



DEVELOPMENT APPROVALS APPLICATION

- Please Type or Print Clearly, **Use Blue Ink.** All applicants must complete Section 1 and 2.
- Complete Section(s) as Referenced below for corresponding planning application.
- All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, C.P.13.

File No. _____

Date Received Planning Dept. _____

Section:

- | | | | | | |
|-------|--|-------|-------------------------------------|----------|-------------------------------------|
| 3 | Official Plan Amendment: | Major | <input checked="" type="checkbox"/> | Standard | <input checked="" type="checkbox"/> |
| 4 | Zoning By-law Amendment: | Major | <input checked="" type="checkbox"/> | Standard | <input checked="" type="checkbox"/> |
| 3 & 4 | Combine OP/ZBA: | Major | <input checked="" type="checkbox"/> | Standard | <input checked="" type="checkbox"/> |
| 5 | Draft Plan of Subdivision/Condominium: | | <input checked="" type="checkbox"/> | | |
| | Modification of Subdivision/Condo | | <input checked="" type="checkbox"/> | | |

SECTION 1:

Municipal Address: _____	
Roll #: 2731 000	
Registered Plan No.: _____	Lot(s): _____
Reference Plan No.: _____	Part(s): _____

DATE OF PRE-CONSULTATION: _____ **SIGNED FORM ATTACHED:**

Pre-Consultation Meeting is mandatory. Please contact the Planning Department for further information.

Registered Owner(s): _____

Mailing Address: _____ Postal Code: _____

Phone: _____ Mobile: _____ E-mail: _____

Authorized Agent: _____

Mailing Address: _____ Postal Code: _____

Phone: _____ Mobile: _____ E-mail: _____

To whom is all information to be sent? Owner Agent

Applicant=s relationship to subject lands (check one):

- Registered Property Owner Authorized Agent of Registered Owner
- Holder or Authorized Agent of person holding Option to Purchase Subject land*
- Other (specify) _____

Note: * Please attach an executed copy of purchase and sale agreement

Are there any mortgagees, holders of charges or other encumbrances with respect to the subject land? Yes No

Please provide the names and addresses of any mortgagees, holders of charges or other encumbrances with respect of the subject land:

Name/Organization: _____

Contact Person: _____

Mailing Address: _____

City: _____ Province: _____ Postal Code: _____

Tel: _____ Fax: _____ Email: _____

If more space is required, attach a separate sheet.

Are there any existing easements, rights-of-ways, or restrictive covenants affecting the land?
Yes No Unknown Please describe.

Dimensions of the Subject Lands:

Lot Frontage: _____(Meters) Lot Width: _____ (Meters)
Lot Depth: _____(Meters) Lot Area: _____(m²/ha)

Servicing

Does the proposed amendment(s) conform to the approved servicing policies and phasing policies or servicing schedule in the Official Plan? Yes No

Type of road access:

- Provincial Highway
- Regional Road
- Municipal Road
- Private Road
- Private Right-of-Way

If the proposed access is by water, describe boat docking and parking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

Water Supply:

- Municipal Water
- Private Water
- Other (specify): _____

Sewage Disposal:

- Municipal Sanitary Sewer
- Private Sanitary Sewage System
- Other (specify): _____

Storm Drainage:

- Municipal Sewer
- Ditches/Swales
- Pond
- Other (specify): _____

Solid Waste:

- Municipal Garbage
- Private Collection
- Other (specify): _____

Planning Compliance:

Niagara Region Official Plan: _____

City of Thorold Official Plan: _____

Current Zoning of the subject land: _____

Has the site been the subject any previous zoning or official plan amendment, subdivision, site plan control, consent/minor variance applications? If so, please list below:

Designated Heritage Properties:

Is the subject property or any existing building on the property designated under the Ontario Heritage Act or on the City of Thorold potential for designation list? Yes No

Designation By-law Number: _____

Existing and Previous Uses of the Subject Lands:

Existing uses of the subject lands: _____

Length of time the existing uses have continued: _____

When was the property acquired? _____

What were the previous uses of the subject lands, if known? _____

Indicate land uses on abutting properties:

North: _____ West: _____

South: _____ East: _____

Are there any existing buildings or structures on the subject lands? Yes No

If "Yes", for each building or structure, **in metric units**, indicate the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and the dimensions or floor area of the building or structure:

Type of Existing Building or Structure				
# of Units				
Construction Date (Approx.)				
Front Setback (m)				
Rear Setback (m)				
Side Setback (Interior / Exterior) (m)				
Side Setback (Interior / Exterior) (m)				
Building Height (m)				
Number of Storeys				
Ground Floor Area i.e. area covered by building or structure, including bay / cantilevered windows & covered porches & verandas				
Dwelling Floor Area or living space i.e. excludes garages, unenclosed porches, verandas, decks & patios				
Lot Coverage %				

Give a brief description of the existing land use, vegetation, topography, and drainage on the site. (May be provided in the Justification letter/report, please indicate)

Potentially Contaminated Sites:

Is there or has there been any of the following located on the subject or adjacent land?

Industrial/commercial use or orchard	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	<u>Year:</u> _____
Petroleum or other fuel storage?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	_____
Gas station at any time?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	_____
Grading change by adding earth or other material?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	_____

Has the subject property been subject to an Environmental Order or informed by the Ministry of Environment about known contaminants? Yes No

If yes, then an environmental audit including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the municipality is required. This study must be prepared by a qualified consultant. Report Attached Yes No

If no, on what basis did you come to this determination? _____

PROPOSED USE OF SUBJECT LANDS

What is the proposed use of the subject lands? _____

The date the subject lands were acquired by the current owner: _____

Are there any buildings or structures proposed to be built on the subject lands? Yes No

If "Yes", for each building or structure indicate the setback in **metric units**:

Type of Proposed Building or Structure				
# of Units				
Construction Date				
Front Yard Setback (m)				
Rear Yard Setback (m)				
Side Yard Setback (Interior / Exterior) (m)				
Side Yard Setback (Interior / Exterior) (m)				
Height (m)				
Number of Storeys				
Ground Floor Area (m ²) i.e. area covered by building or structure, including bay / cantilevered windows & covered porches & verandas				
Dwelling Area (living space) (m ²) i.e. excludes garages, unenclosed porches, verandas, decks & patios				
Lot Coverage (%)				

Affidavit or Sworn Declaration:

To be signed and witnessed in the presence of a Commissioner for Taking Affidavits:

I, _____,
print name of registered owner(s) or authorized agent

of the _____ in the province of _____,
Municipality

solemnly declare that the information contained in this application is true and that the information contained in the documents that accompany this application is true and I 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.

Sworn or declared before me at the _____ in the _____
lower tier municipality *upper tier municipality*

on this _____ day of _____ 20____.

Signature of Registered Owner(s) or Authorized Agent

Commissioner of Oaths

Note:

Personal information collected on this application will become part of a public record.

Personal information contained on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act and the Planning Act, R.S.O. 1990, c.P. 13 as amended, and Ontario Regulations 198/96 and 199/96 and will be used for the purpose of processing this application. The information may be used by other departments and agencies for the purpose of assessing the proposal and preparing comments to the municipality and approval authority.

Questions about this collection should be directed to:

City of Thorold
Freedom of Information Officer
P.O. Box 1044, 3540 Schmon Parkway
Thorold, Ontario L2V 4A7
Telephone (905) 227-6613 ext. 270

SECTION 4: OFFICIAL PLAN AMENDMENT

Not applicable

What land uses are permitted for each of the following on the subject land?

Thorold Official Plan: _____

Regional Official Plan: _____

Does the proposal comply with the Regional Official Plan? Yes No

Has a Regional Official Plan Amendment been applied for? Yes No

Is the proposal consistent with the Provincial Policy Statement? Yes No

A brief explanation of reason(s) for the requested change to the Official Plan: _____

Existing Policy:

The proposed amendment changes replaces adds deletes
a policy in the Official Plan or changes a land use designation

Please explain proposed amendment and provide text and schedule if applicable. _____

Does the proposed Official Plan amendment alter all or part of the Urban Area Boundary or establish a new Urban Area. What are the applicable Official Plan polices? _____

Does the Official Plan and/or Zoning By-law amendment remove the subject lands from an area of employment? Does the proposal address the removal of land from an area of employment? What are the Official Plan policies? _____

SECTION 4: ZONING BY-LAW AMENDMENT

Not applicable

What land uses are being proposed by the amendment?

Please list amendments requested to the Zoning By-law (including any general provision requirements):

Does the proposed amendment meet Regional Official Plan? Yes No

Does the proposed amendment meet the local Official Plan? Yes No

Are amendments to existing zoning regulations required? Yes No

Is the proposal consistent with the Provincial Policy Statement? Yes No

If so, complete the following chart **in metric**

Column (b) is to show the proposed modified regulation which is to apply to the lands

Zoning Regulations	Existing Regulation	Proposed Regulation
Lot Area (min/max)		
Lot Frontage – (min/max)		
Lot Depth – (min/max)		
Maximum Lot Coverage - %		
Front Yard Setback (m)		
Exterior Side Yard Setback (m)		
Interior Side Yard Setback (m)		
Rear Yard Setback (m)		
Maximum Landscaped Open Space (m)		
Maximum Height of Building or Structure (m)		
Number of Storeys		
Floor Area (min/max)		
Maximum Number Dwellings		
Minimum Distance Between Buildings on Same Lot		
Minimum Number Parking Spaces		
Loading Area Requirements		
Other:		

JUSTIFICATION

Provide justification for this application to amend the local municipal official plan and/or zoning by-law (attached separate report(s) if necessary).

(In the case of a local municipal official plan amendment, the applicant is required to provide complete planning evidence outlining the justification for the amendment. This should address but not be limited to; why the proposed change is desirable and how it relates to the overall goals and objectives of the applicable official plan. It should be noted that further studies may be required by the municipality depending on the nature of the application.)

PRELIMINARY PLAN

Three (3) copies of a preliminary Site Plan (drawn to scale), one 11" x 17" photo reduction and a digital copy are required to be submitted with any Official Plan and/or Zoning By-Law Amendment application. The site plan must provide sufficient details of the intended development in order to assist in understanding the proposal. Generally, the following information should be included in the proposed site plan.

Details of Development:

- Lot Area
- Lot Frontage
- Building Coverage
- Total Building Size
- Number of Units and/or Total Commercial, Industrial Gross Floor Area
- Building Height
- Setback Requirements
- Landscaped Area
- Number of Loading Spaces
- Location of all Ingress & Egress Points

SURVEY PLAN REQUIREMENTS:

One (1) copy of Ontario Land Surveyors plan, a digital copy and one 11" x 17" photo reduction are required to be submitted with any Official Plan and/or Zoning By-law Amendment application. This plan is to include:

- The total holdings of the owner in the area
- The location, size and use of existing buildings and structures on the property, indicating which buildings are to be retained, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines
- The location, size and use of proposed buildings and structures
- The approximate location of all natural and artificial features on and adjacent to the subject land which, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- Surrounding land uses and ownership.
- The location and nature of any easement affecting the subject land.

SECTION 6: APPLICATION FOR SUBDIVISION AND CONDOMINIUM APPROVAL

Does the proposal comply with the Regional Official Plan? Yes No
 Has a Regional Official Plan Amendment been applied for? Yes No
 Is the proposal consistent with the Provincial Policy Statement? Yes No

Proposed Land Use	No. of Units/ Dwellings	No. of Lots/ Blocks	Area in Hectares	Density Proposed (specify units per Hectares)	No. of Parking Spaces
Residential:					
Detached Dwelling					
Semi-detached/Duplex Dwelling					
Multiple Attached (Townhouse)					
Apartment					
Neighbourhood Commercial					
Commercial, Other					
Industrial					
Park, Open Space	Nil			Nil	Nil
Institutional (specify)				Nil	Nil
Roads	Nil			Nil	Nil
TOTAL					

ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS

New Buildings

Has a site plan for the proposed condominium been approved? Yes No
 Has a site plan agreement been entered into? Yes No
 Has a building permit for the proposed condominium been issued? Yes No
 If yes, specify the date of issuance of building permit?
 Has construction of the development started? Yes No
 If yes, specify the date construction started? _____
 If construction is completed, indicate the date of completion? _____

Conversion:

Is this a residential rental building being converted to a condominium dwelling? Yes No
 Are tenants willing to purchase? Yes No
 What is the rental vacancy rate in the community? Yes No
 What is the anticipated sale price of each type of condominium unit proposed: \$ _____

SECTION 6: ADDITIONAL INFORMATION

The Table below lists the features or development circumstances of interest to the City. Complete this Table and be advised of the potential information requirements in noted section.

SIGNIFICANT FEATURES CHECKLIST				
Features or Development Circumstances	(a) If a feature, 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 settlement areas.
Class 1 industry ¹			____ Metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 industry ²			____ Metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 industry ³			____ Metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site			____ Metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant			____ Metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond			____ Metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line			____ Metres	Evaluate impacts within 100 metres.
Controlled access highways or freeways, including designated future ones			____ Metres	Evaluate impacts within 100 metres.
Operating mine site			____ Metres	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres			____ Metres	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			____ Metres	Determine possible impacts within 200 metres.
High voltage electric transmission line			____ Metres	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			____ Metres	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			_____Metres	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			_____Metres	Will development hinder continued operation or expansion?
Significant wetlands			_____Metres	Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species			_____Metres	Development is not permitted
Significant: fish habitat, woodlands, valley lands, areas of natural and scientific interest, wildlife habitat			_____Metres	Demonstrate no negative impacts
Sensitive ground water recharge areas, headwaters and aquifers				Demonstrate that ground water 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
Flood plains				Development is not permitted within the flood plain.
Hazardous sites ⁴				Demonstrate that hazards can be addressed
Contaminated Sites				Assess an inventory or previous uses in areas of possible soil contamination
<ol style="list-style-type: none"> 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). 				

Note: The above Table identifies Significant Features Checklist and is intended to assist the Municipality to determine whether significant provincial features or circumstances may be affected by a plan which proposes to change the use of a specific site. It describes potential information needs.