



TOWNSHIP OF WEST LINCOLN

318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0
Phone: (905) 957-3346
Fax: (905) 957-3219



SUBDIVISION & CONDOMINIUM APPLICATION

(for applying for approval under Section 51 of the Planning Act, R.S.O., 1990, C.P.13, as amended)

APPLICATION IS HEREBY MADE TO: The Township of West Lincoln
318 Canborough Street
P.O. Box 400
Smithville, Ontario L0R 2A0
Phone: (905) 957-3346
Fax: (905) 957-3219

This application hereby requests the Council of the Corporation to the Township of West Lincoln to consider this application as it affects the lands and/or premises hereinafter described to the extent and upon the terms and conditions set forth in this application, including Appendices hereto.

NOTE: REFER TO RELEVANT APPENDIX "A-1", 'A-2', 'A-3', "A-4" AND "B"

1. TYPE OF APPLICATION (check one or both)

SUBDIVISION

CONDOMINIUM

2. FEE

In accordance with Appendix "B" Schedule of Fees, the required Application Fee of \$_____ is enclosed.

3. PROPERTY DESCRIPTION

Former Municipality	Lot Number	Date of Registration
	Concession Number	Registered Plan Number

4. RESUBMISSION OF AN EARLIER PLAN: Yes No Do Not Know

If Yes, and if known, the file number and the decision on the application

5. OWNER, AGENT AND/OR SURVEYOR

Complete the following and check the box next to the person or firm to whom the correspondence should be addressed. (In order to avoid delays, please advise Township's Planning Department if there is a change in the mailing address below).

	Name	Address ,Telephone and Fax Number
Registered Owner		
Agent, Solicitor or Planning Consultant		
Ontario Land Surveyor		

6. EXISTING AND PROPOSED LAND USES

(a) Existing uses of the subject lands: _____

(b) Proposed Land Uses:

Indicate the intended use of lands in the proposal. Please use the following definitions for residential buildings:

Single Detached residential – a single detached dwelling unit.

Double or Semi-detached – a residential building containing 2 dwelling units.

Block Townhouses – a group of townhouses containing 3 or more units

Street Townhouses – a residential building containing 3 or more units with individual direct access to the street.

Apartment – a building containing 5 or more dwelling units each with access to the street via a common corridor.

				This Section for Condominium Applications Only			
Intended Use	Residential Units	Number of Lots and/or Blocks	Hectares	Date of Construction	Floor Coverage	Parking Provided	Density Proposed (specify units per Hectares)
Single Detached Residential							
Double or Semi-detached Residential							
Block Townhouses							
Street Townhouses							
Apartments							
Seasonal Residential							
Mobile Home							
Neighbourhood Commercial							
Other Commercial							
Industrial							
Park or Open Space							
Institutional (specify)							
Other (specify)							

Total

7. PLANNING INFORMATION FOR SITE

From your discussion with the Regional and Local Planning Departments what is:

(a) the land use designation of the subject plans in an approved Regional Official Plan or Amendment?

Amendment Number: _____

(b) the land use designation of the subject lands in an approved Township Official Plan or Amendment?

Amendment Number: _____

(c) the zoning of the subject lands in approved Zoning By-law?

(d) If known, whether the subject lands are the subject of any other application under the Act; such as an application for an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, consent or Site Plan? Yes No

(e) If yes, and if known, the file number of the application and the status of the application _____

For Condominium Applications only, complete items (f) & (g) below.

(f) New Buildings

Has the municipality approved a site plan for the proposed condominium?

Yes No

Has a site plan agreement been entered into?

Yes No

Has a building permit been issued?

Yes No

Is the building under construction?

Yes No

(g) Existing Buildings

Is this a residential rental building being converted to a condominium dwelling?

Yes No

NOTE: If the building to be converted includes one or more rental units, a separate application must be submitted to the Township under the Rental Housing Protection Act.

8. SERVICING

Indicate what services are proposed:

(a) Water Supply

municipal water

individual wells

other (describe)

(b) Sewage Treatment

municipal sewers

**septic tanks and tile beds

other (describe)

(c) Storm Drainage

sewers

open ditches

other (describe)

** If septic tanks are proposed, is fill necessary to meet Medical Officer of Health Standards?

Yes No

If "yes", specify where it is obtainable: _____

If other servicing problems are foreseen, what are they? _____

What solutions are proposed? _____

9. ACCESS

Is there direct access from the subject lands to a publicly maintained road? Yes No

Type of Access _____

If "no", what provision is there for access to the site? _____

If a lakefront is proposed, without road access: _____

(a) what type of docking and parking facilities exist on the lake? _____

(b) what distance are they from the site? _____

(c) how far is the nearest public road? _____

10. SITE APPRAISAL AND EVALUATION

Give a brief description of the existing land use, vegetation, topography, and drainage on the site.

11. ENVIRONMENTAL EFFECTS

What measures have been taken to eliminate 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 Ministry of Environment and Energy is recommended.

12. ADDITIONAL INFORMATION (e.g., affordable housing component)

13. AFFIDAVIT

I/We, _____ of the _____

In the _____ of _____

solemnly declare that all the above statements contained in the within application are 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".

Declared before me at the _____

In the Region of _____

This _____ day of _____, 19_____

A Commissioner of Oaths

Signature

14. OWNER’S AUTHORIZATION

If an agent is used, the owner must also complete the following or a similar authorization on the face of the draft plan.

I/We _____ being registered owner(s) of the subject lands hereby authorize _____ to prepare and submit a draft plan of subdivision/condominium for approval.

Signature Day Month Year

15. AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION

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.

I/We _____ am/are the owner(s) of the land that is 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 _____ as my agent for the application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Signature Day Month Year

16. 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/We _____ am/are the owner(s) of the land that is subject of this application for approval of a plan of subdivision (or condominium description) and for the the purpose 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 Day Month Year

