

**Note to applicants:** This application form is to be used when the Minister of Municipal Affairs and Housing is the approval authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land to which a proposed plan of subdivision/condominium applies.

#### Complete Application

The mandatory information in this form that must be provided by the applicant is indicated by black arrows on the left side of the section numbers. This information is prescribed in Schedule 1 to Ontario Regulation 544/06 made under the *Planning Act* and includes a number of studies that may be required as part of the application.

This information must be provided with the appropriate fee and the draft plan for the proposed subdivision/condominium. If the mandatory information, together with the draft plan and fee, is not provided, the Minister may refuse to accept or further consider the application.

#### Other Information

This application form also sets out other information that may be needed, such as technical information or reports. To ensure the quickest and most complete review, this other information should be submitted at the time of application. In the absence of this other information, it may not be possible to do a complete review which may result in delay and possible refusal of the application.

Municipal official plans may also contain provisions for additional information relating to submission of an application.

Filling out the application form does not replace the need for early consultation with the Ministry of Municipal Affairs and Housing (MMAH). See below for information on early consultation.

#### Early Consultation

Prior to formally submitting an application, the applicant and/or agent(s) are strongly encouraged to contact staff of the regional Municipal Services Office (MSO) of the Ministry of Municipal Affairs and Housing (MMAH) to discuss the development proposal. Early consultation is highly beneficial, as the applicant can review the proposal with ministry staff and discuss what supporting documents and information may be required.

#### Submission of the Application

The ministry needs:

- Eight copies of the completed application form
- 12 copies of the draft plan
- 12 copies of the draft plan on 8½" x 11" paper
- Eight copies each of the information/reports if indicated as needed when completing the relevant sections of this form
- Applicable fees shown on the attached ministry's Fee Schedule

Measurements must be in metric units.

Submission of digital report(s)/electronic copies is encouraged but this does not replace the ministry's requirement for hard copies.

#### For Help

To help you complete the application form and prepare a good draft plan, please consult your local Municipality/Planning Board and/or your regional Municipal Services Office as shown below.

The attached map shows the geographic areas of coverage for each MSO Region:

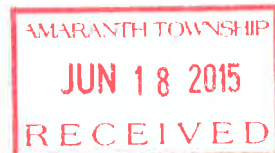
Ministry of Municipal Affairs and Housing  
Municipal Services Office, Central Region  
777 Bay Street, 2<sup>nd</sup> Floor, Toronto, ON M5G 2E5  
Tel: (416) 585-6228 or toll free: 1-800-668-0230  
Fax: (416) 585-6882

Ministry of Municipal Affairs and Housing  
Municipal Services Office, Eastern Region  
8 Estate Lane, Rockwood House, Kingston, ON K7M 9A8  
Tel: (613) 545-2100 or toll free: 1-800-267-9438  
Fax: (613) 548-6822

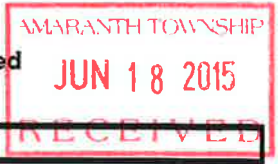
Ministry of Municipal Affairs and Housing  
Municipal Services Office, Southwestern Region  
659 Exeter Road, 2<sup>nd</sup> Floor, London, ON N6E 1L3  
Tel: (519) 873-4020 or toll free: 1-800-265-4738  
Fax: (519) 873-4018

Ministry of Municipal Affairs and Housing  
Municipal Services Office, Northeastern Region  
159 Cedar Street, Suite 401, Sudbury, ON P3E 8A5  
Tel: (705) 584-0120 or toll free: 1-800-461-1193  
Fax: (705) 564-6883

Ministry of Municipal Affairs and Housing  
Municipal Services Office, Northwestern Region  
435 James Street, Suite 223, Thunder Bay, ON P7E 6S7  
Tel: (807) 475-1651 or toll free: 1-800-465-5027  
Fax: (807) 475-1195



Please print to complete and select the appropriate boxes ( ), as required  
Mandatory information is indicated by the black arrow



<b>1. Application Information</b>				
▶ 1.1 Name of owner(s). An owner's authorization is required in Section 17.1, if applicant is not the owner.				
Name of owner(s) Sarah Properties Ltd. ATTN: Walter Broos		Home telephone	Business telephone (519) 539-7116	
Address 855 Springbank Ave., Woodstock, ON,		Postal code N4T 1T5	Fax no. (519) 519-9184	
E-mail address wbroos@rogers.com				
▶ 1.2 Agent/Applicant - Name of the person to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.) Zelinka Priamo Ltd.				
Name of contact person Dave Hannam		Home telephone	Business telephone (416) 622-6064	
Address 20 Maud Street, Suite 305, Toronto, Ontario		Postal code M5V 2M5	Fax no. (416) 622-3463	
E-mail address dave.h@zpplan.com				
1.3. Name of owner(s) of the sub-surface rights if different from the surface rights owner(s)				
<b>2. Description/Location of the Subject Land (complete applicable boxes in section 2.1)</b>				
▶ 2.1 Upper-Tier/District Dufferin County		Municipality Township of Amaranth	Former municipality	
Geographic township Waldemar		Geographic township in territory without municipal organization		Section or mining location no.
Concession number(s) See attached sheet	Lot number(s)		Registered plan no.	Lot(s)/block(s)
Reference plan no.	Part number(s)	Parcel number(s)	Name of street/road	Street no.
▶ 2.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe each easement(s) or covenant(s) and its effect. Use a separate page if necessary.				
Transfer/deed of land easement No. 171536, dated August 3 1989				
<b>3. Designation of Lands / Current and Proposed Land Use</b>				
3.1 Name of the official plan <u>County of Dufferin + Township of Amaranth</u>				
▶ 3.2 The current designation(s) of the subject land in the applicable official plan(s)				
Single-tier _____				
Lower-tier <u>Community Residential</u>				
Upper-tier <u>Community Settlement Area</u>				
Planning board _____				

3.2 What is the present zoning, if any, of the subject land? Hamlet Residential + Rural

3.3 If the land is covered by a Minister's Zoning Order (MZO), what is the regulation number?

3.4 If the land is covered by a MZO, what uses are permitted by the order?

3.5 What is the current use of the subject land? Vacant Agricultural Land

3.6 What are the surrounding land uses?  
 East Residential  
 West Agricultural  
 North Agricultural  
 South Agricultural

▶ 3.7 Check whether this application is for approval of:  Plan of Subdivision or  Condominium Description.  
 Indicate below the type of condominium proposed.  
 Standard  Amalgamations  Vacant Land  Phased  Common Elements  Leasehold

▶ 3.8 Complete Table A

**Table A - Proposed Land Use**

Proposed Land Use		Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	Detached		+/- 334	+/- 25.9	+/- 12.9	(1)
	Semi detached					(1)
	Multiple attached					
	Apartment					
	Seasonal					
	Mobile home					
	Other (specify)					
Commercial						
Industrial						
Park, open space		nil		+/- 0.99	nil	nil
Institutional (specify)						
Roads		nil		+/- 8.08	nil	nil
Other (specify)						
<b>Totals</b>				+/- 35.021		

(1) Complete only if for approval of condominium description

**Previous/Former Uses of Site and Adjacent Land (History)**

3.9 Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent land? Yes  No  Unknown   
If yes, specify the uses.

\_\_\_\_\_

	Yes	No	Unknown
3.10 Has the grading of the subject land been changed by adding earth or other material(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.11 Has a gas station been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.12 Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.13 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.14 What information did you use to determine the answers to the above questions on former uses?

See ESA Report

3.15 If yes to any of (3.9), (3.10), (3.11), (3.12), or (3.13), an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed.

Is the inventory of previous uses attached? Yes  No  If the inventory is not attached, why not?

\_\_\_\_\_

3.16 If yes to (3.9), (3.10), (3.11), (3.12), (3.13) or (3.14), was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? Refer to Appendix 2.

Yes  No  If no, why not? Explain on a separate page, if necessary.

\_\_\_\_\_

**4. Consultation with the Planning Approval Authority / Municipality / Planning Board**

4.1 Has there been consultation with the Ministry of Municipal Affairs and Housing (MMAH) prior to submitting this application?

Yes  No If yes, and if known, indicate the file number unknown

4.2 Have you consulted with the municipality/planning board on the application's conformity to the official plan?  Yes  No  
If yes, attach a letter/documentation from the municipality/planning board on the proposal's conformity to the official plan.  Attached  
(If an official plan amendment is needed, it should be submitted prior to or concurrently with this application.)

4.3 Have you discussed with the municipality/planning board the official plan 'submission requirements for a plan of subdivision/condominium'?

Yes  No

4.4 Have you provided with this application a list, together with the related materials, of the submission requirements identified in the official plan?  
(All materials required in the official plan for complete application must be provided when submitting an application.)

Yes  No  Attached If no, why not? Please explain.

\_\_\_\_\_

See Planning Justification Report

\_\_\_\_\_

**5. Additional Information for Condominium Applications Only**

**A. General information for all types of condominium**

Yes No

- ▶ 5.1 Has a site plan for the proposed condominium been approved?  Yes  No
- ▶ 5.2 Has a site plan agreement been entered into?  Yes  No
- ▶ 5.3 Has a building permit for the proposed condominium been issued?  Yes  No
- ▶ 5.4 Has construction of the development started?  Yes  No
- ▶ 5.5 If construction is completed, indicate the date of completion \_\_\_\_\_
- ▶ 5.6 Is the building currently occupied?  Yes  No
- ▶ 5.7 Is this a conversion of a building containing rental residential units?  
If yes, indicate the number of units to be converted, \_\_\_\_\_ units.  Yes  No
- 5.8 Has the municipality approved the conversion?  Yes  No  
If yes, attach a council resolution to this effect from the municipality.  Attached

**B. Information specific to each type of condominium apart from the standard condominium**

- 5.9 Amalgamations (where two or more corporations may amalgamate.)  
Include the following with your application: a plan showing the relationship of the condominiums to be amalgamated; the ministry file numbers; the approval dates; and any other relevant information.
- 5.10 Vacant Land (condominium in which each owner may decide what type of structure, if any, will be built on his or her lot.) This kind of development may, for example, be suitable for a mobile home development.  
Include information on the proposed servicing and the status of required permits, etc.
- 5.11 Phased (condominium development which will allow a single condominium to be built in phases.)  
Include a summary outline of the number of units and common elements to be developed in each specific phase and any common elements that would be available in subsequent phases.
- 5.12 Common Elements (condominium with the following features: the common elements are defined; the land is not divided into units; the homes could be freehold; facilities such as a recreational centre or roads and sewers could be common elements.)  
Include a map showing the freehold properties outside the specific condominium site. Identify common elements and property ownerships.
- 5.13 Leasehold (condominium where the initial term of the lease of the land must be from 40-99 years and the leasehold unit owner could sell the unit without the consent of the landlord.)  
On a separate page, provide information on what happens at the end of the lease period. Include dates.

**6. Provincial Plans**

- ▶ 6.1 Is the subject land for the proposed development located within an area of land designated in any provincial plan (Example: Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Parkway Belt West Plan, the Niagara Escarpment Plan, or the Central Pickering Development Plan)?  Yes  No
- 6.2 If yes, identify which provincial plans(s) and explain the current designations(s) of the subject land(s).  
\_\_\_\_\_  
See Planning Justification Report
- ▶ 6.3 If yes, does the proposal conform/not conflict with the policies contained in the provincial plan(s)?  Yes  No  
If yes, please explain. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.  
\_\_\_\_\_  
See Planning Justification Report
- 6.4 Is the subject land the subject of a proposed amendment to a provincial plan?  Yes  No  
If yes, what is the applicable provincial plan? Specify the file number and status of the application.  
\_\_\_\_\_

**7. Status of Current and Other Applications under the Planning Act**

► 7.1 Has the subject land ever been the subject of a planning application, including applications before the Ontario Municipal Board (OMB), for approval of either:

Amendment to the Official Plan  Yes  No

If yes and if known, indicate i) file number and ii) status of the application

Plan of Subdivision  Yes  No If yes and if known indicate i) file number and ii) status of application  
22T-93001 & 22T-93002

Consent  Yes  No If yes and if known, indicate i) file number and ii) status of application

Site Plan  Yes  No If yes and if known, indicate i) file number and ii) status of application

Zoning By-law Amendment  Yes  No If yes and if known, indicate i) file number and ii) status of application

Minor Variance  Yes  No If yes and if known, indicate i) file number and ii) status of application

Minister's Zoning Order Amendment  Yes  No If yes and if known, indicate i) file number, and ii) status of the request and the Ontario Regulation number

**Note:** Please provide list(s) of the relevant applications on a separate page and attach to this form. For those applications before the OMB, provide the OMB file number and the status of appeal.

**8. Provincial Policy**

► 8.1 Is the proposed development consistent with the Provincial Policy Statement (PPS) issued under subsection 3(1) of the *Planning Act*?  
 Yes  No (See Appendix 2 for more information on the PPS.)

8.2 Explain how the application is consistent with the PPS. Attach a separate page if necessary.

See Planning Justification Report

8.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property?  Yes  No

8.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?  Yes  No

8.5 Table B is a checklist (not a substitute for the PPS) to assist in identifying areas of provincial interest that may apply to your application. Please check the appropriate boxes in Table B in Appendix 1.

The last column is additional information associated with each feature or development circumstance that may be needed to process an application. Applicants are encouraged to submit supporting documentation with the application.

**9. Housing Affordability**

9.1 For applications that include permanent housing, complete Table C – 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 a separate page.

**Table C – Housing Affordability**

For example: semi-detached – 10 units, 1000 sq. ft./5.5 metres, \$140,000

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/Rent	Canada Mortgage and Housing Corporation (CMHC) Average Price /Rent for Current Year
Semi-detached	+/- 334	TBD/+/- 16.0 m	unknown	
Link/Semi-detached				
Row or townhouse				
Apartment block				
Other types or multiples				

9.2 What is the municipality/planning board's minimum target, or provincial target established in a provincial plan, for the provision of housing which is affordable to low and moderate income households? See Planning Justification Report

9.3 What is the municipality/planning board's development standards for residential intensification, redevelopment and new residential development? See Planning Justification Report

9.4 Explain how the proposed development would assist in:

- i) achieving the municipality/planning board's targets for residential intensification and redevelopment; and
- ii) implementing the municipality/planning board's development standards and policies for residential intensification and redevelopment.

Attach a separate page if necessary.

See Planning Justification Report

9.5 Is there any other information that may relate to the affordability of the proposed housing or the type of housing needs served by the proposal?  Yes  No If yes, please explain in Section 15.1 or attach a separate page.

See Planning Justification Report

## 10. Archaeology

- ▶ 10.1 Does the subject land contain any known archaeological resources or areas of archaeological potential?  Yes  No

If yes, does the plan propose to develop lands within the subject lands that contain:

- known archaeological resources<sup>1</sup>?  Yes  No  
○ areas of archaeological potential<sup>2</sup>?  Yes  No

- ▶ 10.2 If yes to 10.1, the following reports must be prepared

- a) an archaeological assessment that is prepared by a person who holds a licence that is effective with respect to the subject land and issued under Part 6 (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and  
b) a conservation plan for any archaeological resources identified in the assessment.

Titles of reports:

STAGE 2-3 ARCHAEOLOGICAL ASSESSMENT, prepared by Archaeological Assessments Ltd

- 10.3 Are the reports attached?  Yes  No if no, discuss the reasons with the regional MSO.

Notes: 1. Archaeological resources include artifacts, archaeological sites and marine archaeological site. Refer to the PPS for the definition.  
2. Areas of archaeological potential means areas with the likelihood to contain archaeological resources. Refer to the PPS for the definition.

## 11. Servicing

- 11.1 Indicate in a) and b) below the proposed type of servicing for the subject land. Select from Table D the appropriate type of servicing. Provide/attach a separate page with the names of the relevant servicing information and/or reports indicated in Table D and as requested in c) below.

- ▶ a) In Table D, select the relevant boxes in the right column.  
Indicate the proposed type of sewage disposal system – whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, or other means?  
Newterra Microclear Membrane Bioreactor (MBR) wastewater treatment communal system  
(private or municipality operated)
- ▶ b) In Table D, select the relevant boxes in the right column.  
Indicate the proposed type of water supply system – whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?  
Municipal well
- c) Provide a list of available servicing reports/information  Attached  
d) Have these reports been submitted with your application?  Yes  No  
Indicate on the list the reports that are included with the application. See Planning Justification Report

### 11.2 Hauled Sewage

If development is proposed on a privately owned and operated individual or communal septic system, provide confirmation that there is adequate reserve sewage treatment capacity for hauled sewage resulting from the proposed development. Refer to Table D below.

Yes, see enclosed Servicing Report

- 11.3 Is there municipal support for the allocation of uncommitted reserve servicing capacity to the subject application?

Sewage  Yes  No Water  Yes  No



**Table D - Sewage Disposal and Water Supply**

Type of Servicing	Reports/Information Required [select appropriate boxes where applicable]	
Sewage Disposal	a) Publicly owned and operated sanitary sewage system	Applicants must provide evidence in their application that there is municipal confirmation of sufficient uncommitted reserve sewage system capacity to service the development at the time of draft approval. The reserve sewage system capacity shall also include treatment capacity for hauled sewage from individual on-site sewage systems.
	b) Public communal septic	Development of five or more lots/units would require a servicing options report <sup>1</sup> and a hydrogeological report <sup>2</sup> . Development of less than five lots/units and generating effluent of more than 4,500 litres per day would require a servicing options <sup>1</sup> and hydrogeological report <sup>2</sup> .
	c) Privately owned and operated individual septic system	<ul style="list-style-type: none"> <li>▶ Development of five or more lots/units would require a servicing options report<sup>1</sup> and a hydrogeological report<sup>2</sup>.</li> <li>▶ Development of less than five lots/units and generating effluent of more than 4,500 litres per day would require a servicing options<sup>1</sup> and hydrogeological report<sup>2</sup>.</li> <li>▶ Development of less than five lots/units and generating effluent of 4,500 litres or less per day would require a hydrogeological report<sup>2</sup>.</li> </ul>
	d) Privately owned and operated communal septic system	
	e) Other	To be described by applicant.
Hauled Sewage		If development is proposed on privately owned and operated individual or communal septic systems, applicant must provide evidence in the application showing either:  i) Municipal confirmation of sufficient uncommitted reserve sewage system capacity, at the time of draft approval, for treatment of septage resulting from the proposed development, OR ii) Confirmation (i.e., letter) from a commercial enterprise (private provider) for hauled sewage (septage) indicating that capacity is available, at the time of draft approval, to accommodate the specific proposal.
Water Supply	a) Publicly owned and operated piped water system	<input checked="" type="checkbox"/> Applicants must provide evidence in their application that there is municipal confirmation of sufficient reserve water system capacity to service the development at the time of draft approval.
	b) Privately owned and operated individual well(s)	<ul style="list-style-type: none"> <li>▶ A communal or individual well system for the development of more than five lots/units would require a servicing options report<sup>1</sup> and a hydrogeological report.<sup>2</sup></li> <li><input type="checkbox"/> Communal well systems for non-residential development may need a hydrogeological report.<sup>2</sup></li> </ul>
	c) Privately owned and operated communal well(s)	
	d) Lake or other water body	A Permit to Take Water may be required. Contact your regional Municipal Services Office for guidance.
		e) Other

**Notes:**

1. To facilitate review of the application - submit a letter from the municipality to show concurrence (or not) with the recommendations in the servicing options report.
2. Before undertaking a hydrogeological report, consult with MIMAH about the assessment required given the nature and location of the proposal.  
Where communal services are proposed (water and/or sewage), ownership of these services must be assumed by the municipality or a public body through a signed letter of acceptance.

**Other notes:** See attached Appendix 2 for more information.

- To facilitate review of the application, submit a letter from the local health unit indicating that the site is developable and could accommodate the proposal.
- A Building Permit is required for septic systems under Part 8 of the Building Code.
- A certificate of approval is required from the Ministry of the Environment for sewage systems generating more than 10,000 litres of effluent per day.
- Permit to Take Water is required for water taking of more than 50,000 litres of surface and/or ground water per day.
- Servicing projects that require a Class EA under the Environmental Assessment Act should be discussed early with your regional Municipal Services Office and the Ministry of the Environment office.
- Satisfying policy requirements comes first; technical studies and any other requirements are to assist in meeting the policy.

**12. Access**

**12.1** Indicate below in a) and b) the proposed access to the subject land.  
Note the information that may be required, as indicated in Table E below.

▶ a) The proposed road access would be by:  Provincial highway  Municipal road maintained all year  
 Municipal road maintained seasonally  Other public road  Right of way  No road access  Other

▶ b) Is water access proposed?  Yes  No If yes, on a separate page, describe the parking and docking facilities to be used, the approximate distance of these facilities from the subject land and the nearest public road access.  Attached

**13. Stormwater Management/Drainage**

**13.1** Indicate in a) below the proposed type of stormwater management for the subject land.  
Provide/attach the servicing reports/information as indicated in Table E and required in b) below.

▶ a) The proposed stormwater management would be by:  Sewers  Ditches  Swales  Other

b) Is the stormwater management report attached?  Yes  No  
If not attached as a separate report, in what report can it be found? \_\_\_\_\_

**14. Garbage Disposal**

**14.1** Describe the available or proposed garbage disposal for the proposed development.  
\_\_\_\_\_ Municipal \_\_\_\_\_

**Table E – Road/Water Access and Stormwater Management**

Services	Reports /Information Required	
<b>Storm Drainage</b>	a) Sewers	i) A stormwater management plan is recommended, and should be prepared concurrently with any hydro-geological report for submission with the application. ii) A stormwater management plan may be needed prior to final approval of a plan of subdivision or prior to site plan approval.
	b) Ditches c) Swales d) Other	A stormwater management plan may be needed.
<b>Road Access</b>	a) Provincial highway	Application to MTO for an Access Permit should be made prior to submitting this application (See Appendix 2). An Access Permit is required from MTO prior to commencing development.
	b) Municipal or other public road maintained all year	Detailed road alignment and access will be confirmed when the development application is made.
	c) Municipal road maintained seasonally	Subdivision or condominium development is not usually permitted on seasonally maintained roads.
	d) Right of way	Access by right of ways and private roads are not usually permitted, except as part of a condominium.
<b>Water Access</b>		A letter is required from the owner(s) of a commercially operated parking and docking facility indicating that capacity is available to accommodate the specific proposal.

**15. Other Information**

15.1 Is there any other information that may be useful to the ministry in reviewing this development proposal (e.g., information relating to housing affordability, requirements and policies in the municipal official plan, or efforts made to resolve outstanding objections or concerns by area resident(s), the municipality, other)?

If so, explain below or attach a separate page with this information.

See Planning Justification Report

▶ 15.2 The original or certified copy of any other information and materials, as required by the official plan of the municipality/planning board, must be provided with this application

15.3 Where applicable and relevant information is available in a planning report submitted to council, or in a technical study/report(s) prepared for the proposal, please provide the name, section and page number if you have referenced the study/report(s) in any of the questions above.

See Planning Justification Report

**16. Affidavit or Sworn Declaration**

▶ I, Dave Harman of the Toronto  
(name) (municipality)

in the province of Ontario, make oath and say (or solemnly declare) that the information required under Schedule 1 to Ontario Regulation 544/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the Township of Amaranth in the County of Dufferin  
(lower-tier municipality) (upper-tier municipality)

on this 18th day of June, 2015

[Signature]  
Commissioner of Oaths

[Signature]  
Applicant

17. **Authorizations**

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.

▶ 17.1 **Authorization of Owner for Agent to Make the Application**

I, Walter Broos, Sarah Properties Ltd., am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize

Zelinka Priamo Ltd. to make this application on my behalf.

May 26, 2015

Date



Signature of Owner

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

17.2 **Authorization of Owner for Agent to Provide Personal Information**

I, Walter Broos, Sarah Properties Ltd., am the owner of the land that is the 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 Zelinka Priamo Ltd. as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

May 26, 2015

Date



Signature of Owner

18. **Consent of the Owner**

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, Walter Broos, Sarah Properties Ltd., am the owner of the land that is the 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 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.

May 26, 2015

Date



Signature of Owner

**19. Submission of Application**

N/A

▶ Date of application to the Ministry of Municipal Affairs and Housing \_\_\_\_\_

**20. Applicant's Checklist:**

**Have you remembered to:**

- |   |                          |
|---|--------------------------|
| i) Attach:  | Yes                      |
| - Eight copies of the completed application form?<br>(ensure you have a copy for yourself)        | <input type="checkbox"/> |
| - Twelve copies, at a minimum, of the draft plan?   | <input type="checkbox"/> |
| - Twelve copies of the draft plan on 8½" x 11" paper?   | <input type="checkbox"/> |
| - Eight copies each of the reports as indicated in the application form?                          | <input type="checkbox"/> |
| - The required fee, either a certified cheque or money order, payable to the Minister of Finance? | <input type="checkbox"/> |
| ii) Check that the application form is signed and dated by the owner/agent?                       | <input type="checkbox"/> |

**Note:**

Submission of digital report(s)/electronic copies is encouraged but this does not replace the ministry's requirement for hard copies.

**Forward Complete Application to:**

- Municipal Services Office of the Ministry of Municipal Affairs and Housing
- Please see the attached map for geographic areas of coverage for each Municipal Services Office (MSO). Refer to Page 1 for the address of each MSO.

## APPENDIX 1

**Table B** below is a checklist (not a substitute for the PPS) to assist in identifying areas of provincial interest that may apply to your application. Please check (✓) the appropriate boxes in **Table B**, where applicable.

The last column is **additional information** associated with each feature or development circumstance which may be needed to process an application.

Applicants are encouraged to submit supporting documentation with the application.

<b>Table B - Significant Features Checklist</b>			
Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed
Class 1 industry <sup>1</sup>			If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study will be needed.
Class 2 industry <sup>2</sup>			If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies will be needed.
Class 3 industry <sup>3</sup>			If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures will be needed.
Landfill site(s): closed/active landfill			<p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts will be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site, type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage treatment plant and waste stabilization pond		See Servicing Report	<p>Need for a noise/odour/feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> <li>• 100 m from the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or</li> <li>• 150 m from the periphery of the noise/odour-producing source structure of a STP producing greater than 25,000 cubic metres of effluent per day; or</li> <li>• 400 m from the boundary line of a waste stabilization pond</li> </ul>
Provincial highway			<p>Consult with the Ministry of Transportation in order to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposal is located in proximity to a provincial highway, a traffic impact study and a stormwater management report would be required by the Ministry of Transportation.</p>
Development	a) If a feature/land use, is it on site or	If a feature/land use,	

Circumstances OR Features of Interest to the Province	within 500 metres? OR b) If a development circumstance, does it apply?	specify distance from site (in metres)	Additional information that may be needed
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) greater than 30			If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.
Active railway lines and major highways			A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: <ul style="list-style-type: none"> <li>• 500 m of a main railway line or of any provincial highway;</li> <li>• 250 m of a secondary railway;</li> <li>• 100 m of other railways or a freeway right of way; and</li> <li>• 50 m of a provincial highway right-of-way.</li> </ul>
Electricity generating station, hydro transformers, railway yards, etc.			If a sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures
High voltage electric transmission line			Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation, other infrastructure, utility and hydro corridors			For all corridors, demonstrate that the proposed development in planned corridors would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Agricultural operations		See MDS Report	If development is proposed outside of a settlement area, it must comply with the Minimum Distance Separation Formulae.
Mineral mining operations and petroleum resource operations and known petroleum resources			If within 1000 m, demonstrate that development and activities would: <ul style="list-style-type: none"> <li>• not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources;</li> <li>• not be incompatible for reasons of public health, public safety or environmental impacts; OR</li> <li>• serve a greater long-term public interest if the resource use is not feasible, and</li> <li>• address issues of public health, public safety and environmental impacts.</li> </ul>
Mineral aggregate operations, and known deposits of mineral aggregate resources			If a sensitive land use is proposed, a feasibility study is needed to determine noise, dust/particulate and hydrogeology if within: <ul style="list-style-type: none"> <li>• 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit, or</li> <li>• 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry.</li> </ul> If within 1000 m of a known deposit of sand and gravel or a bedrock resource, the applicant needs to demonstrate that development and activities would: <ul style="list-style-type: none"> <li>• not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources;</li> <li>• not be incompatible for reasons of public health, public safety or environmental impacts; or</li> <li>• serve a greater long-term public interest if the resource use is not feasible, and</li> <li>• address issues of public health, public safety and environmental impacts.</li> </ul>
Development Circumstances OR Features of Interest	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development	If a feature/land use, specify distance from site (in	Additional information that may be needed

to the Province	circumstance, does it apply?	metres)	
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species			Development and site alteration are not permitted in these features. Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E			Development and site alterations are not permitted in the feature, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest			Development and site alteration are not permitted in the feature unless no negative impacts on the natural features or their ecological functions have been demonstrated. Are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m? If yes to the above, an environmental impact study may be needed. Consult with the regional Municipal Services Office.
Fish habitat			Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 15 m? Is any lake trout lake on the subject lands or within 30 m? If yes to the above, an environmental impact study may be needed. Consult with Ministry of Municipal Affairs and Housing early in the planning proposal stage.
Adjacent lands to natural heritage features and areas			Development and site alteration are not permitted on adjacent lands to natural heritage features unless: • the ecological function of the adjacent lands has been evaluated; and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features			Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
Water quality and quantity		See Hydro-Geo Report	For all plans of subdivision/condominium proposals, a stormwater management plan or an assessment is generally required to determine potential impacts on water quality and quantity. • If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning stage. The province has particular interests in lake trout lakes.
Development Circumstances OR Features of Interest to the Province	a) if a feature/land use, is it on site or within 500 metres? OR b) if a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed



Cultural heritage and archaeology		See Arch. Report	<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impacts on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>
Human-made hazards <sup>4</sup> including mine hazards, mineral aggregate operations and high forest fire hazards			<p>Development proposed on abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards, or former mineral mining operations, mineral aggregate operations, or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Are the subject lands within 300 m of an abandoned pit or 500 m of an abandoned quarry?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites			<p>If proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites, or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses. All work must be completed to the satisfaction of the province.</p>
Non-operating mine site within 1000 metres			<p>Was the mine rehabilitated? Have potential impacts been addressed?</p> <p>If within 1000 m, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.</p>
Rehabilitated and abandoned mine sites			<p>If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines.</p> <p>Progressive and final rehabilitation will be required to accommodate subsequent land uses.</p>
Contaminated sites			<p>To determine potential soil contamination, there is a need for a Phase 1 Environmental Site Assessment (ESA) as per applicable regulation of the Ministry of the Environment. A Phase 2 Environmental Site Assessment is needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects. A Record of Site Condition (RSC) is required where a more sensitive use is proposed.</p> <p>Refer to Appendix 2 for more information. Consult with the Ministry of Municipal Affairs and Housing on your specific proposal.</p>

<b>Development Circumstances</b> <b>OR</b> <b>Features of Interest to the Province</b>	<b>a) If a feature/land use, is it on site or within 500 metres?</b> <b>OR</b> <b>b) If a development circumstance, does it apply?</b>	<b>If a feature/land use, specify distance from site (in metres)</b>	<b>Additional information that may be needed</b>
--	--	--	--

Natural Hazards			<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is your development proposal within:</p> <ul style="list-style-type: none"> <li>• a dynamic beach hazard?</li> <li>• the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes?</li> <li>• areas that would be inaccessible as a result of flooding, erosion, or dynamic beach hazards and a floodway?</li> </ul> <p>Is your proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> <li>• safe access appropriate for the nature of the development and the natural hazard?</li> <li>• Special Policy Area?</li> <li>• uses which by their nature must locate in the floodway?</li> </ul> <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Are the subject lands within or partially within:</p> <ul style="list-style-type: none"> <li>i) hazardous lands adjacent to the shorelines of the Great-Lakes - St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)?</li> <li>ii) hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)?</li> <li>iii) hazardous sites (includes unstable soils and unstable bedrock)?</li> <li>iv) a special policy area shown in an approved official plan?</li> <li>v) the flood fringe in an area subject to the two zone concept of floodplain management?</li> </ul> <p>If your proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>
Crown lands <sup>5</sup>			<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown lands.</p>

**Notes:**

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 - Leda, organic soils) or unstable bedrock (Karst topography).  
Other hazards - "abandoned pits and quarries": pits and quarries for which a licence or permit was never in force at any time after December 31, 1989.
5. Certain areas of Crown lands are identified by the Ministry of Natural Resources as being of special interests such as lake access points.  
Distances quoted in Table B above are approximate and are intended for your guidance in assessing your application.