



Corporation
of the Town of St. Marys

- Application for Approval of a Plan of Subdivision
(Under Section 51 of the Planning Act)
- Condominium Description
(Under Section 50 of the Condominium Act)

Note to Applicants: This form is to be used if the Town of St. Marys is the approval authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land that is the subject of this application.

Instructions

Become familiar with the Provincial Policy Statement before completing this form and submitting the application.

Table B (Significant Features Checklist) is intended to assist the Town to determine whether significant provincial features or circumstances may be affected by a plan amendment which proposes to change the use of a specific site. It describes potential information needs.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 196/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information, including the draft plan and fee are not provided, the Town will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the Town and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application.

In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Submission of the Application

The Town of St. Marys needs:

- 5 copies of the completed application form, and
- 20 copies of the draft plan, and
- 2 copies of the draft plan on 8½" x 11" paper, and
- 5 copies of the information/reports if indicated as needed when completing the relevant sections of this form. The nature of the information/reports varies with the type of land uses proposed and the existing land use and topographic features,
- **Digital Mapping Information** - Submit 1 computer disk containing the digital plotting of the draft plan, including the textual description of file format, map standards used, scale, contact person and location information such as Lot & Registered Plan No. (AutoCAD .dxf format);
- The applicable fee as indicated on the Town's Fee Schedule; and
- The required plan review fee payable to the Upper Thames River Conservation Authority.

For Help

To help you complete the application form and prepare a good draft plan, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

1. Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required in Section 11.1 if applicant is not the owner

Name of Owner(s) THAMES GUEST FARMS LIMITED	Home Telephone No. 519 673 1421	Business Telephone No. 519 672 4011
Address 14361 MEDWAY ROAD P.O. BOX 199 ARVA, ON	NOMICO	Fax No.

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)

Name of Contact Person CRAIG LINDON, NORQUAY DEVELOPMENTS LIMITED	Home Telephone No.	Business Telephone No. 519 672 4011
Address 301-100 WEXLINGTON ST. LONDON ON	Postal Code N6B 2K6	Fax No. 519 672 1150

2. Location of the Subject Land (Complete applicable boxes in section 2.1)

➤ 2.1 Street No. **TOWN OF ST. MARYS, COUNTY OF PEEL (FORMERLY BLANSHARD TWP)**

Concession Number(s) 17	Lot Number(s) 15	Registered Plan No.	Lot(s)/Block(s)
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➤ 2.2 Are there any easements or restrictive covenants affecting the subject land? Yes No If yes, describe the easement or covenant and its effect.

2.3 Is a copy of the deed or the PIN description for the subject land attached? Yes No

3. Proposed and Current Land Use

➤ 3.1 Check whether this application is for approval of: A plan of subdivision or, A condominium description

➤ 3.2 Complete Table A on Proposed Land Use

Table A - Proposed Land Use

Proposed Land Use	Number of Units	Number of Lots and/or Blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha)	Number of Parking Spaces
Residential Single-Detached	dwelling units	170	9.78	17.4	2+/UNIT⁽¹⁾
Semi-Detached	dwelling units	—			(1)
Multiple Attached	dwelling units	55(max)	1.62	34.0	2+/UNIT
Apartment	dwelling units	—			
Seasonal	dwelling units	—			
Mobile Home	dwelling units	—			

Other (specify)	dwelling units				
Proposed Land Use	Number of Units	Number of Lots and/or Blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha)	Number of Parking Spaces
Commercial	—				
Industrial	—				
Park, Open Space		3	1.58		
Institutional (specify)					
Roads			5.04		
Other (specify) SUMP'S		2	2.86		
Totals					

(1) Complete only if for approval of condominium description

3.3 What is the current use of the subject land? **AGRICULTURAL FARM FIELD**

3.4 How is the subject land currently designated in the official plan? **RESIDENTIAL AND RECREATIONAL**

3.5 Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land? Yes No If Yes, specify the uses.

3.6 Has the grading of the subject land been changed by adding earth or other material? Yes No Unknown
 3.7 Has a gas station been located on the subject land or adjacent land at any time? Yes No Unknown
 3.8 Has there been petroleum or other fuel stored on the subject land or adjacent land? Yes No Unknown
 3.9 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3.10 What information did you use to determine the answers to the above questions? **DISCUSSIONS WITH OWNERS, AERIAL PHOTOS**

3.11 If Yes, to (3.6), (3.8), (3.7), (3.8) or (3.9), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached? Yes No

4. Additional Information for Condominium Applications Only

4.1 Has a site plan for the proposed condominium been approved? Yes No
 4.2 Has a site plan agreement been entered into? Yes No
 4.3 Has a building permit for the proposed condominium been issued? Yes No
 4.4 Has construction of the development started? Yes No
 4.5 If construction is completed, indicate the date of completion _____
 4.6 Is this a conversion of a building containing rental residential units? Yes No

If Yes, indicate the number of units to be converted: _____ units. (If the building to be converted includes one or more rental residential units, this application must be submitted to the Town, as required by the Rental Housing Protection Act.)

5. Status of Other Applications under the Planning Act

5.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent? Yes No Unknown If Yes and If Known, indicate the application file number and the decision made on the application.

5.2 Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval? Yes No Unknown If Yes and If Known, indicate the file number and the status of the application

5.3 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment? Yes No Unknown If Yes and If Known, indicate the type of application, the file number and the status of the application.

ZBA FILED CONCURRENTLY

5.4 If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? **NO**

5.5 Are the water, sewage or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? Yes No
 If Yes, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act? Yes No

6. Provincial Policy

6.1 Briefly explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act. (Attach separate sheet)
PLEASE SEE ATTACHED PLANNING JUSTIFICATION REPORT

6.2 Table B below lists the features or development circumstances of interest to the Province. Complete Table B and be advised of the potential information requirements in noted section.

Table B - 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 settlements
Class 1 Industry ¹		✓	_____ m	Assess development for residential and other sensitive uses within 70 metres
Class 2 Industry ²		✓	_____ m	Assess development for residential and other sensitive uses within 300 metres
Class 3 Industry ³		✓	_____ m	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site		✓	_____ m	Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant		✓	_____ m	Assess the need for a feasibility study for residential and other sensitive uses
Waste Stabilization pond		✓	_____ m	Assess the need for a feasibility study for residential and other sensitive uses
Active railway line		✓	_____ m	Evaluate impacts within 100 metres
Controlled access highways including designated future ones		✓	_____ m	Evaluate impacts within 100 metres
Operating mine site		✓	_____ m	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres		✓	_____ m	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		✓	_____ m	Determine possible impacts within 200 metres
High voltage electric transmission Line		✓	_____ m	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	✓		_____ m	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		✓	_____ m	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		✓	_____ m	Will development hinder continued operation or expansion?
Significant wetlands south and east of the Canadian Shield		✓	_____ m	Development is not permitted
Significant portions of habitat of endangered and threatened species		✓	_____ m	Development is not permitted
Significant: fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat		✓	_____ m	Demonstrate no negative impacts
Sensitive groundwater recharge areas, headwaters and aquifers		✓		Demonstrate that groundwater recharge areas, headwaters 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 resources 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
Floodplains		✓		Where one-zone flood plain management is in effect, development is not permitted within the flood plain Where two-zone flood plain management is in effect, development is not permitted within the floodway Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA
Hazardous sites ⁴		✓		Demonstrate that hazards can be addressed
Rehabilitated mine sites		✓		Application for approval from Ministry of Northern Development and Mines should be made concurrently
Contaminated Sites		✓		Assess an inventory or previous uses in areas of possible soil contamination

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).

6.3 For applications that include permanent housing complete Table C - Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. If additional space is needed, attach on a separate page.

Table C - Housing Affordability

For example: Semi-detached - 10 dwelling units; 93 metres²/6.5 metres, \$119,900

Housing Type	# of dwelling units	Unit Size (m ²) and/or Lot Frontage	Estimated Selling Price/Rent
Single-Detached	46	35 - 40' LOT FRONTAGE	\$340,000 - 400,000
	124	40' - 65' LOT FRONTAGE	\$380,000 - 650,000
Semi Detached			
Row or Townhouse	50 (APPROX)	1400 sq. ft. / UNIT	\$290,000 - 325,000
Apartment Block			
Other Types or Multiples			

6.4 Is there any other information which may relate to the Affordability of the proposed housing, or the type of housing needs served by the proposal

Yes No If Yes, explain in Section 8.1 or attach on a separate page.

7. Servicing

7.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from Table D. Attach and provide the name of the servicing information/reports as indicated in Table D.

- a) Indicate the proposed sewage disposal system **PUBLIC PIPED SEWAGE SYSTEM**
- b) Indicate the proposed water supply system **PUBLIC PIPED WATER SYSTEM**
- c) Name of servicing information/reports **PRELIMINARY SERVICING REPORT, MTE LTD.**

Table D - Sewage Disposal and Water Supply

Sewage Disposal	<input checked="" type="radio"/> a) Public piped sewage system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or rezoning
	<input type="radio"/> b) Public or private communal septic	Communal systems for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report ²
	<input type="radio"/> c) Individual septic system(s)	Individual septic systems for the development of more than 5 lots/units: servicing options statement ¹ and hydrogeological report ² . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report ²
	<input type="radio"/> d) Other	To be described by applicant
Water Supply	<input checked="" type="radio"/> a) Public piped water system	Municipality should confirm that capacity will be available to service development at the time of lot creation or rezoning
	<input type="radio"/> b) Public or private communal well(s)	Communal well systems for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ Communal well systems for non-residential development where water will be used for human consumption: hydrogeological report ²
	<input type="radio"/> c) Individual well(s)	Individual wells for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² Individual wells for non-residential development where water will be used for human consumption: hydrogeological report ²
	<input type="radio"/> d) Communal surface water	A "water taking permit" under Section 34 of the Ontario Water Resources Act is necessary for this type of servicing
	<input type="radio"/> e) Individual surface water	Servicing options report
	<input type="radio"/> f) Other	To be described by applicant

- Notes: 1. Confirmation that the Town concurs with the servicing options statement will facilitate the review of the proposal
 2. Consult with the Town about the type of hydrogeological assessment that is expected given the nature and location of the proposal
 3. Where communal services are proposed (water and/or sewage), these services must be owned by the Town

Table E - Storm Drainage, Road Access and Water Access

Storm Drainage	<input checked="" type="radio"/> a) Sewers	A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the amendment. A storm water management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval
	<input type="radio"/> b) Ditches or swales	
	<input type="radio"/> c) Other	
Road Access	<input type="radio"/> a) Arterial Road	Detailed road alignment and access will be confirmed when the development application is made
	<input checked="" type="radio"/> b) Collector Road	Detailed road alignment and access will be confirmed when the development application is made
	<input checked="" type="radio"/> c) Local Road	Subdivision or condominium development is not usually permitted on seasonally maintained roads
	<input type="radio"/> d) Right-of-way	Access by right of ways on private roads are not usually permitted, except as part of condominium

7.2 Indicate in a) and b) the proposed type of storm drainage and access for the subject land. Select the appropriate type from Table E. Attach and provide the servicing information as indicated in Table E.

- a) Indicate the proposed storm drainage system SEWERS
 - b) Indicate the proposed road access COLLECTOR AND LOCAL ROADS
- c) Is the preliminary stormwater management report attached? Yes No If not attached as a separate report, in what report can it be found?

8. Other Information

8.1 Is there any other information that may be useful to the Town in reviewing this development proposal (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

PLEASE SEE PLANNING JUSTIFICATION REPORT

9. Affidavit or Sworn Declaration

I, Craig Linton of the City of London in the County of Middlesex make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the City of London
in the County of Middlesex
this 29th day of March, 2019

[Signature]
Commissioner of Oaths
Baroness + Solicitor

[Signature]
Applicant

10. Authorizations

10.1 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, Lloyd Davenport am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize CRAIG LINTON to make this application on my behalf.

March 28, 2019 Date [Signature] Signature of Owner

10.2 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, Lloyd Davenport am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize CRAIG LINTON, 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.

March 28, 2019 Date [Signature] Signature of Owner

11. Consent of the Owner

11.1 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, Lloyd Davenport, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) 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.

March 28, 2019 Date [Signature] Signature of Owner

12. Acknowledgement

12.1 Complete the acknowledgement concerning third party appeal costs.

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the City of London

In the County/Region of MIDDLESEX

this 29th day of March, 2019


Signature of Applicant

The Town will assign a File Number for complete applications and this should be used in all communications with the Town.

Applicant's Checklist: Have you remembered to attach:

- | | Yes | | Yes |
|---|-------------------------------------|---|-------------------------------------|
| • 5 copies of the completed application form? (Ensure you have a copy for yourself) | <input checked="" type="checkbox"/> | • 5 copies of the information/reports as indicated in the application form? | <input checked="" type="checkbox"/> |
| • 20 copies, at a minimum, of the draft plan? | <input checked="" type="checkbox"/> | • The required fee, either as a certified cheque or money order, payable to the Corporation of the Town of St. Marys? | <input checked="" type="checkbox"/> |
| • 2 copies of the draft plan on 8½" by 11" paper? | <input checked="" type="checkbox"/> | • The required plan review fee payable to the Upper Thames River Conservation Authority. | <input checked="" type="checkbox"/> |
| • <u>Digital Mapping Information</u> - Submit 1 computer disk containing the digital plotting of the draft plan, including the textual description of file format, map standards used, scale, contact person and location information such as Lot & Registered Plan No. (Autocad .dxf). <input checked="" type="checkbox"/> | | | |

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