



Development Application Site Plan or Subdivision

Corporation of the Municipality of Meaford
21 Trowbridge Street West
Meaford, ON N4L 1A1

Phone: 519-538-1060 Fax: 519-538-1556 Email: planning@meaford.ca

Date Accepted: _____ **Accepted By:** _____ **File #:** _____ **Roll #:** _____

Application Type:

- Site Plan Approval Subdivision

For Subdivision include Project Stage:

- Draft Plan Approval Draft Plan Approval or Extension Redline Revision
 Final Approval (technical design, clearing conditions)

Application Fees (confirm with staff)	\$
Security Deposit	\$
Agreement Fee (may be paid at a later time - confirm with staff)	\$
Agreement Security Deposit	\$
Grey Sauble Conservation Authority Fee (to be confirmed with staff prior to submitting this form)	\$
Total Submitted	\$

Please note:

- Incomplete applications or those without the required fees will be returned.
- Pre-consultation is recommended before submitting an application.
- Staff will confirm fees in writing prior to submission.
- Fees are charged in accordance with the Meaford Fees and Charges By-Law.
- Review fees include a maximum of 2 submission reviews. Additional reviews are subject to further fees.
- External Review fees: The developer agrees to pay to the municipality the cost of the municipal consultants involved in processing and professional review of this application, including but not limited to the cost of the municipal solicitor for preparations of an Agreement and the cost of the municipal Engineer for checking of Plans and specifications and for supervision and inspection on behalf of the municipality.
- Security Deposits are held in full by the Municipality for the duration of the application. As invoices are received from municipal consultants for External Reviews, they will be billed to the applicant.

- By submitting this application, you agree that default on any payment not made within 30 days of being invoiced by the municipality shall be liable for the payment of interest thereon and may be considered as default of this application.

Applicant Information:

1. Registered Owner(s): _____

Full Mailing Address: _____

Phone: _____ Fax/Email: _____

2. Applicant(s)/Agent(s) (if different then owner): _____

Full Mailing Address: _____

Phone: _____ Fax/Email: _____

Applicant's relationship to subject lands: _____

Communications should be sent to: **Owner(s)** **Applicant(s)** **Agent(s)**

3. Description of the Proposal / Project: (attach letter if necessary)

Subject Lands:

4. Municipal Address: _____

Former Township/Town: St. Vincent Sydenham Meaford

Concession: _____ Lot: _____ Registered Plan: _____

Part(s): _____ of Lot(s) _____ Reference Plan: _____

Date Lands were acquired by current owner(s): _____

5. Property Description (in metric units):

	Area	Frontage	Depth
Entire Property			
Lands Affected (if only a portion)			

6. Current Official Plan Designation of the Lands and the uses authorized within the designation: _____

7. Current Zoning of the Lands: _____

8. Please indicate any environmental constraints which apply to the subject lands:

- Wetlands Specialty Crop Lands Floodplains ANSI's
- Heritage Resources Streams, Ravines and Lakes Landfill / Solid Waste
- Springs or Sinkholes Niagara Escarpment Plan Water Resources
- Aggregate Resources Thin Overburden (Karst) Sewage Treatment Plant
- Fisheries, Wildlife & Environment Wooded Areas and Forest Management

9. Indicate the Type of Road Access:

- Provincial Highway
- County Road
- Open and Maintained Municipal Road Allowance
- Non-maintained/Seasonally Maintained Municipal Road Allowance
- Private Right-of-Way
- Water Access (**Not recognized by the Municipality of Meaford**)

10. If access to the subject land is by water only, what are the parking and docking facilities at the site and what is the approximate distance of these facilities from the subject lands to the nearest public road? (**Not Applicable**).

11. Indicate the applicable servicing at the subject property:

Types of Servicing	Existing	Proposed
Water Servicing (Municipal, Communal, Private Well)		
Sewer Servicing (Municipal, Communal, Private System)		
Storm Servicing (Storm Sewer, Ditches, Swales)		

Does this application for development on privately owned and operated individual or communal septic systems with more than 4500 litres of effluent a day be produced as a result of the development being completed?

Yes No N/A

If yes, you **MUST** provide a Servicing Options Report and a Hydrogeological Report.

12. Existing use of the lands and how long the use has continued (Agricultural, Residential, Commercial, Industrial, Vacant, Other): _____

13. Present use of abutting properties:

North _____ South _____

East _____ West _____

14. Does the Owner or applicant have any interest in the abutting lands? If yes, describe the interest.

Yes No

15. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of this subject lands?

Yes No

If yes, has an amendment to the Site Plan and/or agreement been applied for?

Yes No

16. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (If yes, describe what they are, indicate on a drawing if applicable and include a Site Plan and/or Agreement if applicable):

17. Has the owner or applicant made an application for any of the following, either on or within 120 meters of the subject lands?

Official Plan Plan of Subdivision Zoning By-law Amendment

Consent Minor Variance Site Plan Control

Development Control Permit (NEC) Minister's Zoning Order

If yes, please describe briefly (i.e. Date of application, file number, nature of application, status of the application, effect on this application, etc.):

Proposal Details:

18. Describe the timing for the proposed development, including phasing:

19. Provide the following details for all the building, both existing and proposed (Use separate page if necessary).

Building Type:	Existing	Proposed	Existing	Proposed
Date of Construction				
Ground Floor Area (m²)				
Gross Floor Area (m²)				
Number of Stories				
Width (m)				
Length (m)				
Height (m)				
Use				
Setback from front lot line (m)				
Setback from rear lot line (m)				
Setback from side lot lines (m)				

20. Provide the following details for all the building, both existing and proposed (Use separate page if necessary).

Proposed Uses	Units (#)	Lots (#)	Blocks (#)	Area (ha)	Proposed Density (Units per ha)	Bedrooms (#)	Floor Coverage (m2)	Parking (#, type)
RESIDENTIAL								
Detached Dwellings								
Semi-detached dwellings								
Row, Townhouse								
Apartments								
Other								
NON-RESIDENTIAL								
Commercial Residential								
Other Commercial								
Industrial								
Parkland Dedication								
Open Space and Hazard Lands								
Institutional (specify)								
Road Allowances								
Other (specify)								

If the 'Other Residential', 'Institutional' or 'Other' column has been filled out above, please explain the use: _____

Sketches and Drawings Requirements:

21. Provide a detailed drawing to scale with sufficient details of the intended development in order to assist in understanding the proposal. Where redevelopment is proposed, any existing building(s) to be removed should also be shown on the Site Plan.

- Lot Frontage
- Number, Dimensions and Surface Treatment of Parking Spaces and Aisles
- Number and Dimensions of Loading Spaces
- Location of all Ingress and Egress Points and Dimensions
- Easements of restrictive covenants
- Adjacent land uses, buildings and structures
- Public Roads, Allowances and Rights-of-Way, including width and proper name, indicating if it is unopened
- All Environmental Constraint Areas
- All Buildings and Structures with dimensions including front, side and rear yard setbacks
- Existing and proposed drainage or other storm management facilities
- Berming/Screening
- Internal Driveways and Lanes including dimensions
- Landscaped/Grassed Areas – including area
- North Arrow and Scale
- Location of wells and septic tanks
- If access is by the water only, indicate the location of the parking and docking facilities to be used.
- The location of any easements affecting the subject lands
- Provide any other Site Plan information considered relevant to the proposal

22. List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report) _____

23. Names and addresses of all mortgages, holders or charges or other encumbrances with respect to the subject lands: _____

24. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands? Yes No

25. If yes, has an amendment to the Site Plan and/or Agreement been applied for? Yes No

26. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act? Yes No

27. Is the subject land within an area of land designated under any provincial plan or plans?
 Yes No

If yes, does the application conform to, or does not conflict with the applicable provincial plan or plans? : _____

AFFIDAVIT – SOLEMN DECLARATION (Affidavits MUST be signed in the presence of a Commissioner of Oaths by the parties making application):

I/We _____ and _____
Name of Owner or Agent/Applicant *Name of Owner or Agent/Applicant*

Of the **City/Town/Municipality** of _____ in the **County/Region** of _____

Solemnly declare that all statements contained in this application and all the information provided is 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**.

I have been advised that incomplete and/or inaccurate information will delay the procession of my application and may result in additional costs to me.

DECLARED before me at the

City/Town/Municipality of _____ in the **County/Region** of _____

This _____ day of _____, 20_____.

Signature of Owner(s) or Agent(s)

Date

Signature of Owner(s) or Agent(s)

Date

Signature of Commissioner

Date

Applicant’s Consent (Freedom of Information), Authorization For Access:

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation,

I/We _____ and _____
Name of Owner(s) *Name of Owner(s)*

Of the **City/Town/Municipality** of _____ in the **County/Region** of _____

Hereby acknowledge the above-noted 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, as well as commenting letters of 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. **AND;**

Hereby permit Municipal Staff and its representatives to enter upon the premises for the purpose of performing inspections of the subject property.

Signature of Owner(s)

Date

Signature of Owner(s)

Date

Signature of Witness

Date

OWNER(S) AUTHORIZATION OF AGENT TO SUBMIT APPLICATION
(Only required if the applicant is not the registered owner):

I/We _____ and _____
Name of Owner *Name of Owner*

Of the **City/Town/Municipality** of _____ in the **County/Region** of _____

Registered owner(s) of _____
Property Description

Do hereby authorize _____
Name of Authorized Agent

To act as my/our agent for the purposes of this application.

Signature of Owner

Date

Signature of Owner

Date

Signature of Witness

Date

ACKNOWLEDGEMENT OF COSTS OF THE APPLICATION

I/We _____ and _____
Name of Owner or Applicant *Name of Owner or Applicant*

Of the **City/Town/Municipality** of _____ in the **County/Region** of _____

Hereby acknowledge receiving and reviewing the fee and tariffs related to planning matters. I further understand and agree to be bound by the tariff and specifically agree that I shall pay full cost recovery for any planning matters listed in the fee tariff.

I understand and agree that the Fee and any associated Deposit submitted with this application covers only the anticipated processing cost (i.e. review by the Municipality, on Public Meeting and documents if approved). It is further understood and agreed that any additional costs or requirements, incurred and charged by the Municipality (i.e. Planning, Legal or Engineering Fees, OLT hearing costs, Agreements, Special Studies, other Approvals or Applications and any other related matters), will be my/our responsibility to pay and/or reimburse the Municipality for same. Failure to pay all associated costs may result in refusal of this application and if not paid forthwith after being invoiced, I agree that such costs shall be added to my municipal tax bill and collected by the Municipality in the same manner such as municipal taxes, or by any other means legally available to the Municipality.

Signature of Owner

Date

Signature of Owner

Date

Signature of Witness

Date