PLAN OF SUBDIVISION APPLICATION

SUBDIVISION FILE NUMBER: SUBD20 ______

Property Location: _____________________________ (Municipal Address)

Name of Applicant: _____________________________ (Agent □ Owner □)

PREAMBLE

It is the responsibility of the applicant or authorized agent to complete this form and to supply all of the documents required by the Condominium Act, Planning Act and the Planning Services Department of the District of West Nipissing, including the following:

1. 5 paper prints of draft plan signed by owner and surveyor.
   (Refer to Schedule ‘B’ of this form for plan requirements under Section 51(17) of the planning Act.
2. 5 copies of completed application form signed by owner agent (if any).
3. 5 copies of background information report on proposal. (Refer to Schedule “A” of this form for required content)
   Note: All plans must be in metric units.
4. One (1) legible paper print or mylar of draft plan reduced to letter (8 ½ X 11”) or legal (8 ½ X 14” size.
5. Municipal application fee $1000.00 plus $50.00 per lot/block.
6. Supporting studies and information (e.g. preliminary storm water management report, noise, traffic, etc) that may be required.

All information is to be forwarded to: Planning & Building Department, District of West Nipissing, 100-225, rue Holditch Street, Sturgeon Falls, ON, P2B 1T1.
Phone No. (705) 753-2250 ext, 6926, Fax No, (705) 753-3950.

Applicants should review this application with the Planning & Building Department before submitting.
1. APPLICATION INFORMATION
REGISTERED OWNER(S) OF PROPERTY: ________________________________
MAILING ADDRESS: ________________________________________________
POSTAL CODE: ____________________________________________________
CONTACT IF A NUMBERED COMPANY: ________________________________
TELEPHONE NUMBER: _____________________________________________
FAX NUMBER: ____________________________________________________
EMAIL: __________________________________________________________

2. AGENT, SOLICITOR OR PLANNING CONSULTANT
NAME: ____________________________________________________________
TITLE: ____________________________________________________________
MAILING ADDRESS: ________________________________________________
POSTAL CODE: ____________________________________________________
TELEPHONE NUMBER: _____________________________________________
FAX NUMBER: ____________________________________________________
EMAIL: __________________________________________________________

3. ONTARIO LAND SURVEYOR:
NAME: ____________________________________________________________
TITLE: ____________________________________________________________
MAILING ADDRESS: ________________________________________________
POSTAL CODE: ____________________________________________________
TELEPHONE NUMBER: _____________________________________________
FAX NUMBER: ____________________________________________________
EMAIL: __________________________________________________________

4. AUTHORIZATION( To be filled out if agent etc. is not Registered Owner)
I/We ________________________________ hereby authorize and direct
______________________________ to make this application on the property known
municipality as ________________________________ for which I/we are registered
owner(s).

Witness ______________________________________________________
Signature ______________________________________________________

Date ____________________________________________________________

2
5. PLAN DETAILS

SUBDIVISION BREAKDOWN

<table>
<thead>
<tr>
<th>Land Use</th>
<th>No. of Units</th>
<th>No. of Lots/blocks</th>
<th>Area in hectares</th>
<th>No. of units Per hectare</th>
<th>No. of Parking spaces</th>
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</thead>
<tbody>
<tr>
<td>Residential: Single-detached</td>
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<tr>
<td>Semi-detached/ duplex</td>
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<tr>
<td>Multiple attached (townhouses)</td>
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<tr>
<td>Apartments</td>
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<td>Commercial</td>
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<td>Industrial</td>
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<td>Park and Open Space</td>
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<td>Institutional(specify)</td>
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<tr>
<td>Roads</td>
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<td>Other(specify)</td>
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<td>TOTAL</td>
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6. PROPERTY LOCATION AND DESCRIPTION

Municipal Address________________________________________________________

Legal description of the lands (Lot and Registered Plan or Concession, etc. or attach PINs)
________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________

3
Easements and/or restrictive covenants affecting the lands

Description

Effect

Property Information

Lot (Street) frontage ______________ feet ___________ metres

______________________________ Feet ___________ metres

Depth ________________ feet ___________ metres

Area ________________ ________________ Feet ___________ metres

Width of abutting road allowances______________________________

Type of access to subject land:

- Provincial Highway
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Water access
- Regional Road
- Other Public Road
- Right-of-way
- Private Road

Municipal water Available? □ Connected? □
Sanitary Sewer Available? □ Connected? □
Storm Sewer Available? □ Connected? □

7. PLANNING COMPLIANCE
A. Present West Nipissing Official Plan Designation______________________________

Is an amendment required? □ NO □ Yes

B. Zoning Area______________________________

Zoning By-law No.______________________________

Present Zoning______________________________

Is an amendment required? □ No □ Yes
8. **CONCURRENT APPLICATION**
If known (check with city staff), has an application been made by the applicant and/or owner under the Planning Act for the subject land or land within 120 metres of the subject land for:

A. A minor variance?  
   File No.________ Status________

B. An Official Plan Amendment?  
   File No.________ Status________

C. A Zoning By-law amendment?  
   File No.________ Status________

D. A consent for land severance?  
   File No.________ Status________

E. A site plan agreement?  
   File No.________ Status________

F. Minister’s order?  
   File No.________ Status________

G. Other?

**PREVIOUS APPLICATIONS**
If known, has the subject land ever been the subject of:

A. Subdivision  
   Decision_________________________  
   File No._________________________  
   Date:_____/_____/______  
   M  D  Y

B. Land Severance  
   Decision_________________________  
   File No._________________________  
   Date:_____/_____/______  
   M  D  Y

C. Condominium  
   Decision_________________________  
   File No._________________________  
   Date:_____/_____/______  
   M  D  Y

9. **LAND USE**
Present use of land_________________________

Previous use of land_________________________

Date present use commenced_________________________

(for buildings date of construction)

Use of abutting land  
   north_________________ east_________________
   south_________________ west_________________
Subdivision Application Revised 05/12

Are there any existing buildings on the subject land?  □ No  □ Yes
Type of existing building on subject land? 

Are there any areas on the subject land of archeological potential?  □ No  □ Yes

10. How is the plan consistent with policy statements issued under subsection 3 (1) of the Planning Act?


11. Is the subject land within an area of land designated under any provincial plan or plans?

□ No  □ Yes

If yes, which plan(s):


12. If the answer to Section 11 is yes, how does the plan conform to the application provincial plan or plans.


13. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

Complete the consent of the owner concerning personal information set out below.

I, ____________________________________________, am the owner of the land that is subject of this application for approval of a 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 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.

__________________________________________  ________________________________
Signature  Date
14. DECLARATION

I, ______________________________, solemnly declare that:

All statements contained in the application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as it made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _________ of ____________________________

In the ____________________________

of ____________________________

this ______ day of __________, 20__

______________________________

Signature of Owner or Authorized Agent

______________________________

A Commissioner, etc.
SECTION 51:

(i) Subsection 17; Information required to be shown on the draft plan:

(a) The boundaries of the land to be subdivided, certified by an Ontario Land Surveyor;

(b) The locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;

(c) On a small key plan, on a scale of not less than one centimeter to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which he has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which such land forms the whole part;

(d) The purpose for which the lots are to be used;

(e) The existing uses of all adjoining lands;

(f) The approximate dimensions and layout of the proposed lots;

(g) Natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, swamps, and wooded areas within or adjacent to the land proposed to be subdivided;

(h) The availability and nature of domestic water supplies;

(i) The nature and porosity of the soil;

(j) Existing contours or elevations as may required to determine the grade of the highways and the drainage of the land;

(k) The municipal services available or to be available to the land proposed to be subdivided; and

(l) The nature and extent of any restrictive covenants or easements affecting the land proposed to be subdivided.

(ii) Subsection 19; The approved authority may refuse to accept or further consider the application until the prescribed information and material, the required fee and the draft plan are received and the time period referred to in subsection (34) does not begin until the day plan, information, material, and fee are received.

(iii) Subsection 24; In considering a draft plan regard shall be had among other matters to the health, safety, convenience and welfare of the future inhabitants.

(iv) Subsection 25; The Region may impose such conditions as deemed reasonable including a condition of that land be dedicated or the requirements met for park and other public recreation purposes under section 51.1 and/or that such highways or road widening be dedicated as deemed necessary by the approved authority.

(v) Subsection 26; Every municipality and the Region may enter into subdivision agreements imposed as a condition for draft approval.