



APPLICATION NO. 26T-14-_____
26CD-14-_____

THE CORPORATION OF THE CITY OF WELLAND

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

**(NOTE: PRIOR TO COMPLETING THIS FORM, THE APPLICANT SHOULD READ
THE ATTACHED SUBMISSION REQUIREMENTS)**

FOR OFFICE USE ONLY:	
APPLICATION FEES	
SUBDIVISION/CONDOMINIUM APPLICATION	\$14,684.00
+\$121.00/LOT OR BLOCK EXCLUDING 0.3 METRE RESERVES	
+ \$2,686.00 FOR EACH ADDITIONAL PHASE OVER ONE	
REGIONAL MUNICIPALITY OF NIAGARA PROCESSING \$ _____/ACRE _____	
DATE RECEIVED: _____	
CITY FEE RECEIVED: _____	
REGION FEE RECEIVED: _____	
OTHER FEE RECEIVED: _____	
DATE OF COMPLETED APPLICATION: _____	
APPLICATION REVIEWED BY: _____	
DATE: _____	

Please submit one (1) copy of a 'completed' Application together with the required fee(s) payable to the "City of Welland" and the "Regional Municipality of Niagara", and other required information.

NOTE: If fee(s) are required for Regional Niagara or the Niagara Peninsula Conservation Authority, please submit required fee(s) with Application.

To: City of Welland
Planning and Development Services –
Planning Division
60 East Main Street
Welland, Ontario. L3B 3X4
Telephone: 905-735-1700
Fax: 905-735-8772
www.welland.ca

THIS APPLICATION IS FOR APPROVAL OF:

PLAN OF SUBDIVISION CONDOMINIUM DESCRIPTION

PLEASE NOTE:

In accordance with Section 51 of The Planning Act and Ontario Regulation 544/06 the attached information must be provided. Should this Application not be completely filled out and the required fee and information not be provided, the Application shall be returned.

PLEASE TYPE OR USE BLACK INK

DATE OF APPLICATION: _____

1. Name of Applicant: _____

Address: _____ Phone Number: _____

_____ Fax Number: _____

Email: _____

2. Name of Owner: _____
(if not same as above)

Address: _____ Phone Number: _____

_____ Fax Number: _____

Email: _____

3. Name of Agent: _____
(if any)

Address: _____ Phone Number: _____

_____ Fax Number: _____

Email: _____

[An Agent, other than the Owner's Solicitor, must have written authorization from the Owner(s).]

4. To Whom is all Information to be Sent?

Applicant Owner Agent OLS All

5. Name of Ontario Land Surveyor: _____

Address: _____ Phone Number: _____

_____ Fax Number: _____

Email: _____

6. Name of Mortgagee/Chargee: _____

Address: _____

(if any)

7. Location of Property: Legal
Description: _____

(Concession and Lot Numbers, Registered Plan and Lot Numbers, Reference Plan and Part Numbers)

Street Address: _____

Size of Property: Frontage _____ Metres Lot Depth _____ Metres

Area _____ Hectares

8. Has an Application been made to place the lands into Land Titles?

Yes No Application No. _____ Date _____

9. Are there any easements or restrictive covenants affecting the subject land? Yes No

10. If Yes, provide a description of each easement or covenant and its effect.

11. What is the current Regional Niagara Policy Plan Designation? _____

12. What is the current City Official Plan Designation? _____

13. Have the subject lands ever been the subject of an Application as follows:

APPLICATION	IF YES – FILE NUMBER	STATUS
• Zoning By-law Amendment		
• Minister's Zoning Order		
• Minor Variance		
• Plan of Subdivision		
• Consent		
• Site Plan Control		
• Official Plan Amendment		

13.1 If Yes to any of the above, provide the name of the approval authority, the lands affected, the status of the Application and the effect of the Application on this proposal. (use additional sheet)

14. Existing Land Use: _____

15. Proposed Land Use: _____

16. Existing Zoning of Lands: _____ By-law: _____

17. Existing Adjacent Land Uses:

North _____

East _____

South _____

West _____

18. Complete Table A on Proposed Land Use

TABLE A - PROPOSED LAND USE					
Proposed Land Use	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Number of Units or Dwellings	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential					
Detached					(1)
Semi-Detached					(1)
Multiple-Detached					
Apartment					
Seasonal					
Mobile Home	N/A	N/A	N/A	N/A	N/A
Other (Specify)					

Proposed Land Use	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Number of Units or Dwellings	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Commercial					
Industrial					
Park, Open Space			NIL	NIL	NIL
Institutional (specify)					
Roads			NIL	NIL	NIL
Other (specify)					
TOTALS					
(1) Complete only if for approval of Condominium description.					

19. 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.

- | | Yes | No | Unknown |
|--|--------------------------|--------------------------|--------------------------|
| 20. Has the grading of the subject land been changed by adding earth or other material? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Has a gas station been located on the subject land or adjacent land at any time? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Has there been petroleum or other fuel stored on the subject land or adjacent land? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. What information did you use to determine the answers to the above questions? | | | |

- | | Yes | No |
|---|--------------------------|--------------------------|
| 25. If Yes, to 20-23, a previous use inventory showing all former uses of the subject land or, if appropriate, of the adjacent land, is needed. Is the previous use inventory attached? | <input type="checkbox"/> | <input type="checkbox"/> |

26. Additional Information for Condominium Applications Only

	Yes	No
a) Has a site plan for the proposed Condominium been approved?	<input type="checkbox"/>	<input type="checkbox"/>
b) Has a Site Plan Agreement been entered into?	<input type="checkbox"/>	<input type="checkbox"/>
c) Has a Building Permit for the proposed Condominium been issued?	<input type="checkbox"/>	<input type="checkbox"/>
d) Has construction of the development started?	<input type="checkbox"/>	<input type="checkbox"/>
e) If construction is completed, indicate the date of completion.	_____	
f) Is this a conversion of a building containing rental units?	<input type="checkbox"/>	<input type="checkbox"/>
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 local municipality, not the Province, as required by the Rental Housing Protection Act.)		

27. What type of water supply exists or is proposed?

- Publicly owned and operated piped water system
 Lake or other water body
 Well (private or communal)
 Other (specify) _____

28. What type of sewage disposal exists or is proposed?

- Publicly owned and operated sanitary sewage system
 Septic system (private or communal)
 Other (specify) _____

29. If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells, a Servicing Options Report and a Hydrogeological Report are required.

30. If the plan would permit development of five or more lots or units on privately owned and operated individual or communal septic systems, a Servicing Options Report and a Hydrogeological Report are required.

31. If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a Servicing Options Report and Hydrogeological Report are required.

32. If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and 4500 litres of effluent or less would be produced per day as a result of the development being completed, a Hydrogeological Report is required.

33. Does the subject land contain any areas of archaeological potential? Yes No

34. If the land would permit development on land that contains archaeological resources or archaeological potential, the following are required:

- An archaeological assessment prepared by a person who holds a License that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and
- A Conservation Plan for any archaeological resources identified in the assessment.

35. What type of storm drainage is provided? (see Table B)

TABLE B - STORM DRAINAGE	
SERVICE TYPE	POTENTIAL INFORMATION/REPORTS
Storm Drainage a) Sewers b) Ditches or Swales c) Other	A preliminary Stormwater Management Report must be prepared concurrent with any Hydrogeological Reports for submission with the Application. A Stormwater Management Plan will be needed prior to Final Approval of a Plan of Subdivision or as a requirement of Site Plan approval

- Sewers Swales
 Ditches Other (specify) _____

36. Is the preliminary Stormwater Management Report attached? Yes No

(If not attached, this Application will not be accepted.)

37. Type of access to subject lands?

- Provincial highway (+) Other public road
 Municipal road maintained all year Right-of-way
 Municipal road maintained seasonally Water access

(+) Application for an Access Permit should be made prior to submitting this Application. An Access Permit is required from MTO before any development can occur.

38. If access to subject land is by water only, describe parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

39. Are the water, sewage or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?

- Yes No

40. 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

41. Table C below lists the features or development circumstances of interest to the City. Complete Table C and be advised of the potential information requirements in noted section. Not all of the features listed apply to Welland.

TABLE C - SIGNIFICANT FEATURES CHECKLIST				
Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR		If a feature, specify distance in metres	Potential Information Needs
	(b) If a development circumstance, does it apply?			
	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 settlement areas
Class 1 industry ¹			_____metres	Assess development for residential and other sensitive uses within 70 metres
Class 2 industry ²			_____metres	Assess development for residential and other sensitive uses within 300 metres
Class 3 industry ³			_____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 Plan			_____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
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 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 Formulas

Features or Development Circumstances	(c) If a feature, is it on site or within 500 metres OR		If a feature, specify distance in metres	Potential Information Needs
	(d) If a development circumstance, does it apply?			
	YES (✓)	NO (✓)		
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			_____metres	Development is not permitted
Significant portions of habitat of endangered and threatened species			_____metres	Development is not permitted
Significant: fish habitat, woodlands, valley lands, areas of natural and scientific interest, wildlife habitat			_____metres	Demonstrate no negative impacts
Sensitive groundwater recharge areas, headwaters and aquifers				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 archaeological resources				Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources 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				Development is not permitted within the flood plain.
Hazardous sites ⁴				Demonstrate that hazards can be addressed
Contaminated Sites				Assess an inventory or previous uses in areas of possible soil contamination

- | |
|--|
| <ol style="list-style-type: none"> 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 (Loda), organic soils) or unstable bedrock (Karst topography). |
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42. For Applications that include permanent housing (i.e. not seasonal) complete Table D - 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, attach on a separate page.

TABLE D - HOUSING AFFORDABILITY			
For example: Semi-detached - 10 units; 100 sq. metres, \$119,900			
HOUSING TYPE	# OF UNITS	UNIT SIZE (SQ. M.) AND/OR LOT FRONTAGE	ESTIMATED SELLING PRICE/RENT
Semi-Detached			
Link/Semi-Detached			
Row or Townhouse			
Apartment Block			
Other Types or Multiples			

43. 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 42 or attach on a separate page.

44. If there are any existing buildings on the site, briefly describe them and indicate their proposed use.

45. Are any buildings designated under the Ontario Heritage Act? _____

46. Explain how your proposal is consistent with Provincial Policy Statements issued under Section 3(1) of the Planning Act. (Copies may be obtained from the Publication Ontario Bookstore (1-800-668-9938).

47. Is the subject land within an area of land designated under any Provincial Plan or Plans? If Yes, indicate whether the requested Amendment conforms to, or does not conflict, with the applicable Provincial Plan or Plans.

Yes

No

48. Is there any other information, that may be useful to the City 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.

49. Has the Regional Municipality of Niagara been informed of this proposal?

Yes

No

(A letter from Regional Niagara acknowledging the Application must be included with the Application.)

50. Affidavit or Sworn Declaration For Requested Information

AFFIDAVIT OR SWORN DECLARATION

I, _____
(PRINT NAME OF APPLICANT)

of the City of _____

in the Regional Municipality of _____

make oath and say (or solemnly declare) that the information contained in Sections 1 through 42 inclusive of this Application is accurate and that the information contained in the documents that accompany this Application in respect of the above Sections is accurate.

Sworn (or Declared) before me at the _____)
_____ of _____)
in the _____)
_____)
this _____ day of _____)
A.D. 20 _____)

To be signed in the presence of a
Commissioner for taking Affidavits.

APPLICANT

A Commissioner, etc.

51. 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, _____
am the Owner for the land that is the subject of this Application for approval of Draft Plan of Subdivision or Condominium Description and for the purposes of the Freedom of Information and 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.

Date Signature of Owner

Date Signature of Owner

52. Complete the Authorization for Agent only if Applicant is not the registered Owner.

AUTHORIZATION FOR AGENT

I, _____ the Owner of the subject property hereby
(PRINT NAME)

authorize _____ to act on my behalf with respect to this
(AGENT)

Application.

Date Signature of Owner

Date Signature of Owner

NOTE: Information provided in this Application will become part of a public record.