



**The Corporation of the Municipality of
Callander**

Subdivision & Condominium Application

For applying for approval under Section 51 of the Planning Act, R.S.O. 1990 as amended

Section 1: Applicant Information

1.1 Name of Owner(s):

An owner's authorization is required in Section 11.1, if the applicant is not the owner.

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

1.2 Agent/Applicant – Name of the person who is to be contacted, if different than the owner:

(This may be a person or a firm acting on behalf of the owner)

Name		
Address		Home Telephone No.
Business Telephone No		Postal Code
Fax No.	Email Address	

1.3 Ontario Land Surveyor:

Name		
Address		Home Telephone No.
Business Telephone No		Postal Code
Fax No.	Email Address	

1.4 Communications to be between the Municipality and:

Owner Applicant/Agent All

Section 2: Location of the Subject Land

2.1 Municipal Address (if any), Legal Description:

Municipal Address	
Concession Number(s)	Lot / Part Lot Number (s)
Registered Plan No.	Lot (s) Block(s)
Reference Plan No.	Part Number(s)
PIN (Parcel Number)	Former Township

2.2 Are there any easements or restrictive covenants affecting the subject land?

No Yes

If "Yes", describe the easement or covenant and its effect:

2.3 Is this a resubmission of an earlier plan?

No Yes Unknown

This application reflects the mandatory information that is prescribed in the schedule to Ontario Regulations 544/06 made under the Planning Act, R.S.O. 1990 as amended. In addition to this form, the Applicant will be required to submit the appropriate fee, draft plan, and any additional information or studies that may be necessary to assess the proposal. Failure to submit all of the required information may prevent or delay the consideration of the Application. If more space is required please use additional sheets. Three copies of the completed application accompanied by the fee, and draft plan must be filed with the Planning Administrator.

Section 3 – History of the Subject Land

3.1 What is the existing Official Plan designation?

3.2 What is the existing Zoning?

3.3 Previous Planning Act Applications:

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?

- No Yes Unknown

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?

- No Yes

If "Yes", what is their status?

- Approved 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 Has a Site Plan Control Agreement been registered on the subject lands?

3.7 Has the subject property ever been used for commercial or industrial purposes?

- No Yes

If yes, please advise if a **Record of Site Condition** has ever been completed in accordance with Ontario Regulation 153/04?

3.8 Provide the date that the subject land was acquired by the owner:

3.9 Provide the length of time that the existing uses of the subject lands have continued:

3.10 Nearby Uses and Features:

Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified?

Use or Feature	On the subject Land	Within 500 meters of subject land, Unless otherwise specify (indicate approximate distance)
An agricultural operation including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (class 1,2, or 3 wetland)		
A provincially significant wetland within 120 meters of the subject property		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active railway line , a municipal/federal airport, utility corridors, Heritage Buildings, structures, sites		

3.11 For completion on Condominium applications only:

- New Buildings:

Has the municipality approved a site plan?

Has a building permit been issued?

Is the building under construction?

- Existing Buildings

What year was the building constructed?

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?

YES NO (If "YES" please provide a list)

Has an application been made under the Rental Housing Protection Act? (If 5 units or more)

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?

No Yes

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:

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?

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Section 8 - Additional Information

8.1 What technical justification studies or reports have been prepared to support this application?

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

Section 9 – Check List

- 3 copies of the complete application form
- 10 full-sized copies of the draft plan
- 2 copies of the technical justification reports noted in Section 8
- The required fee, either as a certified cheque or money order, payable to the Municipality of Callander

Fees: Plan of Subdivision/Condominium: As per By-law 2015 -1478 - \$1,500.00 plus \$75.00 Per unit (Plus \$2,000.00 deposit)

Section 10 – 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.

Date

Signature of Owner

The Municipality reserves the right to determine in its sole discretion when additional outside consulting services and charges are required to process an application.

Section 11 – Authorization

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 subject of this application and I authorize, _____, to make this application on my behalf.

Date

Signature of Owner

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 and for the purpose 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

Section 12 – Consent of Owner

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 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

Section 13 – Declaration

NOTE: ALL APPLICANTS SHALL ENSURE THAT A „COMPLETE APPLICATION“ UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING THIS DECLARATION

I, _____, of the _____ in the District of _____ make oath and say (or 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. Sworn (or declared) before me

at the _____

in the District of _____

this _____ day of _____ 20____

Commissioner of Oaths

Applicant or Agent