Corporation of the Town of St. Marys

Application for Approval of a Plan of Subdivision
(Under Section 51 of the Planning Act)

Condominium Description
(Under Section 50 of the Condominium Act)

Note to Applicants: This form is to be used if the Town of St. Marys is the approval authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land that is the subject of this application.

Instructions
Become familiar with the Provincial Policy Statement before completing this form and submitting the application.

Table 9 (Significant Features Checklist) is intended to assist the Town to determine whether significant provincial features or circumstances may be affected by a plan amendment which proposes to change the use of a specific site. It describes potential information needs.

Completeness of the Application
The information in this form must be provided by the applicant and is indicated by black arrows (>) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 196/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information, including the draft plan and fee are not provided, the Town will return the application or refuse to further consider the application.

The application form also sets out other information (e.g., technical information or reports) that will assist the Town and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application.

Please Print and Complete or (✓) Appropriate Box(es)

1. Application Information

- Name of Owner(s) An owner's authorization is required in Section 1.1. If applicant is not the owner

  1.1 Name of Owner(s) An owner's authorization is required in Section 1.1. If applicant is not the owner.

  [Addresses and Contact Information]

- Agent/Applicant - Name of the person(s) to be contacted about the application, if different than the owner.

  (This may be a person or entity acting on behalf of the owner.)

  [Agent Contact Information]

2. Location of the Subject Land (Complete applicable boxes in section 2.1)

- 2.1 Street Name(s)

  [Street Name(s)]

  [Transmission Number(s)]

- Lot Number(s)

  [Lot Number(s)]

- Registered Plan No.

  [Registered Plan No.]

- Lot(s)/Block(s)

  [Lot(s)/Block(s)]

- Yes No

  [Yes No]

- 2.2 Are there any easements or restrictive covenants affecting the subject land? Yes No

  [Yes No]

  [If yes, describe the easement or covenant and its effect.]

2.3 Is a copy of the deed or the P16 description for the subject land available? Yes No

3. Proposed and Current Land Use

- 3.1 Check whether the application is for approval of:

  [Plan of subdivision or Condominium description]

- 3.2 Complete Table A on Proposed Land Use

<table>
<thead>
<tr>
<th>Table A - Proposed Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
Other (specify) | dwelling units
--- | ---
Proposed Land Use | Number of Units | Number of Lots and/or Blocks on No-Draft Plan | Area (ha) | Density (Units/Deelings per ha) | Number of Parking Spaces
Commercial | — | — | — | — | —
Industrial | — | — | — | — | —
Park, Open Space | 3 | 15.5 | — | — | —
Institutional (specify) | — | — | — | — | —
Roads | — | — | — | — | —
Other (specify) | 2 | 1.56 | — | — | —
Totals | 5 | 17.5 | — | — | —

(1) Complete only if for approval of condominium description

3.5 What is the current use of the subject land? **Agricultural Farm Field**

3.6 Has the grading of the subject land been changed by adding earth or other material? **No**

3.7 Has a gas station been located on the subject land or adjacent land at any time? **No**

3.8 Has there been petroleum or other fuel stored on the subject land or adjacent land? **No**

3.9 Is there reason to believe the subject land may have been contaminated by former users on the site or adjacent sites? **No**

3.10 What information did you use to determine the answer to the above question? **Discussions with owners, aerial photos**

4. Additional Information for Condominium Applications Only

4.1 Has a site plan for the proposed condominium been approved? **Yes**

4.2 Has a site plan agreement been entered into? **Yes**

4.3 Has a building permit for the proposed condominium been issued? **Yes**

4.4 Has construction of the development commenced? **Yes**

4.5 If construction is completed, indicate the date of completion: **[Date]**

4.6 Is this a conversion of a building containing rental residential units? **No**

5. Status of Other Applications under the Planning Act

5.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent? **Yes**

5.2 Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval? **Yes**

5.3 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning bylaw or zoning order amendment? **Yes**

5.4 If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? **[Number]**

5.5 Are the water, sewerage or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? **Yes**

6. Provincial Policy

6.1 Briefly explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act. (Attach separate sheet) **Please see attached manual justification report**

Town of St. Marys Subdivision/Condominium Application (Rev. March, 2005) page 2
Table B - Significant Features Checklist

<table>
<thead>
<tr>
<th>Features or Development Circumstances</th>
<th>(a) If a feature, is it on site or within 500 metres OR (b) If a development circumcance, does it apply?</th>
<th>(c) If a feature, specify distance in metres</th>
<th>Potential Information Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-farm development near designated urban areas or rural settlement area</td>
<td></td>
<td></td>
<td>Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlements</td>
</tr>
<tr>
<td>Class 1 industry*</td>
<td>✔</td>
<td>m</td>
<td>Assess development for residential and other sensitive uses within 70 metres</td>
</tr>
<tr>
<td>Class 2 industry*</td>
<td>✔</td>
<td>m</td>
<td>Assess development for residential and other sensitive uses within 200 metres</td>
</tr>
<tr>
<td>Class 3 industry*</td>
<td>✔</td>
<td>m</td>
<td>Assess development for residential and other sensitive uses within 1000 metres</td>
</tr>
<tr>
<td>Landfill Site</td>
<td></td>
<td>m</td>
<td>Address possible leachate, odour, vermin and other impacts</td>
</tr>
<tr>
<td>Sawnwood Treatment Plant</td>
<td></td>
<td>m</td>
<td>Assess the need for a feasibility study for residential and other sensitive uses</td>
</tr>
<tr>
<td>Waste stabilization pond</td>
<td></td>
<td>m</td>
<td>Assess the need for a feasibility study for residential and other sensitive uses</td>
</tr>
<tr>
<td>Active railway line</td>
<td></td>
<td>m</td>
<td>Evaluate impacts within 100 metres</td>
</tr>
<tr>
<td>Contaminated access highways including designated future uses</td>
<td></td>
<td>m</td>
<td>Evaluate impacts within 100 metres</td>
</tr>
<tr>
<td>Operating mine site</td>
<td></td>
<td>m</td>
<td>Will development hinder continuation or expansion of operations?</td>
</tr>
<tr>
<td>Non-operating mine site within 1000 metres</td>
<td></td>
<td>m</td>
<td>Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?</td>
</tr>
<tr>
<td>Airports whose noise exposure level (NEL) or noise exposure projection (NEP) is 28 or greater</td>
<td></td>
<td>m</td>
<td>Demonstrate feasibility of development above 28 NEL for sensitive land uses. Above the 35 NEL/NEP contour, development of sensitive land uses is not permitted</td>
</tr>
<tr>
<td>Electric transmission line</td>
<td></td>
<td>m</td>
<td>Determine possible impacts within 200 metres</td>
</tr>
<tr>
<td>High voltage electricity transmission line</td>
<td></td>
<td>m</td>
<td>Consult the appropriate electricity power owners</td>
</tr>
<tr>
<td>Transportation and infrastructure corridors</td>
<td></td>
<td>m</td>
<td>Will the corridor be protected?</td>
</tr>
<tr>
<td>Peat agricultural land</td>
<td>✔</td>
<td>m</td>
<td>Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated</td>
</tr>
<tr>
<td>Agricultural operations</td>
<td>✔</td>
<td>m</td>
<td>Development to comply with the Minimum Distance Separation Framework</td>
</tr>
<tr>
<td>Mineral aggregate resource areas</td>
<td></td>
<td>m</td>
<td>Will development hinder access to the resource or the establishment of new resource operations?</td>
</tr>
<tr>
<td>Mineral aggregate open-pit areas</td>
<td></td>
<td>m</td>
<td>Will development hinder continuation of extraction?</td>
</tr>
<tr>
<td>Mineral and petroleum resource areas</td>
<td></td>
<td>m</td>
<td>Will development hinder access to the resource or the establishment of new resource operations</td>
</tr>
<tr>
<td>Existing pits and spoil areas</td>
<td></td>
<td>m</td>
<td>Will development hinder continued operation or expansion?</td>
</tr>
<tr>
<td>Significant wetlands south and east of the Canadian Shield</td>
<td></td>
<td>m</td>
<td>Development is not permitted</td>
</tr>
<tr>
<td>Significant portion of habitat of endangered and threatened species</td>
<td></td>
<td>m</td>
<td>Development is not permitted</td>
</tr>
<tr>
<td>Significant fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat</td>
<td></td>
<td>m</td>
<td>Demonstrate no negative impacts</td>
</tr>
<tr>
<td>Sensitive ecosystems - Railway right-of-way,大姐men and aquatic</td>
<td></td>
<td>m</td>
<td>Demonstrate that a railway right-of-way, headwater and aquifers will be protected</td>
</tr>
<tr>
<td>Significant built heritage resources and cultural heritage landscapes</td>
<td></td>
<td></td>
<td>Development should conserve significant built heritage resources and cultural heritage landscapes</td>
</tr>
<tr>
<td>Significant archaeological resources</td>
<td></td>
<td></td>
<td>Assess development proposed in areas of medium and high potential for significant archaeological resources. Those areas are to be studied and pressure, or where appropriate, removed, catalogued and analysed prior to development</td>
</tr>
<tr>
<td>Erosion hazards</td>
<td></td>
<td></td>
<td>Demonstrate feasibility within the 1:100 year erosion limits of rivers, river valleys and streams</td>
</tr>
<tr>
<td>Floodplains</td>
<td></td>
<td></td>
<td>Where one-zone flood plain management is in effect, development is not permitted within the flood plain</td>
</tr>
<tr>
<td>Where two-zone flood plain management is in effect, development is not permitted within the floodway</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Where a Special Planning Area (SPA) is in effect, development must meet the official plan policies for the SPA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous sites*</td>
<td></td>
<td></td>
<td>Demonstrate that hazards can be addressed</td>
</tr>
<tr>
<td>Reclaimed mine sites</td>
<td></td>
<td></td>
<td>Application for approval from Ministry of Northern Development and Mines should be made concurrently</td>
</tr>
<tr>
<td>Contaminated Sites</td>
<td></td>
<td></td>
<td>Assess an inventory or preface uses in areas of possible soil contamination</td>
</tr>
</tbody>
</table>

1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and day-to-day operations only.
2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and day-to-day traffic.
3. Class 3 Industry - large scale processing and manufacturing with long-term and intense on-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or facilities that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (susceptible to seismic, coastal and landslides) or unstable bedrock (ground topography).

Town of St. Marys Subdivision/Condominium Application (Rev. March, 2005)
Table C - Housing Affordability

<table>
<thead>
<tr>
<th>Housing Type</th>
<th># of dwelling units</th>
<th>Unit Size (m²) and/or Lot Frontage</th>
<th>Estimated Selling Price/Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Detached</td>
<td>46</td>
<td>35-40' LOT FRONTAGE</td>
<td>$340,000 - 400,000</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>124</td>
<td>40'-65' LOT FRONTAGE</td>
<td>$380,000 - 450,000</td>
</tr>
<tr>
<td>Row or Townhouse</td>
<td>50 (approx.)</td>
<td>1400 sq. ft. / UNIT</td>
<td>$290,000 - 325,000</td>
</tr>
<tr>
<td>Apartment Block</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Types or Multiples</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6.4 If given any other information which may relate to the affordability of the proposed housing, or the type of housing needs served by the project.

☐ Yes  ☐ No  If Yes, include in Section 8.3 or attach on a separate page.

7. Servicing

a) Indicate the proposed sewage disposal system

b) Indicate the proposed water supply system

c) Names of servicing Information/Reports

Table D - Sewage Disposal and Water Supply

<table>
<thead>
<tr>
<th>Sewage Disposal</th>
<th>Water Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Public/privy sewage system</td>
<td>a) Public/privy water system</td>
</tr>
<tr>
<td>b) Public/private communal septic</td>
<td>b) Public/private communal water</td>
</tr>
<tr>
<td>c) Individual septic systems</td>
<td>c) Individual septic systems</td>
</tr>
<tr>
<td>d) Other</td>
<td>d) Other</td>
</tr>
</tbody>
</table>

Table E - Storm Drainage, Road Access and Water Access

<table>
<thead>
<tr>
<th>Storm Drainage</th>
<th>Road Access</th>
<th>Access by right of way on private roads are not usually permitted, except as part of condominium.</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Source</td>
<td>a) Arterial Road</td>
<td>A preliminary stormwater management plan is recommended, and should be prepared concurrent with any geotechnical reports for submission with the application. A storm water management plan will be required prior to final approval of a site plan amendment or as a requirement of the site plan approval.</td>
</tr>
<tr>
<td>b) Ditches or culverts</td>
<td>b) Collector Road</td>
<td>Detailed road alignment and access will be confirmed when the development application is made.</td>
</tr>
<tr>
<td>c) Other</td>
<td>c) Local Road</td>
<td>Detailed road alignment and access will be confirmed when the development application is made.</td>
</tr>
<tr>
<td>d) Right-of-way</td>
<td>d) Right-of-way</td>
<td>Detailed road alignment and access will be confirmed when the development application is made.</td>
</tr>
</tbody>
</table>

Notes:
1. Confirmation that the Town consents with the servicing options included in the proposed plan will be made.
2. Consult with the Town about the type of hydrological assessment that is expected given the nature and location of the proposed development. A storm water management plan will be required prior to final approval of a site plan amendment or as a requirement of the site plan approval. |
3. Where communal services are proposed (water and/or sewage), these services must be consented by the Town.

Town of St. Marys Subdivision/Condominium Application (Rev. March, 2005) page 4
7.2 Indicate in a) and b) the proposed type of storm drainage and access for the subject land. Select the appropriate type from Table E. Attach and provide all needed information as indicated in Table E.

- a) Indicate the proposed storm drainage system: SEWERS
- b) Indicate the proposed road access: COLLECTING AND LOCAL ROADS

c) Is the preliminary characterization report attached? Yes □ No □. If not attached as a separate report, in what report can it be found?

8. Other Information:

8.1 Is there any other information that may be useful in the Town in reviewing this development proposal (e.g., efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

PLEASE SEE PLANNING JUSTIFICATION REPORT

9. Affidavit or Sworn Declaration

I, Craig Linton, of the City of London in the County of Middlesex, make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of London in the County of Middlesex this 24th day of March, 2019.

[Signature]

Commissioner of Oaths

[Signature]

Applicant

10. Authorizations

10.1 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 not entitled to make the application must be included with this form or the authorization must be completed.

> Authorization of Owner for Agent to Make the Application

I, Lloyd Davenport, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize Craig Linton to make this application on my behalf.

March 23, 2019

[Signature]

Signature of Owner

10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, Lloyd Davenport, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize Craig Linton, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

March 23, 2019

[Signature]

Signature of Owner

11. Consent of the Owner

11.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Lloyd Davenport, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the 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.

March 28, 2019

[Signature]

Signature of Owner

Town of St. Marys Subdivision/Condominium Application (Rev. March, 2005)
12. Acknowledgement
12.1 Complete the acknowledgment concerning third party appeal costs.

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the
City of
Leamington
In the County/Region of
Middlesex
this 29th day of
March, 2019

Signature of Applicant

The Town will assign a File Number for complete applications and this should be used in all communications with the Town.

Applicant's Checklist: Have you remembered to attach:

- 5 copies of the completed application form?  
  (Ensure you have a copy for yourself)  
  Yes  

- 20 copies, at a minimum, of the draft plan?  
  Yes

- 2 copies of the draft plan on 8½” by 11” paper?  
  Yes

- Digital Mapping Information - Submit 1 computer disk containing the digital plotting of the draft plan, including the textual description of file format, map standards used, scale, contact person and location information such as Lot & Registered Plan No. (AutoCAD .dxf).

St. Marys Town Hall
175 Queen Street East
PO Box 998
St. Marys, Ontario N6G 1N8
Telephone (519) 284-0209  FAX (519) 284-2891

Town of St. Marys Subdivision/Condominium Application (Rev. March, 2005)  page 6