENT OF THE OWNER AND AGENT

I/we, being the registered owners(s) of the subject lands, as identified herein, hereby agree that, notwithstanding that an applicant may make payments and deposits for the processing of this application on my/our behalf, I /we shall be **solely and fully responsible for paying all costs** the municipality may incur in the processing of this application. It is further agreed that such processing costs may also include fees for consultants or legal fees, Local Planning Appeal Tribunal costs, court costs or any other costs incurred by the municipality in processing this application. I/we further agree that such costs shall be paid promptly upon being invoiced by the Township, failing which, such costs, and interested and administration fees, may be collected by the Township by any lawful means, which may include recovering costs as taxes. I/we also acknowledge and agree that failure to pay all deposits and costs may result in processing delays or a refusal of this application.

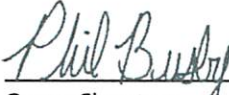

In accordance with the provisions of the Planning Act, it is the policy of the Planning and Development Department to **provide public access** to all development applications and supporting documentation. In making or authorizing submission of this development application and supporting documentation, I/we, the owner hereby acknowledge the above-noted and provide my 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, the applicant, agents, consultants and solicitors, as well as commenting letters or reports issued by 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.

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 responsibility or consequences arising from publishing or releasing the application and supporting and associated information as described above.

I/we hereby authorize municipal staff and the municipality's agents to **enter the property** for the purposes of performing inspections, without further notice, related to the processing of this application and fully indemnify the municipality for any and all claims or damages arising or resulting from such access.

I/we hereby declare that I/we have read and understand the contents of the **Development Application Guideline** in its entirety.

I/we	<u>Sobeys Capital Inc.</u>	and	<u>KWA Site Development Consulting Inc. c/o Rob Walker</u>
	Registered Owner		Authorized Agent
hereby declare that I/we have read, understand, and agree with the entirety of the contents contained in Section 8.0 of this application.			
			<u>June 12, 2020</u>
	Owner Signature Director National Development, Real Estate		Date
			<u>June 12, 2020</u>
	Agent Signature		Date

VP, Real Estate Development & Transactions

9.0 AUTHORIZATION

AUTHORIZATION OF OWNER

I/we Sobey's Capital Inc. am/are the owner(s) of the subject lands, and hereby authorize KWA Site Development Consulting Inc. c/o Rob Walker to act as agent and make this application on my/our behalf.

I/we Sobey's Capital Inc. hereby authorize and provide consent to municipal and relevant external agency review staff to enter upon the subject lands during regular business hours over the time that this application is under review by the Township of Clearview.

Phil Budy Owner Signature Director National Development, Real Estate

June 12, 2020 Date

Owner Signature VP, Real Estate Development & Transactions

Owner's corporate seal or statement of authority to bind

DECLARATION

I Rob Walker have completed this application submission and do solemnly declare that all the statements contained in this application and all supporting documentation submitted with or subsequent to this application are true, and I make this 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 County/Region of this day of 20

Owner/Agent Signature

Owner/Agent Signature

A Commissioner, etc.

Owner's corporate seal or statement of authority to bind