



**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 B (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 that **must** be provided by the applicant 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 (eg. 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.

In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Submission of the Application

The Town of St. Marys needs:

- 5 copies of the completed application form, and
- 20 copies of the draft plan, and
- 2 copies of the draft plan on 8½" x 11" paper, and
- 5 copies of the information/reports if indicated as needed when completing the relevant sections of this form. The nature of the information/reports varies with the type of land uses proposed and the existing land use and topographic features,
- 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 format);
- The applicable fee as indicated on the Town's Fee Schedule; and
- The required plan review fee payable to the Upper Thames River Conservation Authority.

For Help

To help you complete the application form and prepare a good draft plan, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

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

1. Application Information

▶ 1.1 Name of Owner(s) An owner's authorization is required in Section 11.1 if applicant is not the owner

| | | |
|------------------|--------------------|------------------------|
| Name of Owner(s) | Home Telephone No. | Business Telephone No. |
| Address | Postal Code | Fax No. |

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)

| | | |
|------------------------|--------------------|------------------------|
| Name of Contact Person | Home Telephone No. | Business Telephone No. |
| Address | Postal Code | Fax No. |

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

| | | | |
|----------------------|---------------|---------------------|-----------------|
| ▶ 2.1 Street No. | | Name of Street/Road | |
| Concession Number(s) | Lot Number(s) | Registered Plan No. | Lot(s)/Block(s) |

▶ 2.2 Are there any easements or restrictive covenants affecting the subject land? Yes No If yes, describe the easement or covenant and its effect.

2.3 Is a copy of the deed or the PIN description for the subject land attached? Yes No

3. Proposed and Current Land Use

▶ 3.1 Check whether this application is for approval of: A plan of subdivision or, A condominium description

▶ 3.2 Complete Table A on Proposed Land Use

Table A - Proposed Land Use

| Proposed Land Use | Number of Units | Number of Lots and/or Blocks on the Draft Plan | Area (ha) | Density (Units/Dwellings per ha) | Number of Parking Spaces |
|-----------------------------|-----------------|--|-----------|----------------------------------|--------------------------|
| Residential Single-Detached | dwelling units | | | | (1) |
| Semi-Detached | dwelling units | | | | (1) |
| Multiple Attached | dwelling units | | | | |
| Apartment | dwelling units | | | | |
| Seasonal | dwelling units | | | | |
| Mobile Home | dwelling units | | | | |

| Other (specify) | dwelling units | | | | |
|-------------------------|-----------------|--|-----------|----------------------------------|--------------------------|
| Proposed Land Use | Number of Units | Number of Lots and/or Blocks on the Draft Plan | Area (ha) | Density (Units/Dwellings per ha) | Number of Parking Spaces |
| Commercial | | | | | |
| Industrial | | | | | |
| Park, Open Space | | | | | |
| Institutional (specify) | | | | | |
| Roads | | | | | |
| Other (specify) | | | | | |
| Totals | | | | | |

(1) Complete only if for approval of condominium description

3.3 What is the current use of the subject land?

► 3.4 How is the subject land currently designated in the official plan?

3.5 Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land? Yes No If Yes, specify the uses.

3.6 Has the grading of the subject land been changed by adding earth or other material? Yes No Unknown
 3.7 Has a gas station been located on the subject land or adjacent land at any time? Yes No Unknown
 3.8 Has there been petroleum or other fuel stored on the subject land or adjacent land? Yes No Unknown
 3.9 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3.10 What information did you use to determine the answers to the above questions?

3.11 If Yes, to (3.5), (3.6), (3.7), (3.8) or (3.9), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached Yes No

4. Additional Information for Condominium Applications Only

► 4.1 Has a site plan for the proposed condominium been approved? Yes No
 ► 4.2 Has a site plan agreement been entered into? Yes No
 ► 4.3 Has a building permit for the proposed condominium been issued? Yes No
 ► 4.4 Has construction of the development started? Yes No
 ► 4.5 If construction is completed, indicate the date of completion _____
 ► 4.6 Is this a conversion of a building containing rental residential units? Yes No

If Yes, indicate the number of units to be converted: _____ units. (If the building to be converted includes one or more rental residential units, this application must be submitted to the Town, as required by the Rental Housing Protection Act.)

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 No Unknown If Yes and if Known, indicate the application file number and the decision made on the application.

► 5.2 Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval?
 Yes No Unknown If Yes and if Known, indicate the file number and the status of the application

► 5.3 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment?
 Yes No Unknown If Yes and if Known, indicate the type of application, the file number and the status of the application.

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

► 5.5 Are the water, sewage or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? Yes No
 If Yes, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act? Yes No

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)

6.2 Table B below lists the features or development circumstances of interest to the Province. Complete Table B and be advised of the potential information requirements in noted section.

Table B - Significant Features Checklist

| Features or Development Circumstances | (a) If a features, is it on site or within 500 metres OR (b) If a development circumstance, does it apply? | | If a feature, specify distance in metres | Potential Information Needs |
|--|---|--------|--|---|
| | YES (✓) | NO (✓) | | |
| Non-farm development near designated urban areas or rural settlement area | | | | Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlements |
| Class 1 industry ¹ | | | _____ m | Assess development for residential and other sensitive uses within 70 metres |
| Class 2 industry ² | | | _____ m | Assess development for residential and other sensitive uses within 300 metres |
| Class 3 industry ³ | | | _____ m | Assess development for residential and other sensitive uses within 1000 metres |
| Land Fill Site | | | _____ m | Address possible leachate, odour, vermin and other impacts |
| Sewage Treatment Plant | | | _____ m | Assess the need for a feasibility study for residential and other sensitive uses |
| Waste Stabilization pond | | | _____ m | Assess the need for a feasibility study for residential and other sensitive uses |
| Active railway line | | | _____ m | Evaluate impacts within 100 metres |
| Controlled access highways including designated future ones | | | _____ m | Evaluate impacts within 100 metres |
| Operating mine site | | | _____ m | Will development hinder continuation or expansion of operations? |
| Non-operating mine site within 1000 metres | | | _____ m | Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects? |
| Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater | | | | 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 | | | _____ m | Determine possible impacts within 200 metres |
| High voltage electric transmission Line | | | _____ m | Consult the appropriate electric power service |
| Transportation and infrastructure corridors | | | | Will the corridor be protected? |
| Prime agricultural Land | | | | Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated |
| Agricultural operations | | | _____ m | Development to comply with the Minimum Distance Separation Formulae |
| Mineral aggregate resource areas | | | | Will development hinder access to the resource or the establishment of new resource operations? |
| Mineral aggregate operations | | | _____ m | Will development hinder continuation of extraction? |
| Mineral and petroleum resource areas | | | | Will development hinder access to the resource or the establishment of new resource operations |
| Existing pits and quarries | | | _____ m | Will development hinder continued operation or expansion? |
| Significant wetlands south and east of the Canadian Shield | | | _____ m | Development is not permitted |
| Significant portions of habitat of endangered and threatened species | | | _____ m | Development is not permitted |
| Significant: fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat | | | _____ m | Demonstrate no negative impacts |
| Sensitive groundwater recharge areas, headwaters and aquifers | | | | Demonstrate that groundwater recharge areas, head-waters and aquifers will be protected |
| Significant built heritage resources and cultural heritage landscapes | | | | Development should conserve significant built heritage resources and cultural heritage landscapes |
| Significant archaeological resources | | | | 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 analysed prior to development |
| Erosion hazards | | | | Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams |
| Floodplains | | | | 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 sites ⁴ | | | | Demonstrate that hazards can be addressed |
| Rehabilitated mine sites | | | | Application for approval from Ministry of Northern Development and Mines should be made concurrently |
| Contaminated Sites | | | | Assess an inventory or previous uses in areas of possible soil contamination |

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.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda), organic soils) or unstable bedrock (Karst topography).

6.3 For applications that include permanent housing complete Table C - Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. If additional space is needed, attach on a separate page.

Table C - Housing Affordability

For example: Semi-detached - 10 dwelling units; 93 metres²/5.5 metres, \$119,900

| Housing Type | # of dwelling units | Unit Size (m ²) and/or Lot Frontage | Estimated Selling Price/Rent |
|--------------------------|---------------------|---|------------------------------|
| Single-Detached | | | |
| | | | |
| Semi Detached | | | |
| | | | |
| Row or Townhouse | | | |
| | | | |
| Apartment Block | | | |
| | | | |
| Other Types or Multiples | | | |
| | | | |

6.4 Is there any other information which may relate to the Affordability of the proposed housing, or the type of housing needs served by the proposal
 Yes No If Yes, explain in Section 8.1 or attach on a separate page.

7. Servicing

7.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from Table D. Attach and provide the name of the servicing information/reports as indicated in Table D.

➤ a) Indicate the proposed sewage disposal system

➤ b) Indicate the proposed water supply system

c) Name of servicing information/reports

Table D - Sewage Disposal and Water Supply

| | | |
|------------------------|---------------------------------------|--|
| Sewage Disposal | a) Public piped sewage system | Municipality should confirm that capacity will be available to service the development at the time of lot creation or rezoning |
| | b) Public or private communal septic | Communal systems for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ² |
| | c) Individual septic system(s) | Individual septic systems for the development of more than 5 lots/units : servicing options statement ¹ and hydrogeological report ² . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ² |
| | d) Other | To be described by applicant |
| Water Supply | a) Public piped water system | Municipality should confirm that capacity will be available to service development at the time of lot creation or rezoning |
| | b) Public or private communal well(s) | Communal well systems for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ Communal well systems for non-residential development where water will be used for human consumption : hydrogeological report ² |
| | c) Individual well(s) | Individual wells for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² Individual wells for non-residential development where water will be used for human consumption : hydrogeological report ² |
| | d) Communal surface water | A "water taking permit" under Section 34 of the Ontario Water Resources Act is necessary for this type of servicing |
| | e) Individual surface water | Servicing options report |
| | f) Other | To be described by applicant |

- Notes:**
1. Confirmation that the Town concurs with the servicing options statement will facilitate the review of the proposal
 2. Consult with the Town about the type of hydrogeological assessment that is expected given the nature and location of the proposal
 3. Where communal services are proposed (water and/or sewage), these services must be owned by the Town

Table E - Storm Drainage, Road Access and Water Access

| | | |
|-----------------------|----------------------|--|
| Storm Drainage | a) Sewers | A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the amendment. A storm water management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval |
| | b) Ditches or swales | |
| | c) Other | |
| Road Access | a) Arterial Road | Detailed road alignment and access will be confirmed when the development application is made |
| | b) Collector Road | Detailed road alignment and access will be confirmed when the development application is made |
| | c) Local Road | Subdivision or condominium development is not usually permitted on seasonally maintained roads |
| | d) Right-of-way | Access by right of ways on private roads are not usually permitted, except as part of condominium |

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 the servicing information as indicated in Table E.

➤ a) Indicate the proposed storm drainage system

➤ b) Indicate the proposed road access

c) Is the preliminary stormwater management 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 to 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.

9. Affidavit or Sworn Declaration

➤ I, _____ of the _____ in the _____ 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 _____

in the _____

this _____ day of _____

Commissioner of Oaths

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 authorized to make the application must be included with this form or the authorization set out below must be completed

➤ **Authorization of Owner for Agent to Make the Application**

I, _____ 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 _____ to make this application on my behalf.

Date

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, _____ 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 _____, 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.

Date

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, _____, 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.

Date

Signature of Owner

12. Acknowledgement12.1 Complete the acknowledgement 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 _____

in the County/Region of _____

this _____ day of _____, _____

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:

- | | Yes | | Yes |
|---|--------------------------|--|--------------------------|
| • 5 copies of the completed application form? (Ensure you have a copy for yourself) | <input type="checkbox"/> | • 5 copies of the information/reports as Indicated in the application form? | <input type="checkbox"/> |
| • 20 copies, at a minimum, of the draft plan? | <input type="checkbox"/> | • The required fee, either as a certified cheque or money order, payable to the Corporation of the Town of St. Marys? | <input type="checkbox"/> |
| • 2 copies of the draft plan on 8½" by 11" paper? | <input type="checkbox"/> | • The required plan review fee payable to the Upper Thames River Conservation Authority. | <input type="checkbox"/> |
| • <u>Digital Mapping Information</u> - 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). | <input type="checkbox"/> | | <input type="checkbox"/> |

St. Marys Town Hall
175 Queen Street East
PO Box 998
St. Marys, Ontario N54X 1B6
Telephone (519) 284-2340 FAX (519) 284-2881

Attach 20 copies of a draft plan of subdivision showing: (all measurements, scales, etc. must be metric)

► **Section 51(17) Planning Act, RSO 1990 requirements:**

- the boundaries of the proposed subdivision certified by an Ontario Land Surveyor
- locations, widths and names of the proposed highways within subdivision and of existing highways on which the subdivision abuts
- on a key map on the draft plan of subdivision
 - all adjacent land owned by the applicant or in which applicant has an interest
 - all subdivisions adjacent to the proposed subdivision
 - boundaries of proposed subdivision and boundaries of township lots or original grants that include any part of the proposal
- proposed uses, including maximum number of units by type, for each lot and block
- existing uses of all adjoining lands
- dimensions and layout of the proposed lots and blocks, including walkways, school sites and park blocks, if any
- natural and artificial features within or adjacent to the property:
 - existing buildings and structures to be retained or demolished
 - active or inactive railways, rail rights-of-way
 - highways and other roads - existing/proposed, public/private, open/closed location, width, and generic street labels (i.e. Street A) with a separate list of proposed street names
 - watercourses (lakes, streams, ponds, wetlands, etc)
 - flood plains/flood elevations
 - woodlands
 - significant plant and wildlife habitat (including ESA's & ANSI's)
 - drainage courses, retention ponds (natural or man-made)
 - archaeological or historic features
- the availability and nature of domestic water supplies
- the nature and porosity of the soil
- existing contours or elevations
- municipal services available or to be available to the land proposed to be subdivided
 - waterlines and sewer
 - main hydro lines
- the nature/extent of any restrictions affecting the subject land (i.e. restrictive covenants/easements)

OTHER REQUIRED INFORMATION:

- legend
- map scale
- boundary of property to be subdivided
- north marker
- current and former municipality, lot and concession/registered plan number/street address
- date plan prepared and dates of any revisions
- name of person or firm who prepared the plan
- owner's name, signature and date of signature¹
- Ontario land surveyor's name, signature and date of signature

NOTE: 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 general location information such as Lot & Registered Plan No. (Autocad .dxf).

Sites noted in Sections 7 and 8 of the application should be shown on these plans or a separate map.

¹ All registered owners must sign. If there is more than one owner, a letter of authorization is necessary allowing one person to act on behalf of the others. If any other registered owner fails to sign or provide authorization, the application will be considered incomplete and will be returned.

Please submit 5 copies of a Pre-engineering report satisfactory to the Town with the necessary drawings which indicated the proposed or existing overall servicing scheme and which also cover the following issues:

➤ **Sanitary Sewers:**

- indicate the location of existing sewers on/or adjacent to the proposed development.
- if the land to be developed is 2 ha (5 acres) or more, what will be the influence on trunk mains in the area?
- will existing installations have to be adjusted or relocated to serve the proposed development?

➤ **Water Mains:**

- indicate the location of existing water mains on/or adjacent to the proposed development.
- if development presents a major increase in demand, what effect is anticipated on the existing serviced area?
- if lands beyond the proposed development are to be serviced through this development, suitable arrangements are to be indicated.
- will existing installations have to be adjusted or relocated to serve the proposed development?
- indicate the existing level of fire protection adjacent to the proposed development and the expected level of fire protection to the proposed development (i.e. static and residual pressures and expected flows).

➤ **Storm Sewers:**

- indicate quantity and direction of drainage;
- show all topography within 46 m (150 ft.) radius of the proposed streets intersecting with a Town Road.
- show all square iron bars and monuments.