

Application for Site Plan Agreement Under Section 41 of the Planning Act

Approval authority:

Council of the City of Temiskaming Shores

Application Fee: \$800.00

Deposit: as per by-law 2018-097:

- 10% of the cost estimate for on-site works
- 100% of the cost estimate for off-site works

Note: The applicant is also responsible for all legal and land titles fees to register the agreement

Office Use Only
File No.: _____
Date Received: _____
Roll No.: 5418-_____

1. Owner Information

Name of Owner: _____

Mailing Address: _____

Email Address: _____ Phone: _____

If more than one registered owner, please provide information below (attach separate sheet if necessary):

Name of Owner: _____

Mailing Address: _____

Email Address: _____ Phone: _____

2. Applicant/Agent Information (if applicant is not the owner, or applicant is an agent acting on behalf of the owner):

Name of Agent: _____

Mailing Address: _____

Email Address: _____ Phone: _____

3. Please specify to whom all communications should be sent:

- Owner Applicant/Agent

4. Property Information

a. Location of the subject land:

Dymond New Liskeard Haileybury

Municipal Address
Legal Description (concession and lot numbers, reference plan and lot/part numbers)

b. Are there any easements or restrictive covenants affecting the subject land?

Yes No

If yes, describe the easement or covenant and its effect:

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c. Dimensions of the subject land:

Lot Area: _____ Road Frontage: _____

Water Frontage: _____ Lot Depth: _____

d. Are there any buildings or structures existing on the subject land?

Yes No

If yes, complete the table below (attach a separate sheet if necessary):

	Building 1	Building 2	Building 3	Building 4	Building 5
Type or use of building					
Height of building (m)					
Setback from front lot line (m)					
Setback from rear lot line (m)					
Setback from side lot line one side (m)					
Setback from side lot line other side (m)					
Setback from shoreline (m)					
Dimensions (m) or floor area (m ²)					
Date constructed					
Is building to remain or be removed?					

5. Planning Information

a. Current Official Plan Designation(s): _____

b. Current Zoning: _____

6. Proposed Use of Property

a. Provide a general description of the project:

b. Are any buildings proposed to be constructed on the property?

Yes No

If yes, complete the table below (attach a separate sheet if necessary):

	Building 1	Building 2	Building 3	Building 4	Building 5
Type or use of building					
Height of building (m)					
Setback from front lot line (m)					
Setback from rear lot line (m)					
Setback from side lot line one side (m)					
Setback from side lot line other side (m)					
Setback from shoreline (m)					
Dimensions (m) or floor area (m ²)					

7. Access and Servicing

a. What type of access is proposed for the subject land?

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Private Road |
| <input type="checkbox"/> Municipal Road, maintained all year | <input type="checkbox"/> Right-of-Way |
| <input type="checkbox"/> Municipal Road, maintained seasonally | <input type="checkbox"/> Water Access |
| <input type="checkbox"/> Other (specify): _____ | |

i. Is a Municipal Entrance Permit required? Yes No
 If yes, has the permit been obtained? Yes No

ii. If access to the subject land will be by water only, describe the docking and parking facilities to be used and the approximate distance to these facilities from the subject land and the nearest public road:

b. What type of water supply is proposed for the subject land?

- Publicly owned and operated piped water supply (City water)
- Privately owned and operated individual well
- Privately owned and operated communal well
- Lake or other water body
- Water service not proposed
- Other (specify): _____

c. What type of sewage disposal is proposed for the subject land?

- Publicly owned and operated sanitary sewage system (City sewer)
- Privately owned and operated individual septic system
- Privately owned and operated communal septic system
- Privy
- Sewage disposal service not proposed
- Other (specify): _____

d. What type of storm drainage is proposed for the subject land?

- Storm sewer
- Ditches
- Swales
- Other (specify): _____

e. Is a Municipal Services permit required? Yes No

If yes, has the permit been obtained? Yes No

8. Registration of Agreement

Once approved the site plan agreement must be registered on title to the property to which it applies. The City will send the approved agreement directly to the lawyer of the applicant's choosing to ensure registration. The applicant is responsible for all fees associated with the registration of the agreement.

Name of Lawyer: _____

Name of Firm: _____

Mailing Address: _____

Email Address: _____ Phone: _____

9. Supporting Information

The application must be accompanied by following:

- Engineer's estimate of cost of on-site services and cost of off-site services as per By-law 2009-054

Site plan showing:

- Accessibility features, including accessible entrances (size, type, ramps, etc.), type and location of openers (ie. push button, magic eye), location of lights, signs, accessible parking spaces (dimensions, location), accessible sidewalks (width, slope, texture, paint edges);
- The boundaries and dimensions of the subject land, abutting roads and their widths, and other relevant conditions on adjacent properties;
- Existing and proposed grading, utilities, lighting, easements, and significant features of the site (such as walls, fences, hedges, trees greater than 100mm in diameter, or other ground cover or facilities for the landscaping of the lands and the adjacent public streets);
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines;
- Vehicular areas, walkways, grading, drainage, and garbage storage areas;
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application, including buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- Existing grades defined by contour lines or spot elevations;

Building elevations showing:

- The design of the exterior of the building including all roof-top mechanical penthouses and equipment;
- The location and extent of all proposed signs (a sign permit may be required);

Landscape plans showing:

- The location, size, and species of all planting;
- All fences, retaining walls, site lighting, buildings and structures, grading, drainage, vaults and central storage and collection areas, including garbage storage areas, vehicular areas and walkways including the materials to be used, ground covers and ground signs;
- Buildings and structures with setbacks, separation distances, heights, number of dwelling units, play areas, etc.;

Floor plans showing:

- Plans of each floor of the building;
- Roof plan, where applicable, showing the location of all roof-top mechanical equipment.

10. Applicant/Agent Authorization

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.

I/We, _____ are the registered owners of the subject land and I/we hereby authorize _____ to make this application on my/our behalf and to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

Date: _____ Owner's Signature: _____

Date: _____ Owner's Signature: _____

11. Authorization for Site Visits

I/We authorize Municipal Staff and Council and/or Committee members, as necessary, to enter the subject property to gather information necessary in the assessment of the application.

Applicant Initial *Applicant Initial*

12. Notice re: Use and Disclosure of Personal Information

In accordance with the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, I/We acknowledge and understand that any information collected on this form and any supplemental information submitted as part of this application can be disclosed to any person or public body.

Applicant Initial *Applicant Initial*

13. Declaration of Applicant

- ✓ If the application is being submitted by the property owner and there is more than one registered owner, each owner must complete a separate declaration.
- ✓ If the application is being submitted by the property owner and the owner is a firm or corporation the person signing this declaration shall state that he/she has authority to bind the corporation or affix the corporate seal.
- ✓ This declaration must be completed in front of a Commissioner for Taking Affidavits.

I, _____ of the _____
in the _____ of _____ 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 and I make this solemn declaration conscientiously knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sworn (or declared) before me

at the _____
in the _____
this _____ day of _____, 20_____

Signature of Applicant

A Commissioner for Taking Affidavits