

**APPLICATION FOR SITE PLAN CONTROL /
DEVELOPMENT AGREEMENT**

PLEASE TYPE OR USE BLACK INK

1. OWNER

1.1 Registered Owner(s): _____

Mailing Address: _____

City: _____ Province: _____

Postal Code: _____ Telephone: _____

Fax: _____ Email: _____

1.2 Owner's SOLICITOR (if any): _____

Mailing Address: _____

City: _____ Province: _____

Postal Code: _____ Telephone: _____

Fax: _____ Email: _____

1.3 Owner's Authorized AGENT (if any): _____

Mailing Address: _____

City: _____ Province: _____

Postal Code: _____ Telephone: _____

Fax: _____ Email: _____

1.4 MORTGAGES, Charges and other Encumbrances:

List the name(s) and address(es) of any mortgages, charges or other encumbrances
in respect of the land _____

1.5 The date the Subject Land was acquired by the Current Owner: _____

1.6 Owner's ONTARIO LAND SURVEYOR (if any): _____

Mailing Address: _____

City: _____ Province: _____

Postal Code: _____ Telephone: _____

Fax: _____

Email: _____

1.7 All communications should be sent to the:

Owner _____ Solicitor _____ Agent _____

2. LOCATION:

Former Municipality _____

Concession No. _____ Lot(s) _____ Registered Plan No. _____ Lot(s) _____

Reference Plan No. _____ Part(s) _____

Name of Street _____ Street No. _____

3. DESCRIPTION: Part No. on sketch _____

Frontage _____ Depth _____ Area _____

Existing Use _____

Proposed Use _____

Existing and proposed buildings and structures on the subject land. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____

Proposed: _____

4. OFFICIAL PLAN AND ZONING

4.1 What is the current designation of the land in the Official Plan and the Regional Policy Plan?

Port Colborne Official Plan _____

Regional Policy Plan _____

4.2 What is the Zoning of the land (By-law 1150/97/81)?

5. Are there any existing EASEMENTS OR RESTRICTIVE COVENANTS affecting the land?

Yes _____ No _____

If "Yes" describe the easement or covenant and its effect: _____

6. PROPOSED USE

- 6.1 Describe the proposed use of the property.
(a separate sheet may be used if necessary)
- 6.2 Number of Units (if residential)? _____
- 6.3 Number of Parking Spaces Provided _____
- 6.4 Driveway Access Width (in metres)? _____
- 6.5 Regional Access Permit required? _____

Yes _____ No _____

- 6.6 MTO Access Permit required?
Yes _____ No _____

- 6.7 If Commercial, will signage be installed on the site?
Yes _____ No _____

If "yes" you must provide construction details for all signage, and file a separate sign permit application with the Building Department. Contact the Chief Building Official at (905) 835-2900, ext. 201. Has an application been made to place the lands into LAND TITLES?

Yes _____ No _____

Application No. _____ Date _____

- 7. What type of ACCESS is proposed?
 - Provincial Highway _____
 - Regional Road _____
 - Municipal Road maintained all year _____
 - Other Public Road _____
 - Municipal Road maintained seasonally _____
 - Right-of-Way _____
 - Water Access _____
 - Private Road _____

- 8. What type of WATER SUPPLY is proposed?
 - Publicly owned and operated piped water supply _____
 - Lake _____
 - Well (private or communal) _____
 - Other (specify) _____

- 9. What type of SEWAGE DISPOSAL is proposed?

Publicly owned and operated sanitary sewage system _____

Septic system (private or communal) _____

Other (specify) _____

10. What type of STORMWATER DISPOSAL is proposed? (Check appropriate space)

Publicly owned and operated stormwater system _____

Other (specify) _____

11. Are the water, sewage or road works associated with the proposed development subject to the provisions of the ENVIRONMENTAL ASSESSMENT ACT?

Yes _____ No _____

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 _____

12. OTHER APPLICATIONS:

12.1 If known, identify whether the subject land or any land within 120 metres of the subject land is the subject of an application made by the applicant for approval of:

- Official Plan Amendment _____
- Zoning By-law Amendment _____
- Minor Variance _____
- Plan of Subdivision _____
- Consent _____
- Site Plan _____

12.2 If the answer to the above is yes, and if known, provide the following for each application noted:

File number of the application _____

Name of the approval authority considering the application _____

Lands affected by the application _____

Purpose of the application _____

Status of the application _____

Effect of the application on the proposed amendment _____

13. ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND

13.1 ALL EXISTING USE

Residential _____

- Industrial _____
- Commercial _____
- Institutional _____
- Agricultural _____
- Parkland _____
- Vacant _____
- Other _____

13.2 What is the length of time the existing use(s) of the land have continued?

13.3 Are there any buildings or structures on the subject land?

Yes _____ No _____

If yes, for each existing building or structure, complete the following for each building or structure:

Type of building or structure	Setback from the front lot line (in metres)	Setback from the rear lot line (in metres)	Setback from the side lot line (in metres)	Setback from the side lot line (in metres)	Height (in metres and number of storeys)	Dimensions or floor area (in metres)	Date of Construction

13.2 ALL PREVIOUS USE

- Residential _____
- Industrial _____
- Commercial _____
- Institutional _____
- Agricultural _____
- Parkland _____
- Vacant _____
- Other _____

13.3 ALL ADJACENT USE(S)

NORTH SOUTH EAST WEST

Residential

Industrial
Commercial
Institutional
Agricultural
Parkland
Vacant
Other

13.4 If Industrial or Commercial, specify use: _____

13.5 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?

Yes _____ No _____ Unknown _____

13.6 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

Yes _____ No _____ Unknown _____

13.7 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes _____ No _____ Unknown _____

13.8 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes _____ No _____ Unknown _____

13.9 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?

Yes _____ No _____ Unknown _____

13.10 Have the lands or adjacent lands ever been used as a weapons firing range?

Yes _____ No _____ Unknown _____

13.11 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump?

Yes _____ No _____ Unknown _____

13.12 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?

Yes _____ No _____ Unknown _____

13.13 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*

Yes _____ No _____ Unknown _____

* Possible uses that can cause contamination include: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. Any industrial use can result in

potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

If previous use of property is industrial or commercial or if the answer was YES to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land.

ACKNOWLEDGMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Date _____ Signature of Owner _____

13.14 Are there any buildings designated under the Ontario Heritage Act?

Yes _____ No _____ Unknown _____

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

14. NIAGARA PENINSULA CONSERVATION AUTHORITY Prescreening Criteria

14.1 Is there land on the property identified in the Official Plan and / or Zoning By-law as "hazard lands"?

Yes _____ No _____ Unknown _____

14.2 Is there a watercourse or municipal drain on the property or within 15 metres of the property?

Yes _____ No _____ Unknown _____

14.3 Is the property located on or within 30 metres of the Lake Erie shoreline?

Yes _____ No _____ Unknown _____

14.4 Is there a valley slope on the property?

Yes _____ No _____ Unknown _____

14.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property?

Yes _____ No _____ Unknown _____

Date _____ Signature of Applicant(s) _____

Please note: If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/We _____

of the City/Town/Township of _____

in the County/District/Regional Municipality of _____

solemnly declare that all the statements contained in this 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 _____) TO BE SIGNED IN THE PRESENCE OF A
_____ of _____) COMMISSIONER FOR TAKING AFFIDAVITS
_____)
in the _____ of _____)
_____)
This _____ day of _____)
_____)
A.D. 20 _____) _____

(Signature of applicant(s), solicitor or authorized agent)

A Commissioner, etc.

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to: Amber LaPointe, Freedom of Information and Privacy Officer: 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.

Form 1

AUTHORIZATION

LOCATION OF SUBJECT LANDS:

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize of the _____ of _____ to make an application on my/our behalf to the Council or the Committee of Adjustment for the City of Port Colborne for transaction concerning an application for Official Plan Amendment / Zoning By-law Amendment / Consent to Sever / Minor Variance or Permission / Draft Plan of Subdivision or Condominium / Site Plan Control Approval / Development Agreement (please circle the appropriate application) in accordance with the *Planning Act*.

Dated at the _____ of _____

in the _____ of _____

this _____ day of _____ 20____

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

This form is only to be used for applications which are to be signed by someone other than the owner or where more than one owner giving authorization to another owner.

If the registered owner is a corporation, in addition to the signatures of the authorized signing officers, the corporate seal must be affixed.

Where the Owner is without a spouse, common-law or legally married, the Owner is required to sign only once. Where the spouse of the Owner is not an owner, the spouse is required to sign. Spouse shall include a common-law spouse as defined within the *Family Law Reform Act*.

NOTE TO THE APPLICANT

The City of Port Colborne's By-law 5752/08/12 requires pre-consultation with City Planning staff prior to submitting an application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan Control Approval/Development Agreement, and/or Consent to Sever/Boundary Adjustment. A list of agencies that may be involved in reviewing your application has been included for your use. Questions can be directed to the contacts below.

1. Port Colborne Department of Planning & Development
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Director of Planning & Development
(905) 835-2901, Ext. 203

Information on the Port Colborne Official Plan and Zoning Bylaw

2. Port Colborne Engineering & Operations Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Director of Engineering & Operations
(905) 835-2901, Ext. 223

Information on Servicing, Lot Grading and Drainage

3. Port Colborne Building Division
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Chief Building Official
(905) 835-2901, Ext 201

Information about the Building Code and Permits

4. Region of Niagara Public Works Department
Development Services Division
2201 St. David's Road, P.O. Box 1042, Thorold,
Commissioner
(905) 685-1571
1-800-263-7215

Information about the Regional Policy Plan, Public Works & Regional Health

- AND -

For concerns regarding Provincial Policy and Ministry responsibilities

5. The Niagara Peninsula Conservation Authority
250 Thorold Road West, Welland, Ontario L3C 3W2
Watershed Planner
(905) 788-3135 Ext 272

For information about lands which may be zoned as "Hazard" in the local zoning by-law, lands adjacent to watercourses, Lake Erie, flood plains or regulated by the Conservation Authority.

6. Ministry of Transportation of Ontario
Corridor Management Section
159 Sir William Hearst Ave, 7th Flr
Toronto, Ontario M3M 1J8
Christopher Glofcheskie
1-416-235-5560
Christopher.Glofcheskie@ontario.ca

For information about signs and permits for lands fronting onto provincial highways
1-866-636-0663

7. The Ministry of Municipal Affairs and Housing: *Provincial Policy Statement* (PPS) is available for download (on-line) at: <http://www.mah.gov.on.ca/Page1485.aspx>