

TOWN OF GEORGINA

APPLICATION FOR DRAFT PLAN OF SUBDIVISION OR CONDOMINIUM APPROVAL

APPLICATION FORM

Revised: Feb/01

AS PER COUNCIL POLICY, ALL TAXES MUST BE PAID TO DATE BEFORE THE PROCESSING OF AN APPLICATION FOR PLAN OF SUBDIVISION OR CONDOMINIUM APPROVAL.

OTHER APPLICATIONS SUBMITTED
(check appropriate space)

FOR OFFICE USE ONLY

<input type="checkbox"/> AMENDMENT TO OFFICIAL PLAN	Date Received: _____
<input type="checkbox"/> AMENDMENT TO ZONING BY-LAW	File Number: _____
<input type="checkbox"/> CONSENT APPLICATION	Date Complete (time period begins): _____
<input type="checkbox"/> MINOR VARIANCE APPROVAL	

1. Complete the following and check the box next to the person or firm to whom correspondence should be addressed. Check one box only.

	NAME	ADDRESS AND TELEPHONE NUMBER
APPLICANT		
REGISTERED OWNER		
AGENT OR SOLICITOR		
MORTGAGEE, HOLDER OF CHARGES OR OTHER ENCUMBRANCES		

2. a) Assessment Roll No.: _____ Lot No.: _____ Conc. No.: _____
Registered Plan No.: _____ Street Address: _____

b) Are there any easements or restrictive covenants affecting the subject land?
Yes _____ No

If Yes, describe the easement or covenant and its effect.

c) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or for a consent under Section 53 of the Planning Act?
Yes _____ No

If Yes, and if known, identify the File Number of the application and the decision on the application:

3. **RESUBMISSION**

Is this a resubmission of an earlier plan: Yes _____ No _____ Unknown

4. **PROPOSED LAND USE**

a) Check whether this application is for approval of:

a Plan of Subdivision or, a Condominium description

b) Complete Table A on the proposed land uses. Please use the following definitions for residential buildings:

- Dwelling Unit - a room or group of rooms accommodating a single household
- Single or Detached - a single family dwelling unit
- Double or Semi-detached - a residential building containing 2 dwelling units
- Row or Multiple Attached - a residential building containing 3 or more dwelling units all with individual access at ground level
- Apartment - a building containing 3 or more dwelling units all with access through a common space

Table A - Proposed Land Use

PROPOSED USE	Number of Residential Units or Dwellings	Number of Lots &/or Blocks	Area (ha.)	Density (units/dwellings per ha.)	Number of Parking Spaces
RESIDENTIAL (Dwelling Unit Type)					(1)
Single, Detached					(1)
Double, Semi-Detached					
Row, Multiple-attached					
Apartment					
Seasonal (cottage or chalet)					
Mobile Home					
Other residential (specify)					
COMMERCIAL					
INDUSTRIAL					
PARK, OPEN SPACE	nil			nil	nil
INSTITUTIONAL (specify)					
ROADS	nil			nil	nil
OTHER (specify)					
TOTALS					

(1) Complete only if for approval of condominium description

5. **ADDITIONAL PLANNING INFORMATION (For Condominium Applications Only)**

a) *Has the Town reviewed a site plan for the proposed condominium?*

Yes No

b) *Has the Town approved the site plan and has the site plan agreement been entered into?*

Yes No

If Yes, state date agreement registered: _____

c) *Has a building permit been issued?*

Yes No

If Yes, state date of issuance and permit number: _____

d) *Has construction of the condominium commenced?*

Yes No

If Yes, state date commenced: _____

e) Has construction of the condominium been completed?
Yes No
If Yes, state date completed: _____

f) Is the proposed condominium a conversion of a building containing residential rental units?
Yes No Specify the number of units to be converted: _____

6. **TOWN OF GEORGINA OFFICIAL PLAN**

a) Existing Land Use Designation: _____

b) Relevant Policies: _____

c) Amendment Not Required _____ Amendment Required _____

Note: In the event that the proposed Plan of Subdivision requires an amendment to the Town's Official Plan, then an application to amend the Official Plan shall be submitted prior to or concurrently with the subject application.

d) Explanation of Conformity: _____

7. **TOWN OF GEORGINA ZONING BY-LAW NO. 500**

a) Existing Zoning: _____

b) Relevant Provisions: _____

8. **REGION OF YORK OFFICIAL PLAN**

a) Existing Land Use Designation: _____

b) Relevant Policies: _____

c) Amendment Not Required _____ Amendment Required _____

Note: In the event that the proposed Plan of Subdivision requires an amendment to the Town's Official Plan, then an application to amend the Official Plan shall be submitted prior to or concurrently with the subject application.

d) Explanation of Conformity: _____

9. **CONCURRENT APPLICATIONS**

Is the subject land the subject of any other application under the Planning Act, such as an application for an amendment to an Official Plan, a Zoning By-law, a Minister's Zoning Order, a Minor Variance, a Consent or a Site Plan?

Yes _____ No _____
If Yes, and if known, identify the type of the application, the applicable file number and the status of the application.

If the application(s) has received approval, please attach a copy of the Council/Committee decision on the matter.

10. ACCESS AND SERVICING

a) Identify the proposed method of access to the subject land:

<i>Jurisdiction</i>	<i>X</i>	<i>Name of Road</i>
<i>Provincial Highway</i>		
<i>Local Municipal Town Road, maintained year-round</i>		
<i>Local Municipal Town Road, maintained seasonally</i>		
<i>Regional Road</i>		
<i>Right-of-way over privately owned lands</i>		
<i>Privately owned</i>		

* If access to the subject land is by private road or right-of-way, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year-round.

b) Identify the method of storm drainage provided:

Sewers _____ Ditches _____
 Swales _____ Other means (specify) _____

Note: A stormwater management report is required for all developments, outlining the means by which erosion, siltation and sedimentation will be minimized both during and after construction.

Has such a report been prepared and forwarded to the:

a) Town? Yes _____ No _____
 b) Lake Simcoe Region Conservation Authority? Yes _____ No _____

c) Water Supply: (state whether existing or proposed)

i) Publicly owned and operated piped water system _____
 ii) Privately owned and operated individual well _____
 iii) Privately owned and operated communal well _____
 iv) Other means (specify) _____

d) Sewage Disposal: (state whether existing or proposed)

i) Publicly owned and operated sanitary sewage system _____
 ii) Privately owned and operated individual septic tank and leaching field system _____
 iii) Privately owned and operated communal system _____
 iv) Holding Tank _____
 v) Privy _____
 vi) Other means (specify) _____

e) Has the availability of connections and capacities for municipal servicing been discussed with the Town?

Yes _____ No _____

Note: If the development is to be privately serviced, additional information must be provided in the form of a hydrogeologic or geotechnical report or reports prepared to determine the feasibility of the proposed private service or services and the impact on ground water quality and quantity.

Have such studies been prepared and forwarded to:

1) the Town? Yes _____ No _____

2) the Lake Simcoe Region Conservation Authority? Yes _____ No _____

11. SURROUNDING LANDS

Much of the information referred to in this item and in item 12 should also be shown on the draft plan.

a) What are the adjacent land uses (existing and proposed)?

north _____
south _____
east _____
west _____

b) What measures are to be undertaken to eliminate any adverse environmental effects (such as increased traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) from this proposed development on the surrounding area?

c) What measures (such as buffering, berms, setbacks, etc.) are to be undertaken to eliminate any adverse effects from the surrounding area on this proposed development? In agricultural areas, refer to the Agricultural Code of Practice.

12. SITE APPRAISAL AND EVALUATION

a) Topography

The draft plan must include a statement that elevations shown thereon relate to Canadian Geodetic Datum. Outline the general topography and any special characteristics that may affect development (e.g. rock outcrops, etc.).

b) Vegetation

What types of vegetation exist on the subject land (eg. shrubs, woodlot, orchards)?

c) Drainage Patterns

Describe the drainage of the subject land and any on-site or nearby drainage features (e.g. intermittent watercourses, creeks, streams, ponds, lakes, etc.)

d) Existing Buildings

Describe any buildings, historical or otherwise, and any man-made features on the site, and their proposed use (e.g. whether retained, modified, demolished, etc.).

e) Natural Features

What consideration has been given to preserving the natural amenities of the site (e.g. strong topographical features, pleasant view, mature trees, etc.)?

f) Integration Into Surrounding Area

What consideration has been given to ensuring that the proposal will be integrated with the existing character of the surrounding area and that the amenities of the adjoining area (pleasant view, sunlight, etc.) are being preserved or enhanced?

g) Environmental Effects

What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g. buffering, berms, setbacks, etc.)? In agricultural areas refer to the Agricultural Code of Practice.

h) Existing Land Use

Briefly describe the present use of the subject land and, if the lands are vacant or idle, describe the most recent productive use of the lands.

13. APPLICATION OF THE PROVINCIAL POLICY STATEMENT

13.1 Table A below lists the features or development circumstances contained in the *Provincial Policy Statement* which came into effect on May 22, 1996. Section 3 of the Planning Act requires that the Municipality have regard to the policy statements when dealing with matters of Provincial Interest. Please complete Table A and submit the information as indicated. If the information is not submitted, it may not be possible to do a complete and proper planning evaluation of the proposed zoning amendment, and the application will not be further processed.

Table A - Features or Development Circumstances

Features or Development Circumstances	Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres		If a feature, specify distance in metres from subject land	Potential Information Needs
	Yes (✓)	No (✓)		
Non-farm development near designated urban areas or rural settlement areas (Policy 1.1)				Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹ (Policy 1.1.3)			_____ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ² (Policy 1.1.3)			_____ metres	Assess development for residential and other sensitive uses within 300 metres.

¹ Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

² Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³ Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

Features or Development Circumstances	Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres		If a feature, specify distance in metres from subject land	Potential Information Needs
	Yes (✓)	No (✓)		
Class 3 Industry ³ within 1000 metres (Policy 1.1.3)			_____ metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site (Policy 1.1.3)			_____ metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant (Policy 1.1.3)			_____ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond (Policy 1.1.3)			_____ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line (Policy 1.1.3)			_____ metres	Evaluate impacts within 100 metres.
Controlled access highways or freeways, including designated future ones (Policy 1.1.3)			_____ metres	Evaluate impacts within 100 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater (Policy 1.1.3)			_____ metres	Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station (Policy 1.1.3)			_____ metres	Determine possible impacts within 200 metres.
High voltage electric transmission line (Policy 1.3.3)			_____ metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors (Policy 1.3.3)				Will the corridor be protected?
Prime agricultural land (Policy 2.1)				Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations (Policy 2.1.4)			_____ metres	Development to comply with the Minimum Distance Separation Formulae.
Mineral aggregate resource areas (Policy 2.2.3.3)				Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations (Policy 2.2.3.2)			_____ metres	Will development hinder continuation of extraction?
Mineral and petroleum resource areas (Policy 2.2.2.2)			_____ metres	Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands (Policy 2.3)			_____ metres	Development and site alteration not permitted in significant wetlands; may be permitted on adjacent lands if applicant can demonstrate no negative impacts.

Features or Development Circumstances	Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres		If a feature, specify distance in metres from subject land	Potential Information Needs
	Yes (✓)	No (✓)		
Significant: fish habitat, woodlands south and east of the Canadian Shield, valleylands south and east of the Canadian Shield, areas of natural and scientific interest, wildlife habitat (Policy 2.3)			_____ metres	Development and site alteration may be permitted within areas or on adjacent lands if applicant can demonstrate no negative impacts.
Sensitive groundwater recharge/discharge areas, headwaters and aquifers (Policy 2.4)				Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected or enhanced.
Significant built heritage resources and cultural heritage landscapes (Policy 2.5.1)				Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources (Policy 2.5.2)				Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Erosion hazards (Policy 3.1)				Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains (Policy 3.1)				Where one-zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood plain management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the Official Plan Policies for the SPA.
Hazardous lands and hazardous sites (Policy 3.1)			_____ metres	Development will generally be directed to areas outside of hazardous sites; feasibility of development and site alteration must be demonstrated.
Contaminated sites (Policy 3.2.2)				Assess an inventory of previous uses in areas of possible soil contamination.

13.2 **Regard to the Provincial Policy Statement**

For each feature or development circumstance of potential concern identified in Table A, identify how regard was had to the Provincial Policy Statement. If this information exists in a report or is shown on a map, please attach it and indicate the report name and/or page number. If the information does not exist in a report nor is shown on a map, explain below or attach on a separate page.

14. OTHER INFORMATION

Is there any other information that you think may be useful to the Town or other agencies in reviewing this application? If so, explain below or attach on a separate page.

15. DECLARATION

I, _____ of the _____
_____ in the _____ solemnly declare that I am the
owner, an officer of the owner, the agent or the owner, and that all the above statements contained in the written
application are true, and I make this solemn declaration conscientiously believing it to be true, knowing that it is the
same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

Declared before me at the _____ of _____
in the _____
this _____ day of _____ 20_____.

A Commissioner, etc.

Registered Owner,
Solicitor or Agent

16. AUTHORIZATION OF OWNER

If an agent is used, the owner must also complete the following:

I/We _____ being the registered owner of the subject lands, hereby
authorize _____ (please print) to submit
the enclosed application to the Planning and Building Department, and to appear on my behalf at any hearing(s) of the
application and to provide any information or material required by the Planning and Building Department relevant to the
application.

Dated at the _____ of _____
this _____ day of _____ 20_____.

Signature of Owner

NOTE TO OWNER:

**IF THE APPLICATION IS TO BE PREPARED BY SOMEONE OTHER THAN THE
OWNER, AUTHORIZATION SHOULD NOT BE GIVEN UNTIL THE COMPLETED
APPLICATION AND ITS ATTACHMENTS HAVE BEEN EXAMINED BY YOU AND
APPROVED.**