



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

S-C

(Under Section 51(17) of the Planning Act, RSO 1990, c. P. 13 or Section 9 of the Condominium Act, SO. 1998 C. 19)

Planning and Development Services
65 Harwood Avenue South
Ajax ON L1S 2H9

Tel. 905-683-4550
Fax. 905-686-0360
www.ajax.ca

Table with 2 columns: File Number, Date of Receipt. Header: FOR TOWN USE ONLY

1. Pre-Consultation

Pre-consultation is an essential part of the planning process. In accordance with the Planning Act, the Town has passed a "Pre-consultation By-law" (By-law 57-2008), requiring that an applicant contact Planning to arrange a mandatory pre-consultation meeting prior to submission of a Draft Plan of Subdivision or Condominium application.

Has the Owner/Applicant consulted Town of Ajax Planning and Development Services prior to submitting a site plan application?

Yes/No checkboxes

If No, please contact the Town of Ajax Planning and Development Services to arrange a mandatory pre-consultation meeting in accordance with By-law 57-2008, as amended, prior to submission of this application.

2. Submission Requirements

Information Requirements

- One (1) original and thirty (30) copies of this application form are to be submitted to the Town of Ajax Planning and Development Services...
Fifty (50) copies of the proposed draft plan of subdivision or condominium, folded to a size suitable for mailing...
Each copy of the draft plan shall indicate the information requirements provided under Section 51 (17) of the Planning Act...
Fifteen (15) reduced copies of the proposed draft plan of subdivision or condominium...
Seven (7) copies of all supporting reports and documentation...
Seven (7) copies of a Site Screening Questionnaire...
Electronic version of all drawings and studies on a compact disc in both PDF and AutoCAD form.

Town of Ajax Fees

- An application fee, in accordance with the Planning Act Fees and Charges By-law, as amended, payable to the Corporation of the Town of Ajax, is required. Payments may be made by cheque, cash or money order.

(Under the authority of the "Planning Act Fees and Charges By-law, as amended)

Fee Submitted: \$ _____

Refund Policy

(Under the authority of the "Planning Act Fees and Charges By-law, as amended)

A refund of Town of Ajax Application fees will be calculated as follows:

- Where an application is withdrawn after a file has been opened, but before it has been circulated: 90%
Where an application is withdrawn after a file has been circulated, but before it has been considered at a public meeting: 50%
Where an application is withdrawn after the file has been considered at a public meeting: No refund

Conservation Authority Fees

- Payment of fees in accordance with their schedule to the **Central Lake Ontario Conservation Authority** or the **Toronto and Region Conservation Authority**, for lands potentially affected by flooding and erosion within their jurisdiction.

Durham Region Fees

- Payment of fees in accordance with their schedule to the **Regional Municipality of Durham**, as the Regional Planning review fee.
- Payment of fees in accordance with their schedule to the **Regional Municipality of Durham**, for any developments proposed on private services, which is the Regional Health Department's review fee.

Other Fees

(Under the authority of the "Planning Act Fees and Charges By-law", as amended)

Additional costs for the processing of the application may be charged where studies in support of an application must be reviewed by persons not employed by the Town but retained for that purpose due to an expertise in the area of the study. This requirement applies to matters such as, but not limited to, the review of traffic, marketing, environmental, noise, and engineering reports, etc., in all cases the Town shall notify the applicant to seek approval and payment before proceeding to a third party review of supporting studies.

Additional costs for advertising may be charged where it is not possible or appropriate for public notice of an application to be placed on the Community Page of the Ajax News Advertiser. Please be advised that a sign will be required to inform the public of the proposed development. Planning and Development Services will provide the necessary requirements and standards.

The applicant will be responsible for the costs to the Town of appearing in support of the application at hearings of the Ontario Municipal Board or Environmental Assessment Board.

The applicant will be required to pay the reasonable legal fees of the Town for the preparation and registration of development agreements when such agreements are required.

An additional **non-refundable fee** of \$500 when more than one public open house and one public meeting by the Community Affairs and Planning Committee are required.

3. Earlier Application

Yes No Don't Know

Is this a resubmission of an earlier plan?

If Yes, please indicate previous File Number(s): _____

4. Contact Information

	Mailing Address	Telephone	Facsimile	E-mail
Owner		()	()	
Applicant		()	()	
Agent or Primary Consultant		()	()	
Other: (specify)		()	()	

Correspondence relating to this application should be sent to (select one only): <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Agent or Primary Consultant <input type="checkbox"/> Other	The applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Lessee of Land or Tenant <input type="checkbox"/> Prospective Owner
If the applicant is not the Owner, the Owner must consent to the proposed Zoning By-law Amendment. <input type="checkbox"/> Separate Letter of Authorization attached	Owner's Signature: Date:

Yes **No** **Don't Know**

Are there any mortgagees, holders of charges or other encumbrances affecting the subject land?

If Yes, please indicate their names and addresses: _____

5. Details of the Subject Lands

Location and Description				
Municipal Address	Lot/Part #	Plan/Concession #	Assessment Roll # & PIN #	
Site Characteristics				
Frontage (m)	Land Area (ha)	Buildable Area (m ²)	Average Depth (m)	Average Width (m)

6. Interests and Encumbrances

Yes **No**

Are there any existing easements, rights-of-way, restrictive covenants or Aboriginal land claims negotiations affecting the subject lands, or is it covered by a Provincial/Aboriginal co-management agreement? If yes, please describe:

Are there any existing easements, rights-of-way, or other rights over adjacent properties affecting the subject lands? If yes, please describe and illustrate on the submitted plan:

Does the Owner have an interest in nearby or adjoining lands? If yes, please indicate the location and area of adjoining or nearby land in which the Owner has an interest:

7. Current Planning Status

Please provide the information below:

Existing Land Use Designation(s) in the Durham Regional Official Plan	
Existing Land Use Designation(s) in the Town of Ajax Official Plan	
Existing Zoning	

8. Current and Previous Use of the Subject Lands

Please provide the information below:

Current Use of the Subject Lands	
Previous and Historic Use of the Subject Lands, if different than the above	

9. Other Planning Applications or Approvals Required

Indicate whether the subject land, or land within 120 metres of the subject land is or has ever been, the subject of the following planning applications:

Application Type		Submitted?		File No.	Status
		yes	no		
<input type="checkbox"/>	Durham Regional Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Land Division (Severance)	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Minor Variance or Other (Specify)	<input type="checkbox"/>	<input type="checkbox"/>		

10. Consistency with Provincial Policies and Plans

Please provide the information outlined below.

<i>Provincial Policies, Plans and Interests</i>	<i>Applies?</i>		<i>Explain</i>
	<i>Yes</i>	<i>No</i>	
Indicate whether the requested amendment is consistent with the Provincial Policy Statements issued under subsection 3(1) of the <u>Planning Act</u> .	<input type="checkbox"/>	<input type="checkbox"/>	
Is the subject land within an area of land designated under any provincial plan or plans?	<input type="checkbox"/>	<input type="checkbox"/>	
If the answer to the above question is "yes", does it conform to, or does it not conflict with the provincial plan or plans?	<input type="checkbox"/>	<input type="checkbox"/>	

Yes No

Is a separate document(s) providing the above information attached?

If yes, please indicate the date of the report and the author in the space provided.

<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>
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Author(s) and Report Title(s)

Date

11. Proposed Land Uses

Please provide the information below:

<i>Proposed Land Use</i>	<i>Proposed No. of Dwelling Units</i>	<i>Proposed No. of Lots and/or Blocks on Draft Plan</i>	<i>Land Area (hectares)</i>	<i>Net Density (Dwelling Units per hectare)</i>	<i>Total Parking Spaces</i>	<i>Description of Proposed Use</i>
Single Detached Residential						n/a
Semi-detached Residential						n/a
Multiple Attached Residential						n/a

Proposed Land Use	Proposed No. of Dwelling Units	Proposed No. of Lots and/or Blocks on Draft Plan	Land Area (hectares)	Net Density (Dwelling Units per hectare)	Total Parking Spaces	Description of Proposed Use
Apartment Residential						n/a
Seasonal Residential						n/a
Mobile Home						n/a
Other Residential (Specify)						
Commercial	Nil			Nil		
Industrial	Nil			Nil		
Parks	Nil			Nil	n/a	
Open Space/ Environmental Protection/Hazard	Nil			Nil	n/a	
Institutional (Specify)	Nil			Nil		
Roads	Nil			Nil	n/a	n/a
Other (Specify)	Nil			Nil		
Total						

12. Site Contamination

A **Phase 1 Environmental Site Assessment** or a **Completed Site Screening Questionnaire** is required for all applications. Please indicate the date of the report and the author in the space provided. A **Phase 2 or Phase 3 Environmental Site Assessment** may be required depending on site conditions.

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Author

Date

13. Additional Information Requirements for Condominium Applications Only

	Yes	No
Has a Site Plan for the Proposed Condominium been approved?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Site Plan Agreement been entered into?	<input type="checkbox"/>	<input type="checkbox"/>
Has a building permit for the proposed condominium been issued?	<input type="checkbox"/>	<input type="checkbox"/>
Has construction for the proposed development commenced?	<input type="checkbox"/>	<input type="checkbox"/>
Has construction for the proposed condominium been completed? If yes, indicated the date of completion: _____	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate if the following information is provided with the submission: A plan of survey showing the perimeter of the horizontal surface of the land and the perimeter of the buildings; Architectural plans of the buildings and, if there are any, structural plans of the buildings; A specification of the boundaries of each unit by reference to the buildings or other monuments; Diagrams showing the shape and dimensions of each unit and the location of each unit in relation to the other units and the buildings; A certificate of an architect that all buildings have been constructed in accordance with the regulations and, if there are structural plans, a certificate of an engineer that all buildings have been constructed in accordance with the regulations; A certificate signed by an Ontario Land Surveyor licensed under the Surveyors Act stating that the diagrams of the units are substantially accurate; A description of all interests appurtenant to the land that are included in the property; and A description of the property including common element.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is this a conversion of a building containing rental residential units? If yes, please refer to the applicable Regional and Area Municipal Official Plan policies indicating the conditions to be satisfied pertaining to the provisions of an adequate supply of rental accommodation in the Region and the Town. In addition, please indicate the number of units proposed to be converted: _____	<input type="checkbox"/>	<input type="checkbox"/>

14. Minimum Distance Separation Requirement**Yes No**

Is there a livestock barn or manure storage facility located within 500 metres (1,640 ft.) of the boundary of the subject land? If yes, please complete the attached "Minimum Distance Separation Data Sheet".

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15. Servicing and Infrastructure

	Yes	No
Are the water, sewage, storm water and/or road works associated with the subject application subject to the provisions of the Environmental Assessment Act? If yes, please explain, and attach a statement prepared by a qualified engineer explaining the nature of the works and class(es) of Environmental Assessment required. _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a municipal owned and operated piped sewage system?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a privately owned and operated individual septic system?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a privately owned and operated individual or communal septic system?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a municipal piped water system?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by a privately owned and operated individual or communal well, a lake or other water body?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development proposed to be serviced by other sources of potable water?	<input type="checkbox"/>	<input type="checkbox"/>

*All developments proposed on individual, on-site servicing systems or tanks will require a Geotechnical Report and a Hydrogeological Report.

16. Servicing Options

Please specify whether the following servicing options apply:

		Yes	No
16.1	A proposed development of more than five (5) lots or units on privately owned and operated individual or communal wells?	<input type="checkbox"/>	<input type="checkbox"/>
16.2	A proposed development of five (5) or more lots or units on privately owned and operated individual or communal septic systems?	<input type="checkbox"/>	<input type="checkbox"/>
16.3	A proposed development of fewer than five (5) 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?	<input type="checkbox"/>	<input type="checkbox"/>
16.4	A proposed development of fewer than five (5) lots or units on privately owned and operated individual or communal septic systems, and 4500 litres or less would be produced per day as a result of the development being completed?	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to 16.1, 16.2 or 16.3 is "yes", please provide:

- a Servicing Options Report
- a Hydrogeological "Report"

If the answer to 16.4 is "yes", please provide:

- a Hydrogeological "Report"

17. Storm Drainage

Please indicate the proposed method of storm drainage:

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Storm Sewers | <input type="checkbox"/> Drainage Swales |
| <input type="checkbox"/> Ditches | <input type="checkbox"/> Other Means (specify) |

18. Archaeological Potential

Please answer the following regarding archaeological potential:

Yes No

Does the subject land contain any areas of archaeological potential?

If the plan permits development on land that contains known archaeological resources or areas of archaeological potential, please provide:

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

19. Access

Please specify the nature of the access to the subject lands

Road		Water	
<input type="checkbox"/>	Provincial Highway	<input type="checkbox"/>	If by water, please specify the parking and docking facilities to be used and the approximate distance from the subject land and the nearest public road.
<input type="checkbox"/>	Regional Road		
<input type="checkbox"/>	Municipal Road		
<input type="checkbox"/>	Other Public Road or Right-of-way (specify) _____		

20. Supporting Documentation

The Town of Ajax Official Plan outlines information requirements for various types of amendments. Indicate whether the Official Plan policy is applicable, and reference the attached document which addresses the policy.

Type of Application	Policy	Applies?		Report Reference
		Yes	No	
Planning Rationale , addressing land use compatibility, conformity to Town's Official Plan, Zoning By-law; Durham Region Official Plan, relevant Provincial Policy documents, any of the relevant planning documents and urban design guidelines, description of proposal, why proposal is considered good planning, including evaluation of potential impacts.	5.7 (a)	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental Impact Study (EIS) for lands within 120 metres of an evaluated wetland or within 50 metres of other features designated Environmental Protection	2.2.2 b) & 5.2 5.7 (o)	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental Review Study , for lands identified as "Environmental Resource Overlay" within Schedule 'B', and for which an EIS has not been completed.	2.2.3 & 5.3 5.7 (o)	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Impact Study for retail proposals above 2500 m ² in Central Areas.	2.4.1 (h) & 5.7 cc)	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic/Transit Impact Analysis , for new developments in the Uptown Central Area.	2.4.5 (d) & 5.7 (b)	<input type="checkbox"/>	<input type="checkbox"/>	
Development and Urban Design Criteria , for new developments in the Uptown and Downtown Central Areas, addressing access, circulation, parking, landscaping, outdoor amenity areas, building heights and shadows for buildings exceeding six stories in height, and noise attenuation.	2.4.2 (b), 2.4.3 (f), (h) & (i), 2.4.4 (c), 2.4.4.9 & 2.4.5 (l)	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental Site Assessment , for lands identified as potentially contaminated.	2.7.10 (e) & 5.7 (p)	<input type="checkbox"/>	<input type="checkbox"/>	(See Section 10)
Heritage Impact Statement , identifying potential impacts on existing heritage features, in proximity to properties designated under the <u>Ontario Heritage Act</u> .	3.2.2 (f) & 5.7 (e)	<input type="checkbox"/>	<input type="checkbox"/>	
Archaeological Assessment , for lands with archaeological potential.	3.2.2 (g) & 5.7 (f)	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic Impact Study , for proposals determined to have an impact on the municipal transportation system.	4.1.3 (g) & 5.7 (b)	<input type="checkbox"/>	<input type="checkbox"/>	
Functional Servicing Plan , for major development applications, in consultation with the applicable Conservation Authority and the Region of Durham.	4.2.2 (a) & 5.7 (j)	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater Management Plan , in keeping with the municipal planning principals.	4.2.4 (a) & 5.7 (h)	<input type="checkbox"/>	<input type="checkbox"/>	
Noise Study for residential and noise sensitive uses within 300 metres of a railway, or adjacent to a Type A or type B Arterial Road, and a Vibration Study for lands within 75 metres of a railway.	5.7 (g)	<input type="checkbox"/>	<input type="checkbox"/>	

Is a separate document providing the above information attached

Yes

No

21. Other Information

Although not required, the submission of additional technical and information reports may be helpful in appraising the proposal, and may be identified either through pro-consultation or through the processing of the application. If there are additional reports and documentation as part of this submission that are not otherwise addressed in this application, please list by Title, Author and Date:

22. Affidavit and Sworn Declaration of Owner or Application

I agree that all studies submitted in support of this application may be made available for public review, pursuant to the Municipal Freedom of Information and Protection of Privacy Act.

I agree to reimburse the Town of Ajax for any costs associated with the preparation of studies required to evaluate the application by qualified consultants, and any costs which may be incurred before the courts and tribunals arising from the disposition of this application.

I hereby certify that all statements contained within this application are true and agree to allow Town staff reasonable access to the property.

Declared before me at the _____ of _____

In the _____ of _____

this _____ day of _____, 20_____

Commissioner of Oaths

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Signature of Owner or Applicant

Date

Personal information contained on this form is collected under the authority of the Planning Act, RSO 1990, c. P13, as amended, and the applicable implementing Ontario Regulation, and will be used to evaluate the Approval of a Draft Plan of Subdivision or Condominium application. Questions about the collection of personal information should be directed to the Records Manager/FOI Co-ordinator, 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9, (905) 683-4550, ext. 3343.

If you have any comments on the format or content of this application form, please complete a Customer Feedback Form, which is available at Planning and Development Services, Town of Ajax.

Minimum Distance Separation Data Sheet

This is to be completed and attached to the application when applying for a new non-farm use within 500 metres (1,640 feet) of an existing livestock facility. Complete one sheet for each different set of buildings used for housing livestock.

Owner of Livestock Facility:	
Telephone:	Twp:
Lot:	Concession:
Closest distance from livestock facility to the property boundary of the new lot(s) or the change in land use (metres)	
Closest distance from manure storage to the property boundary of the new lot(s) or the change in land use (metres)	
Tillable Hectares Where Livestock Facility Located:	

Type of Livestock	Maximum Housing Capacity #	Manure System (Check One Box)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
DAIRY					
<input type="checkbox"/> Milking Cows					
<input type="checkbox"/> Heifers					
BEEF					
<input type="checkbox"/> Cows (Barn Confinement)					
<input type="checkbox"/> Cows (Barn with yard)					
<input type="checkbox"/> Feeders (Barn confinement)					
<input type="checkbox"/> Feeders (Barn with yard)					
SWINE					
<input type="checkbox"/> Sows					
<input type="checkbox"/> Weaners					
<input type="checkbox"/> Feeder Hogs					
POULTRY					
<input type="checkbox"/> Chicken Broiler/Roaster					
<input type="checkbox"/> Caged Layers					
<input type="checkbox"/> Chicken Breeder Layers					
<input type="checkbox"/> Pullets					
<input type="checkbox"/> Meat Turkeys (>10kg)					
<input type="checkbox"/> Meat Turkeys (5-10kg)					
<input type="checkbox"/> Meat Turkeys (< 5kg)					
<input type="checkbox"/> Turkeys Breeder Layers					

Type of Livestock	Maximum Housing Capacity #	Manure System (Check One Box)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
<input type="checkbox"/> HORSES					
SHEEP					
<input type="checkbox"/> Adult Sheep					
<input type="checkbox"/> Feeder Lambs					
<input type="checkbox"/> Mink - Adults					
<input type="checkbox"/> White Veal Calves					
GOATS					
<input type="checkbox"/> Adult Goats					
<input type="checkbox"/> Feeder Goats					
<input type="checkbox"/> OTHER					

The above information was supplied by: (Please print)

Name: _____

Signature: _____

Firm (if applicable) _____

PART II - TO BE COMPLETED BY THE REGION

File/Application No. _____

Minimum Separation Distance: _____

Does the Application Comply With the MDS Requirements?

Yes No

Prepared by: _____

Date: _____