

# APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION OR CONDOMINIUM DESCRIPTION

Under Section 51 of the *Planning Act*



Approval Authority: THE CORPORATION OF THE UNITED COUNTIES OF  
STORMONT, DUNDAS AND GLENGARRY  
Mail: 26 Pitt Street, Cornwall, Ontario K6J 3P2  
Phone: (613) 932-1515; Fax: (613) 936-2913

**Please print and complete this form. Be sure to attach required reports.**

A complete application includes:

- Information prescribed by O. Reg. 544/06 under the *Planning Act* is mandatory and must be provided by the applicant. Prescribed information is indicated by black arrows (▶).
- Required information (no arrows) is necessary for processing and planning evaluation of the application. The application may be refused without this information.

Submission Checklist

Item	Attached or Provided (✓)
➤ 10 copies of the completed application form	<input type="checkbox"/>
➤ 15 copies of the draft plan with key map	<input type="checkbox"/>
➤ 10 copies of the draft plan on 8½" × 11" paper	<input type="checkbox"/>
➤ 10 copies of the information or reports shown as required by this form	<input type="checkbox"/>
➤ The applicable initial application fee:	<input type="checkbox"/>
-up to 20 developable lots/blocks/units . . . . . \$2050	
-21 to 50 developable lots/blocks/units . . . . . \$4100	
-more than 50 developable lots/blocks/units . . . \$6145	
An additional fee shall apply for any NSF cheque.	

Assistance and Pre-consultation Please speak to the County Planning Department, your local municipality and relevant public bodies before you complete the application. Pre-consultation is required to help prepare your application and draft plan of subdivision in conformity with the Provincial Policy Statement and municipal requirements.

File Number The County will assign a file number for complete applications and this number should be used in all communications.

**Note: In this form, the term "subject land" means the land that is the subject of this application.**

**1. Application Type**

Subdivision  Condominium

Indicate the type of condominium proposed:

*N/A*  Standard  Amalgamations  Vacant Land  Phased  Common Element  Leasehold

**2. Applicant/Owner Information**

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

Name of Owner(s) <i>Ontario Power Generation Inc.</i>	Home Telephone No.	Business Telephone No. <i>(416) 592-7201</i>
Address <i>700 University Ave Toronto</i>	Postal Code <i>M5G 1X6</i>	Fax No. <i>(416) 592-8115</i>

▶ 2.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner.

Name of Contact Person <i>Ron Murphy</i>	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

**3. Description of the Subject Land (complete applicable boxes in Section 3.1)**

▶ 3.1	Local Municipality <i>South Stormont / South Dundas</i>	Former Municipality (Geographic Township) <i>Oranburg</i>	<i>Williamsburg</i>
Concession Number(s)	Lot Number(s)	Registered Plan No. <i>45 259</i>	Lot(s) Block(s) <i>B1K C / A1K C</i>
Reference Plan No.	Part Number(s)	Name of Street/Road	Street No.
▶ 3.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, describe the easement or covenant and the effect.			

**4. Proposed and Current Land Use**

▶ 4.1 What is the current designation of the subject land in the applicable official plan?

*Rural District*

▶ 4.2 What is the current zoning of the subject land?

*"RH1-5" and FP in South Stormont Zoning By-law 2011-100; RW in South Dundas By-law 2010-48*

▶ 4.3 What is the current use of the subject land?

*Vacant*

▶ 4.4 What is the current use of the abutting land?

*Residential Waterfront*

East Residential  
 West Residential  
 North Willbuck Drive, Open Space  
 South St. Lawrence River

► 4.5 Complete Table A, Proposed Land Use

**Table A - Proposed Land Use**

Proposed Land Use	Number of Units or Dwellings	Number of Lots on the Draft Plan	Number of Blocks on the Draft Plan & Purpose of Blocks	Area (ha.) of land	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	---	---	---	---	---	---
Detached	9	9		6.7 ha <sup>2</sup>	0.74	(1) 9
Semi Detached						(1)
Multiple Attached						
Apartment						
Seasonal						
Mobile Home						
Other (Specify)						
Commercial						
Industrial						
Park, Open Space	---				---	---
Institutional (specify)					---	---
Roads	---					
Other(specify)						
<b>Totals</b>						

(1) Complete only if for approval of condominium description

► 4.6 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.

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- |   |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
|   | Yes                      | No                                  | Unknown                  |
| 4.7 Has the grading of the subject land been changed by adding earth or other material? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.8 Has a gas station been located on the subject land or adjacent land at any time?    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- 4.9 Has there been petroleum or other fuel stored on the subject land or adjacent land?
- 4.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

4.11 What information did you use to determine the answers to the above questions?

*Site records, Site Knowledge*

- 4.12 If **YES**, to (4.8), (4.9) or (4.10), a previous use inventory showing all former uses of the subject and or, if appropriate, of the adjacent land, is needed. Yes No  
 Is the previous use inventory attached?

**5. Additional Information for Condominium Applications Only**

- |   | Yes                      | No                       |
|---|--------------------------|--------------------------|
| ▶ 5.1 Has a site plan for the proposed condominium been approved?   | <input type="checkbox"/> | <input type="checkbox"/> |
| ▶ 5.2 Has a site plan agreement been entered into?  | <input type="checkbox"/> | <input type="checkbox"/> |
| ▶ 5.3 Has a building permit for the proposed condominium been issued?   | <input type="checkbox"/> | <input type="checkbox"/> |
| ▶ 5.4 Has construction of the development started?  | <input type="checkbox"/> | <input type="checkbox"/> |
| ▶ 5.5 If construction is completed, indicate the date of completion. _____  |                          |                          |
| ▶ 5.6 Is this a conversion of a building containing rental residential units? <span style="float: right;"><input type="checkbox"/> <input type="checkbox"/></span><br>If <b>Yes</b> , 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 local municipality, not the Province, as required by the <b>Rental Housing Protection Act</b> .) |                          |                          |

**6. Consultation with Local Municipality**

- 6.1 Has the draft plan of subdivision or condominium description that is subject of this application been presented to the local municipal council?  
 Yes  No
- 6.2 Have you confirmed with the municipality that the proposed development meets all the requirements of the applicable official plans?  
 Yes  No (If an official plan amendment is needed, it should be initiated prior to this application.)

**7. Status of Other Applications under the Planning Act**

- ▶ 7.1 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.
- ▶ 7.2 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.
- ▶ 7.3 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or by-law amendment?

Yes  No  Unknown

If yes and if known, indicate the type of application, the file number and the status of the Application.

▶ 7.4 If the subject land is covered by a Minister’s zoning order, what is the Ontario Regulation Number?

▶ 7.5 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

**8. Servicing**

8.1 Indicate by placing a ✓ in the appropriate box of Table D the proposed servicing type for the subject land. Attach and provide the title of the servicing information /reports as indicated in Table D.

**Table D - Sewage Disposal and Water Supply**

Service Type	(✓)	Information/Reports <u>required</u> with application
▶ Sewage Disposal	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
	b) Public or private communal septic	Communal systems for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> , and indication whether a public body is willing to own and operate the system <sup>3</sup> .
	c) Individual septic system(s)	Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: <u>hydrogeological report</u> <sup>2</sup> Individual septic systems for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> .
	d) Other	Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: <u>hydrogeological report</u> <sup>2</sup> . To be described by applicant.

<b>➤ Water Supply</b>	a) Public piped water system		Municipality should confirm that capacity will be available to service development at the time of lot creation or re-zoning
	b) Public or private communal well(s)		Communal well systems for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> , and indication whether a public body is willing to own and operate the system <sup>3</sup>  Communal well systems for non-residential development where water will be used for human consumption: <u>hydrogeological report</u> <sup>2</sup>
	c) Individual well(s)	✓	Individual wells for the development of more than 5 lots/units: <u>servicing options statement</u> <sup>1</sup> , <u>hydrogeological report</u> <sup>2</sup> .  Individual wells for non-residential development where water will be used for human consumption: <u>hydrogeological report</u> <sup>2</sup>
	d) Communal surface water		Approval of a “water taking permit” under section 34 of the Ontario Water Resources Act is necessary for this type of servicing
	e) Individual surface water		<u>Service options report</u> <sup>1</sup> .
	f) Other		To be described by applicant

**Notes:**

1. Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the proposal.
2. Before undertaking a hydrogeological report, consult the County about the type of hydrogeological assessment that is expected given the nature and location of the proposal. Notes . . .
3. Where communal services are proposed (water and/or sewage), these services must be owned by the municipality.
4. A certificate of approval from the local Health Unit or MOEE submitted with this application will facilitate the review - see attached Appendix A

➤ (a) Title of servicing information/reports

☑ Attached

8.2 Indicate by placing a (✓) in the appropriate box of Table E the proposed type of storm drainage and access for the subject land. Attach and provide the servicing information as indicated in Table E.

**Table E - Storm Drainage, Road Access and Water Access**

Service Type	✓	Potential Information/Reports
<b>&gt; Storm Drainage</b> a) Sewers b) Ditches c) Other	 ✓  	A preliminary stormwater management report is recommended, and should be prepared with any hydrogeological reports. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval.
<b>&gt; Road Access</b> a) Provincial Highway b) Municipal or other public road maintained all year c) Municipal road maintained seasonally d) Right of way	 ✓  	Application for an access permit should be made prior to submitting this application (See Appendix A). An access permit is required from MTO before any development can occur.  Detailed road alignment and access will be confirmed when the application is made. An entrance permit is required for County Roads before development.  Subdivision or condominium development is not permitted on seasonally maintained roads.  Access by right-of-way or private roads are not permitted except as part of condominium.
<b>&gt; Water Access</b>		Information from the owner of the docking facility on the capacity to accommodate the proposal will assist in the review.
8.3	a) If water access is proposed attach a description of the parking and docking facilities to be used and the approximate distance of the facilities from the subject land and the nearest public road. <input type="checkbox"/> Attached	
8.4	b) Is the preliminary stormwater management report attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If not attached as a separate report, in what report can it be found?	

**9. Provincial Policy**

9.1 Explain how this proposal has regard to the principles to the Provincial Policy Statement issued under the *Planning Act*. A planning report should be completed to determine if the application reflects planning principles embodied in provincial and local planning policies.

*Consistent with Policy 1.1.5.2 c) - limited residential development as a permitted use on rural lands. Further, the proposed development is in keeping with Policy 1.1.5.4 in that the proposed development is compatible with the rural landscape and can be sustained by rural service levels.*

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

**Table B - Significant Features Checklist**

Features or Circumstances	(a) For a feature, is it on site or within 500 metres OR (b) For 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 areas		✓		Demonstrate need within 20-year projections and that proposed development will not hinder expansion of urban or rural settlement areas
Class 1 industry <sup>1</sup>		✓	_____metres	Assess development for residential and other sensitive uses within 70 metres
Class 2 industry <sup>2</sup>		✓	_____metres	Assess development for residential and other sensitive uses within 300 metres
Class 3 industry <sup>3</sup>		✓	_____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 the 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 south and east of the Canadian Shield	✓		<u>30</u> metres	Development is not permitted
Significant wetlands in the Canadian Shield		✓		Demonstrate no negative impacts
Significant portions of habitat of endangered and threatened species		✓	_____ metres	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		✓	_____ metres	Demonstrate no negative impacts

Source Protection Areas: -Intake Protection Zone -Wellhead Protection Area		✓		Demonstrate that groundwater 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 archeological resources		✓		Assess development 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
Great Lakes - St. Lawrence River System and Large Inland Lakes:  - within defined portions of dynamic beach and 1:100 year flood level along connecting channels  - on lands subject to flooding and erosion	✓		1:100 year Flood level	Development is not permitted  Development may be permitted; demonstrate that hazards can be safely addressed
Erosion hazards	✓		1:100 year Flood level	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 <sup>4</sup>		✓		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 of land 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).

9.3 Applications for permanent housing (i.e. not seasonal) 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. Information should be based on the best information available at the time of application. If additional space is needed, attached a separate page.

**TABLE C - HOUSING AFFORDABILITY**

For example: Semi-detached - 10 units; 1000 sq. ft./5.5 metres, \$140,000

Housing Type	# of Units	Unit Size (sq. ft.) and/or Lot Frontage	Estimated Selling Price/Rent
Single Detached	9 Lots	40m Frontage	\$200K
Link-Semi-Detached			
Row or Townhouse			
Apartment Block			
Other Types or Multiples			

9.4 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 9.1 or attached on a separate page.

**10. Other Information**

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

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**11. Authorizations**

11.1 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**

<sup>WE</sup> X, ONTARIO POWER GENERATION INC. 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 MIKE HUMPHREY  
AUGUST 25, 2016 \_\_\_\_\_  
Date Signature of Owner

12.2 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**

<sup>WE</sup> X, ONTARIO POWER GENERATION INC., 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 MIKE HUMPHREY, 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.  
AUGUST 25, 2016 \_\_\_\_\_  
Date Signature of Owner

**12. Affidavit or Sworn Declaration**

> <sup>WE</sup> X, ONTARIO POWER GENERATION INC. of the CITY OF TORONTO in the \_\_\_\_\_ 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 CITY OF TORONTO in the \_\_\_\_\_ this 25<sup>th</sup> day of \_\_\_\_\_

August 20 16

Silvana Vetta

Commissioner of Oaths

**Applicant**  
Silvana Vetta, a Commissioner, etc.  
Province of Ontario, for Ontario  
Power Generation Inc.  
Expires March 18, 2017.

[Signature]

**13. Consent of the 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**

we, I, ONTARIO POWER GENERATION INC., 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 of 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

August 25, 2016  
Date

[Signature]  
Signature of Owner

COUNTY USE ONLY	
File Name:	File Number:
Date Submitted:	Date Complete:

**APPENDIX A Ministry of Tourism and Culture  
Criteria for Determining Archaeological Potential**

A Checklist for the Non-Specialist

Feature of Archaeological Potential		Yes	No	Unknown
1.	Known archaeological sites within 250 m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Physical Features</b>		Yes	No	Unknown
2.	Water on or near the property If yes, what kind of water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	a) Primary water source within 200 m (lake, river, large creek, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Secondary water source within 200 m (stream, spring, marsh, swamp, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Past water source within 300 m (beach ridge, river bed, relic creek, ancient shoreline, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Elevated topography (knolls, drumlins, eskers, plateaus, etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Pockets of sandy soil in a clay or rocky area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Distinctive land formations (mounds, caverns, waterfalls, peninsulas, etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Known burial site or cemetery on or adjacent to the property (cemetery is registered with the Cemeteries Regulation Unit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Cultural Features</b>		Yes	No	Unknown
7.	Associated with food or scarce resource harvest areas (traditional fishing locations, agricultural/berry extraction areas, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Indications of early Euro-Canadian settlement (monuments, cemeteries, structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Associated with historic transportation routes (historic road, trail, portage, rail corridor, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Property-specific Information</b>		Yes	No	Unknown
10.	Property is designated and/or listed under the <i>Ontario Heritage Act</i> (municipal register)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Local knowledge (aboriginal communities, heritage organisations, etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Recent disturbance (post-1960, extensive and intensive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Scoring the results:**

If Yes to any of 1, 2a-c, 6 or 11

→ archaeological potential is **determined** – assessment is required ✓

If Yes to two or more of 3 to 5 or 7-10

→ archaeological potential is **determined** – assessment is required

If Yes to 12 or No to 1 to 10

→ **Low** archaeological potential is **determined** – assessment may or may not be required (depending on answers from 1-11)

If 3 or more **Unknown**

→ more research is required

**Note:** If archaeological potential features are unknown, a professional archaeologist licensed under the *Ontario Heritage Act* should be retained to carry out a minimum Stage 1 archaeological assessment report confirming potential or low potential. All reports are to be in compliance with provincial archaeological assessment standards and guidelines.

## APPENDIX B

### NOTICE - PROCEDURES FOR PROCESSING APPLICATIONS FOR PLANS OF SUBDIVISION/CONDOMINIUM PRIOR TO SUBMITTING APPLICATION

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#### PRE-CONSULTATION WITH COUNTY, LOCAL MUNICIPALITY AND OTHER PUBLIC BODIES

The County's assessment of a subdivision/condominium is based on environmental and land use planning factors. A major consideration is conformity with the Official Plan and municipal zoning by-law. Applicants should discuss their proposal with the County and local municipality to ensure that the proposal conforms to the official plan and local zoning standards.

Should a proposal potentially impact other Provincial Policy interests or, should the development of the site require a permit/certificate, applicants should discuss their applications with the affected Provincial Ministry or the permitting agency and prior submitting an application. For example, permits may be required from the Conservation Authority for alterations to shorelines or for docks. Another example would be the Ministry of Tourism, Culture, and Sport advises that an archaeological assessment may be required if a site has archaeological potential. If you have any questions, contact the County Planning Department.

#### PRE-CONSULTATION WITH PRINCIPAL AUTHORITY (PART VII, BUILDING CODE), MTO

Where development is proposed on private services, and/or potentially impacting on Provincial highways requiring entrance permits from the Ministry of Transportation (MTO), applicants are to 1) complete the County's subdivision/condominium application and prepare the draft plan, 2) submit the application, draft plan and appropriate studies to the County 3) When the application is deemed to be complete it will be circulated to the Principal Authority for Part VII of the Building Code and/or the MTO Corridor Policy Office (these agencies may have fees which are not included in the application fee); 4) complete the instructions of the Principal Authority/MTO prior to the inspection of the property. For example, the staking of the site and/or a copy of a hydrogeological assessment and/or a terrain analysis may be required by the Principal Authority.

Upon completion of the inspection and report, the Principal Authority/MTO will forward comments to the applicant/agent and County. Delay on these comments may delay or restrict the County's ability to make a decision or issue a favourable decision on the subdivision/condominium.

#### FINAL APPROVAL OF SUBDIVISION PLAN

A fee of \$510 will be applied to each final approval of a draft plan of subdivision or final approval of a phase of a draft plan of subdivision downloaded to the County by the Ministry of Municipal Affairs and Housing and all final approvals of draft a draft plan of subdivision or final approval of a phase of a draft plan of subdivision of an application submitted for draft approval after April 1, 2015..