

**Application for Approval of a Plan of Subdivision or Condominium
Under Section 51 of the Planning Act**

Application for Approval of a Plan of Subdivision or Condominium Fee:

\$2,500 + \$100 advertising fee + 13% HST = \$2,938.00

\$50 per lot or unit to be created + 13% HST = \$ _____ (to be completed by City)

Total fee = \$ _____ (to be completed by City)

Application type:

- Plan of Subdivision
- Condominium (specify):
- Standard Amalgamations Vacant Land Phased Common Elements Leasehold

Please read before completing this application

This application reflects the mandatory information that is prescribed in the Schedules to Ontario Regulation 544/06 made under the Planning Act, RSO, 1990, as amended, as well as information required by the City of Temiskaming Shores to assist in the assessment of the proposal.

In addition to completing this form, the Applicant will be required to submit the appropriate fee, a detailed site plan and any additional information or studies that may be necessary to assess the proposal.

Failure to submit the required information will delay the consideration of this Application. An application which is not considered complete under the Planning Act is not subject to the timelines of the Act.

Applicants are encouraged to consult with the Municipality prior to completing the application.

OFFICE USE ONLY
File No.: _____
Date Received: _____
Roll No.: 5418- _____

1. Owner Information

Name of Owner: _____

Mailing Address: _____

Email Address: _____ Phone: _____

If more than one registered owner, please provide information below:

Name of Owner: _____

Mailing Address: _____

Email Address: _____ Phone: _____

2. Applicant/Agent Information (if applicant is not the owner, or applicant is an agent acting on behalf of the owner):

Name of Agent: _____

Mailing Address: _____

Email Address: _____ Phone: _____

3. Please specify to whom all communications should be sent:

Owner Applicant/Agent

4. Property Information

a. Location of the subject land:

Dymond New Liskeard Haileybury

Municipal Address
Legal Description (concession and lot numbers, reference plan and lot/part numbers)

b. Date the subject land was acquired by the current owner: _____

c. Are there any easements or restrictive covenants affecting the subject land?

Yes No

If yes, describe the easement or covenant and its effect:

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d. Dimensions:

Lot Area: _____ Road Frontage: _____

Water Frontage: _____ Lot Depth: _____

e. Existing use(s) of the subject land (check all that apply):

- Residential Commercial Industrial
 Institutional Agricultural Vacant
 Mixed Use (specify): _____
 Other (specify): _____

f. Length of time the existing uses of the subject land have continued: _____

g. Has the subject land ever been used for commercial or industrial purposes?

- Yes No

If yes, has a Record of Site Condition ever been completed in accordance with Ontario Regulation 153/04?

h. Existing uses of abutting properties:

North: _____ East: _____
 South: _____ West: _____

i. Are any of the following uses or features on the subject land or within 500m (unless otherwise specified)?

Use or Feature	On the subject land	Within 500 metres of subject land (indicate approximate distance)
An agricultural operation including livestock or stockyard	<input type="checkbox"/>	<input type="checkbox"/> _____
A landfill	<input type="checkbox"/>	<input type="checkbox"/> _____
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/> _____
A provincially significant wetland (Class 1, 2 or 3 wetland)	<input type="checkbox"/>	<input type="checkbox"/> _____
A provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____
A waterbody, watercourse, river, or stream	<input type="checkbox"/>	<input type="checkbox"/> _____
A rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/> _____
A non-operating mine site within 1 kilometre of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____
An active mine site, gravel pit or quarry	<input type="checkbox"/>	<input type="checkbox"/> _____
An industrial or commercial use (specify)	<input type="checkbox"/>	<input type="checkbox"/> _____
An active railway line	<input type="checkbox"/>	<input type="checkbox"/> _____
Utility corridor(s)	<input type="checkbox"/>	<input type="checkbox"/> _____
Provincial Highway	NA	<input type="checkbox"/> _____

j. Does the subject land contain any areas of archaeological potential?

Yes No

If yes, the following information must accompany this application:

i. An archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act:

Title and date of report: _____

ii. A conservation plan for any archaeological resources identified in the assessment:

Title and date of report: _____

5. Planning Information

a. Current Official Plan Designation(s): _____

b. Explain how the application conforms to the Official Plan:

c. Current Zoning: _____

d. Are the necessary Official Plan and/or Zoning By-law Amendment applications being made with this application?

Yes No

If yes, what is the status of these applications?

OPA File No.: _____ Status: _____

ZBLA File No.: _____ Status: _____

6. Proposed Land Use

Intended Use		Units/Dwellings	No. of Lots and/or Blocks	Hectares	Units/Dwellings per Hectare	No. of Parking Spaces Provided
Residential Uses	Single Detached					
	Semi-Detached					
	Multiple Attached					
	Apartment					
	Seasonal					
	Mobile Home					
	Other (specify)					
Commercial						
Industrial						
Institutional (specify)						
Park or Open Space		NA			NA	NA
Roads		NA			NA	NA
Other (specify)						
TOTAL						

a. If the application proposes any of the items above requiring specification, provide a description of the use:

7. Access and Servicing

a. What type of access is proposed for the subject land?

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Private Road |
| <input type="checkbox"/> Municipal Road, maintained all year | <input type="checkbox"/> Right-of-Way |
| <input type="checkbox"/> Municipal Road, maintained seasonally | <input type="checkbox"/> Water Access |
| <input type="checkbox"/> Other (specify): _____ | |

i. If access to the subject land will be by water only, describe the docking and parking facilities to be used and the approximate distance to these facilities from the subject land and the nearest public road:

b. What type of water supply is proposed for the subject land?

- Publicly owned and operated piped water supply (City water)
- Privately owned and operated individual well
- Privately owned and operated communal well
- Lake or other water body
- Water service not proposed
- Other (specify): _____

i. If the plan would permit the development of more than five (5) lots or units on privately owned and operated individual or communal wells, a servicing options report and a hydrogeological report prepared by a qualified professional are required to be submitted:

- Title and date of servicing options report: _____
- Title and date of hydrogeological report: _____

c. What type of sewage disposal is proposed for the subject land?

- Publicly owned and operated sanitary sewage system (City sewer)
- Privately owned and operated individual septic system
- Privately owned and operated communal septic system
- Privy
- Sewage disposal service not proposed
- Other (specify): _____

i. If the plan would permit the development of five (5) or more lots or units on a privately owned and operated individual or communal septic system, a servicing options report and a hydrogeological report prepared by a qualified professional are required to be submitted:

- Title and date of servicing options report: _____
- Title and date of hydrogeological report: _____

ii. If the plan would permit the development of fewer than five (5) lots or units on privately owned and operated individual or communal septic systems and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report prepared by a qualified professional are required to be submitted:

- Title and date of servicing options report: _____
- Title and date of hydrogeological report: _____

iii. If the plan would permit development of fewer than five (5) lots or units on privately owned and operated individual or communal septic systems, and 4,500 litres of effluent or less would be produced per day as a result of the development being completed, a hydrogeological report prepared by a qualified professional is required to be submitted:

Title and date of hydrogeological report: _____

d. What type of storm drainage is proposed for the subject land?

Storm sewer

Ditches

Swales

Other (specify): _____

8. Condominium Applications (if the application does not propose a condominium, please skip to section 9)

a. Has the municipality approved a site plan for the proposed condominium?

Yes No

If yes, has a site plan agreement been entered into?

Yes No

b. Has a building permit been issued for the proposed condominium?

Yes No

c. Is the proposed condominium under construction or completed?

Yes No

If completed, what was the date of completion? _____

d. Is the proposed condominium a conversion of a building containing residential rental units?

Yes No

If yes, how many units are to be converted? _____

9. Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/Rent	Canada Mortgage and Housing Corporation (CMHC) Average Price/Rent for Current Year
Semi-detached				
Link/Semi-detached				
Row or townhouse				
Apartment block				
Other types of multiples				

10. Previous Applications

Has the subject land ever been the subject of any of the following applications under the Planning Act (if the answer to any of the following is yes, please provide the file number and status of the application if known):

Unknown

Official Plan Amendment Yes No File No.: _____ Status: _____

Zoning By-law Amendment Yes No File No.: _____ Status: _____

Minor Variance Yes No File No.: _____ Status: _____

Plan of Subdivision Yes No File No.: _____ Status: _____

Consent Yes No File No.: _____ Status: _____

Site Plan Control Yes No File No.: _____ Status: _____

Minister’s Zoning Order Yes No File No.: _____ Status: _____

11. Provincial Policies

a. Is the request consistent with policy statements issued under subsection 3(1) of the Planning Act?

Yes No

b. Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the request conform to, or not conflict with, the applicable provincial plan or plans? Yes No

12. Public Consultation Strategy

Detail the proposed strategy for consulting with the public with respect to the application:

Follow Planning Act requirements

Other (please specify):

13. Additional Studies or Information

Additional studies or information may be required by the Municipality to support the application. The application may not be considered a complete application unless these studies have been completed. Applicants are advised to pre-consult with the Municipality to determine what additional studies or information is required.

List of additional studies or information required by the Municipality (to be provided by the Municipality):

14. Draft Plan Requirements

Section 51(17) of the Planning Act requires the submission of a draft plan containing all of the following information:

- The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor (OLS);
- The locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
- On a small key plan, on a scale of not less than one centimeter to 100 metres, all of the land adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;
- The purpose for which the proposed lots are to be used;
- The existing uses of all adjoining lands;
- The approximate dimensions and layout of the proposed lots;
- Natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;
- The availability and nature of domestic water supplies;
- The nature and porosity of the soil;
- Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
- The municipal services available or to be available to the land proposed to be subdivided; and
- The nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements.

15. Agent Authorization

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We, _____ are the registered owners of the subject land and I/we hereby authorize _____ to make this application on my/our behalf and to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

Date: _____ Owner's Signature: _____

Date: _____ Owner's Signature: _____

16. Authorization for Site Visits

I/We authorize Municipal Staff and Council and/or Committee members, as necessary, to enter the subject property to gather information necessary in the assessment of the application.

Applicant Initial *Applicant Initial*

17. Notice re: Use and Disclosure of Personal Information

In accordance with the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, I/We acknowledge and understand that any information collected on this form and any supplemental information submitted as part of this application can be disclosed to any person or public body.

Applicant Initial *Applicant Initial*

18. Declaration of Applicant

- ✓ If there is more than one registered owner, each owner must complete a separate declaration.
- ✓ If the owner is a firm or corporation the person signing this declaration shall state that he/she has authority to bind the corporation or affix the corporate seal.
- ✓ This declaration must be completed in front of a Commissioner for Taking Affidavits.

I, _____ of the _____
in the _____ of _____ make oath and say
(or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true and I make this solemn declaration conscientiously knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sworn (or declared) before me

at the _____
in the _____
this _____ day of _____, 20_____

Signature of Applicant

A Commissioner for Taking Affidavits