

THE MUNICIPALITY OF CALLANDER
 SUBDIVISION AND CONDOMINIUM APPLICATION FORM
 FOR APPLYING FOR APPROVAL UNDER SECTION 51 OF THE PLANNING ACT

<p>CONCURRENT APPLICATIONS FILED Note to Applicant: For each application that is filed concurrently, complete and attach the appropriate application form and fees</p>	<p>OFFICE USE ONLY Date Stamp – Date Received</p>
<p><input type="checkbox"/> Zoning Amendment</p> <p><input type="checkbox"/> Subdivision/Consent</p> <p><input type="checkbox"/> Minor Variance</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Other (Specify): _____</p>	<p style="text-align: center;">FOR REFERENCE PURPOSES</p>

REQUIREMENTS FOR A COMPLETE APPLICATION INCLUDE:

Note: Until the Municipality of Callander, Planning Dept. has received the information and material requested herein (as required under subsections 17 and 18 of Section 51 and any fee under Section 69(1) of the *Planning Act*), **the application will be deemed incomplete, the time periods referred to in sections 51(19.1) will not begin and the application will be returned to the applicant.**

<input type="checkbox"/>	The completed application form and declarations as required under subsection 17 and 18 of Section 51 of the <i>Planning Act</i> .
<input type="checkbox"/>	5 full-sized copies of the Draft Plan
<input type="checkbox"/>	A public consultation strategy.
<input type="checkbox"/>	Application Fee(s) made payable to the Municipality of Callander
<input type="checkbox"/>	A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 8 (item 8.2), if the Owner is not filing the application.
<input type="checkbox"/>	Other information identified at the pre-application consultation meeting.

PLEASE LIST ANY REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Study Type	Submitted	Not Applicable	Reason
Traffic			
Engineering			
Hydrogeology			
Environmental Impact			
Archaeological			
Fiscal Impact Analysis			
Other (please list)			

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Municipality of Callander, Planning Department PO Box 100, 280 Main Street North, Callander, Ontario P0H 1H0	Telephone: 705-752-1410 ext. 306 Facsimile: 705-752-3116
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Section 1: Application Information

PLEASE REFER TO ONTARIO REGULATION 198/06 FOR ITEM REFERENCES 1 THROUGH 7

1.1 Applicant Information

Complete the information below. All communication will be directed to the **Primary Contact** with a copy of to the Owner.

Registered Owner(s):

Name:	
Address:	
City: Province:	Postal Code:
Phone:	Alternate Phone:
Fax:	Email:

Applicant (complete if the Applicant is not the Owner):

Name:	
Address:	
City: Province:	Postal Code:
Phone:	Alternate Phone:
Fax:	Email:

Agent Authorized by the Owner to file the Application (if applicable):

Name:	
Address:	
City: Province:	Postal Code:
Phone:	Alternate Phone:
Fax:	Email:

1.2 Which of the above is the Primary Contact? Owner Applicant Agent

1.3 Mortgage Information

Please list the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

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Section 2: Location of Subject Lands

2.1	Legal Description
Geographic Township / Planning Area:	
Lot(s):	Parcel(s):
Mining Claim(s):	Registered Plan Number:
Municipal Street Address (if applicable):	
Assessment Roll Number:	

2.2	Are there any easements or restrictive covenants affecting the subject land: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Please list the description of each easement or covenant and its effect:	

Section 3: History of Subject Lands

3.1	Official Plan Designation
Current Official Plan designation:	

3.2	Zoning Information
Current Zoning:	

3.3	Previous Planning Act Applications: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Has the subject land ever been the subject of an application for approval of a previous Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order, Minor Variance, Plan of Subdivision under Section 51 of the Planning Act, consent under Section 53 of the Planning Act?	
If yes, and if known, provide the file number, details, and decision of the previous application:	

3.4	Are the necessary Official Plan and/or Zoning By-law Amendments being made with this application? <input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes", what is their status?	
<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved	

3.5	Resubmission of Application?
If this application is a re-submission or a previous Plan of Subdivision application, describe how it has changed from the original application:	

3.6 Land Description		
Frontage (m):	Depth (m):	Area (m ² or ha):
Existing use(s) of the property:		
The date the subject land was acquired:		
The type and number of existing buildings/structures:		
Use of existing buildings/structures (specify):		
The date any existing buildings or structures on the subject land were constructed:		
The length of time that the existing uses of the subject land have continued:		
The previous use(s) of the subject land:		
The type and number of proposed buildings/structures:		
The proposed use of buildings/structures:		

3.7	Employment Areas
Does the re-designation request remove land from an area of employment? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Explain:	

3.8	Other Applications Under the Planning Act
Has the property ever been subject to an application under the Act? <input type="checkbox"/> YES <input type="checkbox"/> NO	
If the answer to Section 13 was 'yes', please indicate the file number and status of the application.	

3.9	For completion on Condominium applications only
New Buildings:	
Has the municipality approved a site plan?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Has a building permit been issued?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Is the building under construction?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Existing Building:	
What year was the building constructed?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Is this a rental building being converted to a condominium dwelling?	
If so, how many units exist in the building?	_____
Are tenants willing to purchase?	<input type="checkbox"/> YES <input type="checkbox"/> NO
(If "YES" please provide a list)	
Has an application been made under the Rental Housing Protection Act? (If 5 units or more)	<input type="checkbox"/> YES <input type="checkbox"/> NO

Section 4: Proposed Land Use

4.1 Indicate the intended uses of land in the proposal.

Please use the following definitions:

- Single detached residential- a single detached dwelling unit
- Double or semi-detached – a residential building containing 2 dwelling units
- Row / Townhouse – a residential building containing 3 or more units with individual direct access to the street
- Apartment - a building containing 3 or more dwelling units with access to the street via a common corridor

Intended Use	Residential Units	No. of Lots and/or Blocks	Hectares	Residential Units per Hectare for each intended use	No. of Parking Spaces Provided
Single Detached					
Semi-Detached					
Multiple Attached Residential					
Apartment Residential					
Seasonal Residential					
Mobile Home					
Other Residential					
Neighbourhood Commercial					
Commercial, Other	NA				
Industrial	NA				
Park or Open Space	NA				
Institutional (specify)					
Roads					
Other (Specify)					

This Section for Condominium Application Only

Intended Use	Date of Construction	Ground Floor Area	No. of Parking Spaces	Density Proposed (specify units)
Single Detached				
Semi-Detached				
Multiple Attached Residential				
Apartment Residential				
Seasonal Residential				
Mobile Home				
Other Residential				
Neighbourhood Commercial				
Commercial, Other				
Industrial				
Park or Open Space				
Institutional (specify)				
Roads				
Other (specify)				

Section 5: Servicing

5.1 Indicate what services are proposed:

Water Supply	Sewage Treatment	Storm Drainage
<input type="checkbox"/> Piped water	<input type="checkbox"/> Piped sewers	<input type="checkbox"/> Piped sewers
<input type="checkbox"/> Individual wells	<input type="checkbox"/> Septic tanks and tile beds	<input type="checkbox"/> Open ditches
	<input type="checkbox"/> Communal sewer facility	
<input type="checkbox"/> Other (describe):	<input type="checkbox"/> Other (describe):	<input type="checkbox"/> Other (describe):

5.2 Required Reports

If the plan would permit development of more than five (5) lots or units on privately owned and operated individual or communal septic systems, then the following are required:

- a) a servicing options report; and
- b) a hydrogeological report

If the plan would permit development of fewer than five (5) lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, then the following are required:

- a) a servicing options report; and
- b) a hydrogeological report

If the plan would permit development of fewer than five (5) lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent or less would be produced per day as a result of the development being completed, then the following would be required:

- a) hydrogeological report

Section 6: Access

6.1 Is there direct access from the subject lands to a publicly maintained road? YES NO

If "NO", what provision is there for access to the site?

6.2 If a lakefront development is proposed, without road access:

What type of docking and parking facilities exist on the lake?

What distance are they from the site?

How far is the nearest provincial highway or year round publicly maintained road?

Section 7: Site Appraisal and Evaluation

7.1 Give a brief description of the existing land use, vegetation, topography and drainage on site:

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7.2 **Environmental Effects:**

What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g., traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g. buffering, berms, setbacks, etc.)? In agricultural areas refer to the Agricultural Code of Practice. Where potential adverse environmental effects are foreseen, consultation with the North Bay-Mattawa Conservation Authority is recommended:

7.3 **Do the Subject Lands Contain Archaeological Potential:**

Do the subject lands contain any areas of archaeological potential?

Does the plan permit development on land that contains known archaeological resources or areas of archaeological potential?

**Section 8: Additional Fees, Authorization
& Declaration**

8.1 Additional Fees

If Planning, Engineering, Environmental and/or legal fees are incurred by the Municipality pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

Signature of Owner

Day

Month

Year

Signature of Owner

Day

Month

Year

8.2 Owner's Authorization

This must be completed by the Owner if the OWNER IS NOT FILING THE APPLICATION.

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) _____, being the
Print name(s) of Owner, individual or company

registered Owner(s) of the subject lands, hereby authorize _____
Print name of agent and/or company (if applicable)
to prepare and submit an Application for Official Plan amendment.

Signature

Day

Month

Year

Signature

Day

Month

Year

IMPORTANT:
If the Owner is an incorporated company, the company seal shall be applied in the signature block above.

8.3. Declaration

This must be completed by the person filing the application for the proposed amendment and in the presence of a Commissioner of Oaths.

I, _____ of the _____
Print (name of applicant) Print (Name of City, Town, Township, etc.)

in the Region/County/District of _____ solemnly declare that all of the statements
Print Region/County/District

contained in this Application for Official Plan Amendment at _____,
(description of subject land)

and all supporting documents and plans are true and complete, 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*.

Declared before me at the Region/County/District of _____,

in the Municipality of _____, this

_____ day of _____, _____
(Day) (Month) (Year)

Signature

Please Print name of Applicant

Commissioner of Oaths

8.4 Municipal Freedom of Information Declaration

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Callander Planning Department to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I (we) _____ (please print name) the Owner/applicant/authorized agent, hereby acknowledge the above-noted policy and provide my/our consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Signature Day Month Year

Signature Day Month Year

OWNER/APPLICANT'S INFORMATION: (Mandatory, please print)

Name: _____ Mailing Address: _____
Telephone No. _____
E-mail Address: _____
Fax No. _____