

The Corporation of the Township of Oro-Medonte

Development Application Plan of Subdivision or Condominium

Application No.: 2021-SUB-____

Roll #: 4346_____0000

Introduction

The submission of an application for approval of a Plan of Subdivision or a Plan of Condominium is respectively provided for under Section 51 of the Planning Act R.S.O. 1990 and Section 9 of the Condominium Act R.S.O 1998.

Fees

Each application must be accompanied by the application fee as indicated in this application form. This fee has been established by the Township's Fees and Charges By-law and is used to cover administrative and professional costs related to the processing and review of this application. Please note that the Township may require additional costs from the applicant depending on the scope and complexity of issues raised in processing this application.

Copies of Maps and Supporting Studies

Please submit to the Township the following with this completed application:

- One (1) copy of all reports;
- One (1) copy of all drawings (full size);
- One (1) digital copy of all drawings, reports and draft plan in Adobe Acrobat.pdf format (USB);
- Copies of all transmittal letters for submissions made to external agencies.

It is the responsibility of the applicant to provide all applicable external agencies with the appropriate documents. Please contact the agencies directly as to the format required.

To be completed by the Owner or Authorized Agent (Please print or type)

1. Name of Applicant

Full Mailing Address

Phone and Fax Number

E-mail Address

Municipal address of lands subject to application

2. Name of Applicant's Agent

Full Mailing Address

Phone and Fax Number

E-mail Address

Note:

All correspondence and communications will be directed to the Applicant's Agent unless otherwise specified.

Only fully completed applications accompanied by the necessary supporting materials will be processed.

Each application must be accompanied by a sketch completed on blank paper in black ink.

Legal Description

3. Full legal description of the property which is the subject of this Application including the name of the former Municipality in which it was located (e.g. Lot 1, Concession 1, Township of Orillia) and, if known, the area of the land covered by the proposed amendment. **(A copy of the Registered Deed of Title for the subject lands is required to be submitted with the application)**

4. Names and addresses of all mortgages, holder of charges or other encumbrances (if any):

5. Do you have an option to purchase the subject lands? Yes_____ No_____

6. If so, what is the expiry date of the option? _____

7. Have you an offer to Purchase or Agreement of Sale in respect of the subject lands, or any portion thereof with the Registered Owner? Yes_____ No_____

8. What is the expiry date of any Offer or Agreement mentioned above? _____

9. Is the above noted Option, Offer or Agreement conditional on the success or failure of this Application? Yes_____ No_____

10. Present Official Plan designation(s) _____

11. Present Zone classification(s) _____

12. Present use of subject lands _____

13. Have applications for Official Plan and/or Zoning By-law Amendment(s) been submitted with this application? Yes_____ No_____

If Yes, answer 14, 15 and 16.

14. Official Plan designation required _____

15. Zone Classification(s) required _____

16. OPA and ZBA File Numbers _____

Table 1 – Summary of Proposed Plan of Subdivision/Condominium

The following table must be completed to confirm the type and area of land uses in the proposed subdivision/condominium.

Land Use	Number of Units or Dwellings	Number of Lots/Blocks on Draft Plan	Total Area (ha)	Density (units or dwellings/ha)	Number of Parking Spaces
Detached Residential					
Semi-Detached Residential					
Multiple Attached Residential					
Apartment Residential					
Other Residential (specify)					
Commercial					
Industrial					
Institutional					
Parkland	n/a			n/a	n/a
Open Space (retention ponds)	n/a			n/a	n/a
Roads	n/a			n/a	n/a
Other (specify)					
TOTAL					

Additional information for Plan of Condominium Applications

17. What type of condominium is proposed?
a) Common Elements _____
b) Phased _____
c) Vacant Land _____
d) Leasehold _____
18. If the plan of condominium is phased, please indicate the manner of phasing, including the number of units per phase.

19. Has the site plan been approved? Yes_____ No_____
20. Has the site plan agreement been executed? Yes_____ No_____
21. Has a building permit for the proposed condominium been issued?
Yes_____ No_____
22. Has construction of the development started? Yes_____ No_____
23. If construction is complete, indicate the date of completion. Yes_____ No_____
24. Is this a conversion of an existing building containing rental units?
Yes_____ No_____
25. If the answer to 23 is yes, indicate the number of units to be converted.

(In cases of building conversion, an engineering report is required in accordance with Section 9(4) of the Condominium Act.)

Other Information

26. What other Provincial Ministries or other Agencies or individuals have been consulted with prior to the submission of this Application? (eg. Ministry of Environment, County of Simcoe, School Boards, District Health Unit, Conservation Authorities, Ministry of Transportation, etc.)

27. Is the subject land or any land within 120 m (400 ft) of the subject land the subject of another Development Application made by the applicant for approval of an Official Plan amendment, a Zoning By-law amendment, a Plan of Subdivision, a Minor Variance, a Consent, or a Site Plan?
Yes_____ No_____

If yes, please state which type of application, if known, the application number, and describe the lands that are subject to this application.

28. Has the subject land ever been the subject of a prior application under the Planning Act or Condominium Act or a hearing under the Ontario Municipal Board Act/Local Planning Appeal Tribunal Act?
Yes_____ No_____

If yes, indicate the application file number(s) and the decision(s) made on the application. (Attach copies of decisions, if available)

29. Are the water, sewage or road works associated with the proposed development subject to the provisions of the Environmental Assessment (EA) Act?
Yes_____ No_____

If yes, please provide nature of EA approval required.

30. Has the subject site been previously used by any industrial, commercial, institutional or agricultural use?
Yes_____ No_____

If yes, please provide description of prior use and confirm if this use has contaminated the soils of the subject land.

31. Southern Georgian Bay Lake Simcoe Source Protection Plan

a) Is the subject land within a Wellhead Protection Area (WHPA) or an Issue Contributing Area (ICA)?

Yes No

b) If yes, please identify the WHPA/ICA?

c) If yes, do you have an Approved Risk Management Plan (RMP) and/or a Section 59 Notice to Proceed from the Risk Management Official (RMO)? (Please attach the document you have).

Yes No

32. Provincial Policy

a) Is the application consistent with the Provincial Policy Statement?

Yes No

b) Are the subject lands within an area of land designated under any Provincial plan?

Yes No

If yes, what is the Provincial plan(s)? _____

Does the application conform with the applicable Provincial plan(s)?

Yes No

Table 2 - Information Checklist

The following table must be completed to confirm that the information has been provided by the applicant in accordance with Section 51 (17) of the Planning Act.

	Information Requirement	Provided
1.0	The boundaries of the proposed subdivision certified by an Ontario Land Surveyor.	
2.0	Locations, widths and names of proposed highways within the proposed subdivision and of existing highways on which the subdivision abuts.	
3.0	On a key map of the draft plan of subdivision/condominium, the following must be identified.	
3.1	All adjacent land owned by the applicant or in which the applicant has an interest.	
3.2	All subdivisions adjacent to the proposed subdivision.	
3.3	Boundaries of the proposed subdivision, Township lots or original grants that include any part of the proposal.	
4.0	Purpose for which the proposed lots are to be used, including maximum number of units by type, for each lot and block.	
5.0	Existing uses of all adjoining lands.	
6.0	Dimensions and layout of the proposed lots and blocks, including walkways, school sites and park blocks, if any.	
7.0	Natural and artificial features within or adjacent to the property, including:	
7.1	Existing buildings and structures to be retained or demolished.	
7.2	Active or inactive railways, rail rights-of-way.	
7.3	All highways and roads (existing/proposed, public/private, open/closed, including location, width and names.	
7.4	Watercourses (lakes, streams, ponds, wetlands, etc).	
7.5	Floodplains/flood elevations.	
7.6	Woodlands.	
7.7	Significant plant and wildlife habitat, including ESA's and ANSI's.	
7.8	Drainage courses, retention ponds (natural or man-made).	
7.9	Archaeological features.	
8.0	The availability and nature of domestic water supplies.	
9.0	The nature and porosity of the soil.	
10.0	Existing contours or elevations as required to determine grade of highways and drainage of proposed lands to be subdivided.	
11.0	Municipal services available or to be available to the land proposed to be subdivided including waterlines and sewer and hydro.	
12.0	The nature and extent of any restrictions affecting the land to be subdivided, including restrictive covenants or easements.	

It is acknowledged that the application will not be deemed to be complete until all of the relevant prescribed information set out in the Schedule to *Ontario Regulation 260/00 (formerly Ontario regulation 198/96)* is submitted in accordance with *Section 51 (17) of the Planning Act R.S.O. 1990 c. P. 13*. In addition, it is acknowledged that the time periods referred to in *Section 51 of the Planning Act, R.S.O. 1990 c. P. 13* do not begin until it has been determined by the Township that all of the relevant prescribed information set out in the Schedule to *Ontario Regulation 260/00 (formerly Ontario Regulation 198/96)* is submitted in accordance with *Section 51 of the Planning Act, R.S.O. 1990 c. P. 13*.

Alternative formats are available upon request.

Declaration and Authorization

I/We hereby apply, as specified above, to the Corporation of the Township of Oro-Medonte. It is expressly understood that this application is in regard only to the lands as hereinafter described, and is made pursuant to the provisions of *The Planning Act, R.S.O., 1990*. All costs associated with the application shall be paid as per the Fees and Charges By-law including all costs associated with an appeal of the application to the Local Planning Appeal Tribunal (LPAT). The current fee schedule for Plans of Subdivision/Condominium, in accordance with the Fees and Charges By-law for the Township of Oro-Medonte is as follows:

Draft Plan of Subdivision or Condominium

a) Non Refundable Application Fee:

- | | |
|---|--------------------------------|
| i) Less than 20 lots/units/POTLs (Parcels of Tied Land) | \$ 5,000.00 |
| ii) Greater than or equal to 20 lots/units/POTLs | \$ 5000.00 + |
| | \$100/Lot/Unit/POTL* |
| | * To a maximum of \$ 20,000.00 |

- | | |
|---|-------------|
| b) Refundable Deposit against expenses and actual costs | \$10,000.00 |
| c) Red-line revision application fee | \$ 1,500.00 |
| d) Draft Plan Extension | \$ 1,000.00 |
| e) Final Plans Registration & Agreement | \$ 1,000.00 |
| f) Part Lot Control Application Fee | \$ 1,500.00 |
| g) Part Lot Control - Refundable Deposit against expenses and actual costs | \$ 5,000.00 |
| h) Amendment to Subdivision or Condominium Agreement | \$ 1,000.00 |
| i) Amendment to Subdivision or Condominium Agreement – Refundable Deposit against expenses and actual costs | \$ 1,200.00 |
| j) Pre-Servicing Agreement | \$ 1,500.00 |

Owner's Authorization

If the applicant (agent or solicitor) is not the owner of the subject land, the following statement must be completed authorizing the applicant to act on behalf of the owner(s) on matters relating to the subject application.

I/We _____ hereby authorize _____ to act as my agent with this application.

Signature of Owner

Date

Declaration of Owner or Authorized Agent

I (We) _____ of the _____ of _____ in the County/Region _____ solemnly declare that all of the statements contained in this application are true, and I (we) make this solemn 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 _____ of _____ in the County/Region of _____ this _____ day of _____ 2021.

Signature of Owner or Authorized Agent

Signature of Commissioner

Freedom of Information and Privacy

Personal information contained in this form, collected and maintained pursuant to Section 53 of the *Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be all public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application, or at the request of the third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Development Services at the Township of Oro-Medonte at (705)-487-2171 ext. 2123.

Signature of Owner

Date

Signature of Owner

Date

Permission To Enter

I/We _____
(Print Name of Owner(s))

Authorize the Development Services Committee and The Township of Oro-Medonte staff to enter the subject lands for the limited purposes of evaluating the merits of this application.

Signature of owner(s)

Signature of owner(s)