

Approval of Draft Plan of Subdivision or Condominium APPLICATION FORM

PLANNING DEPARTMENT
7855 Sideroad 30
Alliston, Ontario
L9R 1V1

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GENERAL INFORMATION

This application form must be completed in its entirety and submitted to the Township for consideration.

Approval of a Draft Plan of Subdivision or Condominium is required to divide a piece of land into parcels for the purpose of conveyance.

The approval process includes consideration for the location of roads, parks, schools, homes and businesses. The plan must also address servicing issues related to stormwater management, sewage treatment, water supply as well as addressing the protection of natural features such as woodlots or wetlands.

Pursuant to subsection 51(17) of the Planning Act, the applicant shall provide the Municipality such information or materials as the Municipality may require. The Municipality may refuse to accept or further consider the application until the prescribed information, material and the required fees are received. Personal information on this form is collected under the legal authority of the Planning Act, R.S.O. 1990, C.P. 13 as amended.

Complete and accurate submissions are required to ensure that the file can be processed. **Incomplete or inaccurate applications will be returned to the applicant for re-submission.** Except for required signature(s), answers must be typed or neatly printed in dark ink, suitable for reproduction. All sections must be completed or marked "N/A" (not applicable), as the case may be.

DRAFT PLAN OF SUBDIVISION APPLICATION CHECKLIST

BEFORE SUBMITTING AN APPLICATION, PLEASE ENSURE THE FOLLOWING IS COMPLETED:

- One (1) copy of the fully complete application form.
- Sign the application form in all appropriate locations and obtain the signed authorization of the owner if you are not the property owner.
- Attach the applicable nonrefundable fees and deposits. Cheques should be made out to the Township of Adjala-Tosorontio.
- Two (2) copies of the proposed Draft Plan, key map, and any other required maps.
- Two (2) copies of the proposed Draft Plan, key map, and any other required maps in 8 ½ X 11
- One (1) copy of each report and document required to fulfill the complete Application requirements of the municipality.
- One (1) digital copy of the proposed draft plan and any other supporting materials

OUTLINE OF THE DRAFT PLAN OF SUBDIVISION/CONDOMINIUM REVIEW AND APPROVAL PROCESS

The following is a brief description of the process which provides information on how to ensure that the application is reviewed as efficiently as possible:

Step 1	Application Pre-consultation
<p>All applicants MUST arrange a pre-consultation meeting with the Planning Department. During the pre-consultation meeting, applicants will be provided with relevant information regarding the proposal including the policies and requirements of the municipality and how they may impact the proposal. Applicants will also be advised of related approvals, and other agencies that could be consulted with to gain further information.</p>	

Step 2	Submission of Application and Initial Review
<p>Applications will not be officially accepted until they are deemed complete. It is required that one (1) copy of the application be filed with the Planning Department. When an application has been submitted, it will then be reviewed to ensure that it is complete and that all the relevant information and fees have been submitted. The application must be accompanied by all information as prescribed in this application. If the subject property has joint ownership, signatures of all joint owners are required on the application.</p>	

Step 3	Comprehensive Review
<p>Following the initial review, and on the determination that the application is complete and accurate, a comprehensive review will take place. At this time the application will be reviewed by all relevant municipal departments and may also be reviewed by the Township's solicitor. During this process the application will also be circulated to other review agencies as applicable such as the Nottawasaga Valley Conservation Authority, the County of Simcoe, Provincial Ministries, etc. As this process takes place, applicants may be advised of additional submission requirements to address any issues which may arise.</p> <p>The comprehensive review process also includes public input. Information concerning the application will be circulated by mail to adjacent property owners and interest groups and the applicant will be required to post a sign on the property. It is the responsibility of the applicant to ensure that the sign is posted properly, and that the sign stays in place for the required posting period. Failure to do so will require that this process be repeated resulting in unnecessary delays to the processing of the application.</p>	

Step 4	Public Meeting/Council Meeting
<p>Following the Comprehensive review, the Planning Department will prepare a public meeting report detailing the application. The public meeting is the opportunity for anyone to voice their support or objection to the application. Following the public meeting, the application is usually referred back to staff for further consideration, and to incorporate any comments made at the meeting. The applicant may also be required to submit further information because of the discussion regarding the application.</p> <p>Following the public meeting, a second report will be prepared by the Planning Department addressing all comments received and addressing Planning concerns. The Planning Department then makes a recommendation to adopt, refuse or defer the application. The Council makes a decision. It is advised that the applicant be present at the meeting in order to answer any questions of the Council or public. Initial approval is referred to as draft plan approval, which is subject to various conditions from the Township and other external agencies. A minimum time period of 3 years is given to satisfy all conditions. Once all conditions have been satisfied, Final approval is given and registration of lots can occur.</p> <p>All decisions regarding the application are subject to an appeal period of 20 days during which an appeal may be filed by applicants, agencies, interest groups and/or the public to the Ontario Land Tribunal (OLT). If a decision is appealed, applicants will be contacted to discuss the appeal and its implications on the proposal.</p>	

1. Applicant Information

All communication will be directed to the Prime Contact only. Please indicate who this will be.

Prime Contact:

a) **Registered Owner(s)** Name(s):

Project Name:

Address:

Mailing Address (If different):

Telephone:

Fax:

Email Address:

Date Subject Land was acquired by current owner:

Date of the Application:

Are the subsurface rights and the surface rights held by the same owner? **YES or NO**
If **NO**, who owns the rights? Please provide contact information.

b) **Agents** Name:

Solicitor Planner Other: _____

Address:

Telephone:

Fax:

Cell Phone:

Email Address:

2. Description of Subject Property

a) Lot(s)/Blocks(s):	b) Concession(s):
c) Registered Plan No.:	d) Civic Address:
e) Roll Number(s):	
f) Former Municipality of: <input type="checkbox"/> Adjala <input type="checkbox"/> Tosorontio	
g) Are there any easements or restrictive covenants affecting the subject lands? YES or NO If yes , supply a copy of such documents and provide a brief description of its effect:	
i) What are the existing uses of abutting properties? <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1) To the north: 3) To the east: </div> <div style="width: 45%;"> 2) To the south: 4) To the west: </div> </div>	
j) Have the subject lands ever previously been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act, a consent under section 53 of the Planning Act, a minor variance, approval of a site plan or for an amendment to the Official Plan, or Zoning By-law or a Minister's Zoning order? YES or NO If Yes , File No.: _____ Status: _____	

3. Proposed Land Use

a) Is this an Application for Draft Plan Approval for: <input type="checkbox"/> A Subdivision <input type="checkbox"/> A Condominium <input type="checkbox"/> Both					
b) What is the current designation of the subject land in the Town Official Plan?					
PROPOSED USE	NUMBER OF UNITS OR DWELLINGS	LOTS AND/OR BLOCKS AS LABELLED ON DRAFT PLAN	AREA (HA.)	DENSITY (UNITS/HA.)	NUMBER OF PARKING SPACES
RESIDENTIAL					
- Single Detached -					*
- Semi Detached -					*
- Townhouse/tier -					
- Apartment -					
- Other -					
COMMERCIAL					
INDUSTRIAL					
PARK/OPEN SPACE				N/A	N/A
INSTITUTIONAL (specify)					
ENVIRONMENTAL/HAZARD				N/A	N/A
ROADS				N/A	N/A
OTHER					
TOTALS					

* Only required for Condominium Approvals.

4. Previous and Current Land Use

a) Land Use History	i) What is the current use (Zoning) of the subject lands?
	ii) What were the previous uses of the subject lands?
	iii) Has there been industrial/commercial uses on this site? YES or NO
	iv) Has there ever been petroleum or other fuel stored on the subject lands or adjacent lands? YES or NO
	v) Has there been filling, or has the grading otherwise changed on the site? YES or NO
	vi) Is there reason to believe the site may have been contaminated by former uses on the site or adjacent sites? YES or NO
b) If any of the above answers were answered YES, then a previous use inventory showing all former uses of the subject lands, or adjacent lands if appropriate, is required. Previous use Inventory Attached? YES or NO	

5. Additional Information for Condominium Applications Only

a) Has a site plan been approved? YES or NO If Yes, has an agreement been entered into? YES or NO
b) Has a building permit been issued for the proposed condominium? YES or NO
c) Is the proposed condominium under construction, completed or not under construction? UNDER CONSTRUCTION or COMPLETED or NOT UNDER CONSTRUCTION If COMPLETED , what was the completion date?
d) Is the proposed condominium a conversion of a building containing residential units? YES or NO If YES , how many units are to be converted? _____

6. Servicing

Please check the appropriate box under each of the servicing options.

Servicing	Type of Servicing	Proposed	
		Check	Requirements
Potable Water System	Publicly owned and operated piped water system		Confirmation from Township that capacity will be available and allocated to this proposal at, or prior to, the time of lot creation.
	Privately owned and operated individual or communal well		a) Communal or Individual well systems for the development of more than five lots or units will require a servicing options report and a hydrogeological report. b) Communal well systems for non-residential development where water will be used for human consumption will require a Hydrogeological Report.
	Lake or other water body		Approval of a "Water Taking Permit" under Section 34 of the Ontario Water Resources Act is necessary.
	Other Means		To be described by the Applicant.
Sewage Disposal	Publicly owned and operated sanitary sewage system		Confirmation from Township that capacity will be available and allocated to this proposal at, or prior to, the time of lot creation.
	Privately owned and operated individual septic system		Proposals 5 units or less and generating less than 4500 litres per day effluent will require a Hydrogeological Report
	Privately owned and operated communal septic system		a) Proposals 5 units or less and generating less than 4500 litres per day effluent will require a Hydrogeological Report b) Proposals 6 to 20 units will require a Servicing Options Report (including an Environmental Impact Assessment Report) and Hydrogeological Report. c) Proposals greater than 20 units require a Public Communal System.
	Privy		
	Other means		To be described by the Applicant.
Storm Drainage	Storm Sewer		A preliminary Stormwater Management Report is recommended and should be prepared concurrently with any hydrogeological reports for submission with this Application. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval.
	Ditches/Swales		
	Other : <i>Please Specify</i>		
Roads (See (a) on next page)	Provincial Highway		Application for an access permit should be made to the Ministry of Transportation prior to submitting this Application to the Township. Approval of the access permit is required before any development can occur.
	Municipal Road - Maintained Year Round		Municipal road alignment and access will be confirmed when the development application is made.
	Municipal Road - Maintained Seasonally		Municipal road alignment and access will be confirmed when the development application is made.
	Other public road		To be described by the Applicant.
	Right of Way		Not permitted except as part of a condominium. Road alignment and access will be confirmed when the development application is made.

6. Servicing cont. Please check the appropriate box under each of the servicing options.

Servicing	Type of Servicing	Available	
		Yes	No
Other Services	Electricity		
	School Bussing		
	Garbage Collection		
	Natural Gas		

a) If access to the subject land is by private road, or if “other public road” or “right of way” was indicated, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

7. Affordable Housing Information Please complete the following table.

# OF UNITS	UNIT SIZE (SQ. M.)	ESTIMATED PRICE/RENT PER MONTH	TENURE
SINGLE DETACHED			
SEMI-DETACHED			
ROW OR TOWNHOUSES			
APARTMENT BLOCK			
OTHER			

a) Is there any other information relating to affordability of the proposed housing, or type of housing needs served by the proposal? **YES** or **NO**

If Yes, please explain.

8. Archaeological Potential

a) Does the subject land contain any areas of archaeological potential?

YES or **NO**

i) If Yes, an archaeological assessment is required, prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and

ii) A conservation plan for any archaeological resources identified in the assessment is also required.

9. Provincial Policy/Plans and County of Simcoe Official Plan

a) Please attach on a separate piece of paper, confirm how this proposal is consistent with the Provincial Policy Statement 2020, issued under subsection 3(1) of the Planning Act R.S.O. 1990.

b) Does the subject land fall within a designated area under any provincial plan or plans?

YES or **NO**

If yes, please list and state the designation:

c) If yes to b), does the application conform to, or not conflict with the plan(s)?

YES or **NO**

d) Briefly explain how the proposed development conforms to the policies of the County of Simcoe Official Plan.

10. Pre-consultation

a) Which municipal departments/agencies (if any) have you pre-consulted with in regard to this application?
Please attach any relevant correspondence or briefs.

11. Owner's Authorization

I, (we) _____, being the registered owner(s) of the subject
(Name(s) of owner, individuals or company)

lands, hereby authorize _____ to prepare and submit a
(Name of Agent)
 Draft Plan of Subdivision/Condominium application for approval.

 Signature of Owner(s) _____
 Date

Note: If the owner is an incorporated company, the company seal shall be applied. If there is not a company seal, a statement of authority to bind is required.

12. Agreement on Costs

I have enclosed the applicable application processing fees and deposits.

I, _____, being the applicant for the
(Name of Applicant)

subject lands, hereby agree that notwithstanding that the agent may make payments on my behalf, I shall be solely and fully responsible for paying all costs the municipality may incur in the processing of this application. I further agree that such costs shall be paid promptly upon being invoiced by the Township, failing which, such costs, and interest and administration fees, may be collected, which may include recovering costs as taxes.

NOTE: Development Charges may be applicable to the development, which this application, if approved, will facilitate. Any questions with respect to the applicability of the Township's Development Charge By-law should be made to the Treasurer.

 Signature of Applicant _____
 Date

13. Declaration: This must be signed by the applicant in the presence of a Commissioner.

I (we), _____, of the _____ of
 _____, County/Region of _____ solemnly

declare that all the statements contained in this application and all supporting documentation 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 _____ in the County/Region of
 _____ this _____ day of _____.

 Signature of Owner(s) or Authorized Agent _____
 Signature of Commissioner

 Signature of Owner(s) or Authorized Agent

14. Applicant's Consent (Freedom of Information)

In accordance with the provisions of the Planning Act, it is the policy of the Township of Adjala-Tosorontio to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I

_____, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that all the information in this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters or reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

Signature of Applicant

Date

15. Public Notification of Planning Application and Signage Agreement

In compliance with the Planning Act, your application for Draft Plan of Subdivision/Condominium will be circulated to affected parties who, in all probability, will be visiting the site prior to submitting their comments. The area subject to the proposed Amendment must be clearly marked and posted 20 days prior to the hearing and remain posted until the date of the appeal period has expired.

It is the responsibility of the applicant to ensure the sign(s) is securely posted on the subject lands so that it is visible and legible from a public roadway. The Township is not responsible for the improper posting of the sign.

In the event that the property is not marked, Council may decline to hear the application until such time as the posting of the sign has been done, and a date for the next meeting is available, or Council may deny the application. Any additional cost caused by the deferment shall be paid by the applicant, agent or solicitor. In the case of rural properties, the appropriate emergency number (911) must be part of the site address on the application.

I/We _____ (owner/agent) have submitted an application for Draft Plan of Subdivision/Condominium to the Corporation of the Township of Adjala-Tosorontio, and hereby confirm that I/we have received the sign and acknowledge the information outlined in the above notice.

Dated this _____ day of _____, 20_____.

Signature of Applicant

Signature of Witness

16. Owners Consent For Municipal Staff and Council to Enter the Site

I/We, _____ am/are the owner(s) of the land that is the subject of this consent application and give permission to Municipal Staff and the Council of the Township of Adjala-Tosorontio to enter onto the subject land for the purpose of inspecting the lands to evaluate the merits of the application.

Signature of Applicant

Date

Signature of Applicant

This application package is to be submitted to:

**The Planning Department
Township of Adjala-Tosorontio
7855 30th Sideroad
Alliston, Ontario
L9R 1A1**