

Subdivision Application Guide

(Application for approval under Section 51 of the *Planning Act, R.S.O. 1990*)

A. Applying for Subdivision Approval

The attached application form is to be used only when applying to the Town of Caledon for subdivision plan approval. The application must be completed in full and submitted together with the required application information, fees, reports and plans listed below, to the Town of Caledon Development Approval and Planning Policy Department.

In order to meet processing time frames the applicant is advised that pre-consultation with appropriate authorities during completion of the application is key to ensure identification of all issues and in particular, requirements for supporting documentation reports.

B. Using the Application Form

1. The attached application form **must be fully completed** including the applicants' affidavit and registered owners certificate and returned to the Town of Caledon together with the number of copies identified on the DART Form. Please ensure that you keep a copy for your files.
2. The application should be completed by the applicant or his authorized agent. The written authorization of the **registered owner** and **affidavit of the applicant** must also accompany the application. For your convenience, an authorization and affidavit section has been included in the attached application.
3. It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform with the interests of the health, safety, convenience and welfare of the present and future residents. Any pertinent information should be reflected in the application form.
4. As noted on the application form certain infrastructure projects to service plans of subdivision are subject to the provisions of the Environmental Assessment Act. The applicant is advised to consult with their engineering consultant to provide determination in this matter.
5. Where additional support materials such as environmental, noise abatement, planning or engineering reports are required, all reports and background information must be submitted with the application in accordance with the DART Form.

C. Draft Plans

The Planning Act requires that the applicant shall provide as many copies of a draft plan as may be necessary and shows all information required under Section 51(17). The plan must

be drawn to scale in metric units, and include the applicants' certificate. To carry out the review of the application, drawings and material will be required in accordance with the DART Form. Drawings are to be folded to 8 ½ x 11 of the draft plan, together with two (2) reductions of each drawing, 8 ½ x 11 in size, on photographic paper (KP5) will be required. If further copies are needed, the applicant will be notified. The applicant shall also provide 3 compact discs containing the draft plan in a geo-referenced file (NAD 27) in 'dwg', 'shp' or 'dxf' format. Please include a file name, contact name and phone number on the label of each disc. If assistance is required please contact the Development Approval and Planning Services for direction.

D. Information to be Shown on the Draft Plan Under Section 51(7) of the *Planning Act, R.S.O., 1990*

- (a) the boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor;
- (b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
- (c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;
- (d) the purpose for which the proposed lots are to be used;
- (e) the existing uses of all adjoining lands;
- (f) the approximate dimensions and layout of the proposed lots;
- (g) natural and artificial features such as buildings and other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;
- (h) the availability and nature of domestic water supplies;
- (i) the nature and porosity of soil;
- (j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the lands proposed to be subdivided;
- (k) the municipal services available or to be available to the land proposed to be



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subdivided; and

- (l) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements.

E. Fees

The Town of Caledon planning fees for a plan of subdivision is as follows:

- a) Plan of subdivision application – Residential:
\$5,000 plus \$580 per unit
- b) Plan of Subdivision Application – Palgrave Estates: \$30,000 plus \$580 per unit
- c) Plan of Subdivision Application - Industrial/Commercial:
\$5,000 plus \$5,000/gross ha
- d) Plus additional fee, if applicable
 - Revisions requiring re-circulation \$ 5,000
 - Registration of each phase of a plan \$ 1,500
 - Extension of draft approval \$ 5,000
 - Revised draft approved plan requiring recirculation \$ 5,000
 - Referral of plan to Ontario Municipal Board \$ 150
- e) Administration Fee paid at registration, for all application types filed:
 - On or before Feb. 5, 2008 7% of works+HST
 - On or after Feb. 6, 2008, on or before Jan. 31, 2011 0% of works
 - On or after Feb. 1, 2011 6% of works minus application fee+HST

- f) A cheque in the amount of the appropriate Region of Peel fee, is to be included with the application, made payable to the Region of Peel.

- g) Conservation Authority Subdivision Review Fee is collected by the Conservation Authority.

F. Signing the Property

The applicant shall erect a sign in accordance with the requirements of Schedule II and file with the Development Approval and Planning Policy Department a letter agreeing to maintain the sign(s) both for structure and paint work to the satisfaction of the Director of Development Approval and Planning Policy.

G. Dealing with the Application

1. After accepting the application as complete as per the Planning Act, (this will be confirmed in writing and the application shall not be deemed to be complete until such written confirmation is received) the Town will confer with internal Town Departments and external agencies who may be concerned, to obtain information and comments.
2. Following evaluation of the plan and the comments from internal departments and external agencies, as noted above, conditions may be imposed by the Town in granting draft approval of the plan (approval in principle).

3. Sections 51(39) of the Planning Act also provides the opportunity for any person, including the applicant or a public body, to appeal the decision of the Town to the Ontario Municipal Board. It is recommended that the applicant acquaint him/herself with the provisions of the Planning Act in this regard.

4. The agencies affected by the conditions must indicate to the Town that they have been fulfilled to their satisfaction prior to the approval of the final plan for registration.

H. Concurrent Class EA Project Approval

Section 6 of the Environmental Assessment Act prevents draft approval until the requirements of Section 5(1) have been fulfilled. Section 7 of the subdivision application requires that any Schedule C water, storm drainage, sewage or road projects be identified and the location and dimensions of such projects must be shown on the subdivision plan, in the key plan, separately on the plan.

Subdivision Application Form

(Application for approval under Section 51 of the *Planning Act, R.S.O. 1990*)

This application for approval under Section 51 of the Planning Act must be fully completed to the satisfaction of the Town of Caledon, before the formal processing of the application will begin.

For Office Use Only

Major: Minor:

Surcharge:

Town File Number Assigned: _____

Corresponding Subdivision File Number: _____

Date Application Received: _____

Date Complete Application Accepted: _____

Application Fee Attached:

1. Site and Legal Description

Lot: _____ Part of Lot 20 Concession: 10

Lot/Block: N/A Registered Plan: N/A

Part: N/A Reference Plan: N/A

Street and Number: 15877 Mount Wolfe Road

Dimensions (metric): Frontage: +/- 395 m Depth: +/- 1224 m Area: 56.3 ha

Date Property was Acquired by Current Owner: _____

Roll Number: _____

PIN Number: _____

2. Applicant Information

Agent Name: James Kennedy c/o KLM Planning Partners Inc.

Address: 64 Jardin Drive, Unit 1B City: Concord Postal Code: L4K 3P3

Phone: 905-669-4055 Fax: 905-669-0097

Email: jkennedy@klmplanning.com

Applicant Name: Same as Above

Address: _____ City: _____ Postal Code: _____

Phone: _____ Fax: _____

Email: _____

Registered Owner: Riteland Development Corp.

Address: 1862 Albion Road City: Rexdale Postal Code: M9W 5T2

Phone: 416-674-0521 Fax: _____

Email: tocesan@bellnet.ca

Ontario Land Surveyor: Ted Van Lankveld

Address: 110 Goldcrest Road City: Brampton Postal Code: L6S 1H4

Phone: 905-792-6641 Fax: _____

Email: N/A

Please note:

All correspondence, notices, etc. initiated by the Town in respect of this application will, unless otherwise requested by law, be directed to the applicant's agent noted above except where no agent is employed, then it will be directed at the applicant. Where the registered owner is a numbered company, please indicate a project or development name.



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3. Proposed Land Use

| Intended Use | Number of Residential Units | Number of Parking Spaces per Unit | Lot Numbers and/or Block Numbers | Hectares | Units per Hectare |
|-------------------------------------|-----------------------------|-----------------------------------|----------------------------------|----------|-------------------|
| Detached single family residential | 28 | +/- 3 | 28 | 23.54 | 1.19 |
| Double or semi-detached residential | | | | | |
| Multiple units | | | | | |
| Row and townhousing | | | | | |
| Apartments | | | | | |
| Seasonal residential | | | | | |
| Mobile | | | | | |
| Other Residential (specify) | | | | | |
| Commercial | Nil | | | | |
| Industrial | Nil | | | | |
| Park or open space | Nil | N/A | 1 | 14.2 | N/A |
| Institutional (specify) | | | | | |
| Other (specify) EP/Storm Drainage | | | 9 | 15.12 | |
| Roads and widenings | Nil | N/A | 1 | 0.12 | N/A |
| Reserved blocks | Nil | N/A | 3 | 0.01 | N/A |
| Total for each category | | | | | |

4. Official Plan Status

a) Current Official Plan Land Use Designation: Policy Area 2 and Policy Area 4
 Applicable Secondary Plan: Palgrave Estates Residential Community

b) Does the subdivision application conform to these plans? Yes No

c) Has an associated Official Plan Amendment application been submitted? **If yes, please provide:** Yes No
 Town of Caledon File Number: N/A

Status of Application: N/A

d) If council has adopted an associated Official Plan Amendment that relates to this subdivision application, please provide:

Town of Caledon File Number: N/A

Official Plan Amendment Number: N/A

5. Zoning By-law Status/Amendment

| | | | |
|----|---|---|--|
| a) | Current Town of Caledon Zoning Designation(s): | <u>Rural A2</u> | |
| b) | Does this subdivision application conform to the zoning provisions? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) | Has an associated Rezoning application been submitted? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | If yes, please provide: | | |
| | Town of Caledon File Number: | <u>RZ98-07</u> | |
| | Status of Application: | <u>Under Review</u> | |

(include any and all specific zoning standards proposed which differ from those contained in the proposed zoning category plus the nature and intent of the application)
 (attach additional pages as required)

5. Temporary Use By-law Applications Only

a) Is this an application for a Garden Suite? Yes No

b) What length of time is requested for this temporary use by-law?

(Please note: Section 29(2)(a) of the Planning Act R.S.O. 1990, c. P.13 permits the temporary use of a garden suite for a period no greater than ten (10) years. Section 39 (2)(b) permits a maximum of three (3) years for any other use.)

c) Supporting Argument and Reasons for Requesting the Temporary Use By-law:

(attach additional sheets if necessary)

6. Provincial Plan Status

a) Is the subject land within a provincial plan?

Yes No

If yes, please specify which plans and the conformity of the proposal to the policies within the applicable plans:

Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. How the proposal is consistent with and/or conforms to the policies of these plans is addressed in the Planning Justification Report prepared by KLM Planning Partners Inc., dated February, 2015.

7. Current Land Use?

a) What is the current use of the subject land?

Vacant Agricultural Land

b) How long have these uses continued on the lands? Unknown

c) Has there been any previous industrial or commercial use on the subject lands?

Yes No

If yes, please specify: N/A

d) Has the grading on the subject land been changed by adding or removing material?

Yes No

If yes, please specify: N/A

e) Has there ever been a gas station or other fuel dispensing/storage facility on the subject land?

Yes No

If yes, please specify: N/A

f) Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands?

Yes No

If yes, please specify: N/A

Are there any existing buildings on the subject lands?

Yes No

If yes, please specify the date any existing buildings/structures were constructed:
N/A

If yes to 7(g), each existing building, its type, use height, floor area, and setbacks from the front, rear and side property boundaries, shall be shown on the property survey required to be submitted with this application.

If yes to 7(c), and/or 5(e), please contact the Director of Development Approval and Planning Policy or their designate to determine if an environmental assessment is required and submit 5 copies of the same with this application.

8. Proposed Land Use

a) What is the proposed use of the subject land? (attached additional pages as required)

Estate Residential and Environmental Lands.

b) Are there any new buildings, and/or site improvements proposed for the subject land?

Yes No

If yes, each proposed building, its type, use height, floor area, setbacks from the front, rear and side property boundaries, and all other proposed site improvements shall be shown on the conceptual site development plan required to be submitted with this application.

9. Status of Other Applications Under the Planning Act

a) Are the lands, or any lands within 120 metres, subject to any other application under the Planning Act including an Official Plan Amendment, a Zoning By-law Amendment, a plan of subdivision or condominium, a minor variance, a consent, a site plan or an application for exemption from part lot control? Is the building(s) under construction?

Yes No

If yes, please provide:

Type of application(s):

Name of Approval Authority(s):

File Number(s):

Status of Application(s):

b) Have the subject lands been subject to a previous application to amend the official plan or zoning by-law?

Yes No

If yes, please provide:

File Number(s):

Outcome of Application(s):

RZ98-07

Under Review

c) Have the subject lands been subject to a Minister's Zoning Order?

Yes No

If yes, please specify and indicate the Ontario Regulation number of that order:

d) Indicate the effect of this/these other application(s) on the subject proposal.

10. Proposed Servicing

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

SEWAGE DISPOSAL

| Service Type | Development Proposed | Y/N | Action Required | Attached |
|---|--|-----|---|----------|
| Municipal piped sewage system | Any development on municipal service | N | Confirmation of service capacity will be required during processing | N |
| Municipal or private communal sewage system | More than 5 lots/units or more than 4500 litres per day effluent | N | Servicing options statement and hydrogeological report | N |
| | 5 or less lots/units or less than 4500 litres per day effluent | N | Hydrogeological sensitivity certification | N |
| Individual private septic systems | More than 5 lots/units or more than 4500 litres per day effluent | Y | Servicing options statement and hydrogeological report | Y |
| | 5 or less lots/units or less than 4500 litres per day effluent | N | Hydrogeological sensitivity certification | N |
| Other | To be described by applicant | | To be determined | |

WATER SUPPLY

| | | | | |
|--|---|---|---|---|
| Municipal piped water system | Any development on municipal service | Y | Confirmation of service capacity will be required during processing | Y |
| Municipal or private communal water system | More than 5 lots/units and non residential where water used for human consumption | N | Servicing options statement and hydrogeological report | N |
| | 5 or less lots/units and non residential where water used for human consumption | N | Hydrogeological sensitivity certification | N |
| Individual private wells | More than 5 lots/units and non residential where water used for human consumption | N | Servicing options statement and hydrogeological report | N |
| | 5 or less lots/units and non residential where water used for human consumption | N | Hydrogeological sensitivity certification | N |
| Other | To be described by applicant | | To be determined | |

STORM DRAINAGE

| | | | | |
|------------------------|--------------------------------------|---|--|---|
| Piped sewers | Any development on piped service | Y | Preliminary stormwater management plan. Stormwater management study may be required during application processing. | Y |
| Open ditches or swales | Any development on non-piped service | N | | N |

ROADS AND ACCESS

| | | | | |
|--------------------------------------|-----------------|---|--|---|
| Is access available to public roads? | All development | Y | A traffic study may be required during application process | N |
|--------------------------------------|-----------------|---|--|---|

UTILITIES

| | | | | |
|-------------------------------------|-------------------------|---|---|---|
| Easements and restrictive covenants | Any adjacent or on site | Y | All existing easements and covenants to be shown and effect described on the draft plan | Y |
|-------------------------------------|-------------------------|---|---|---|

11. Environmental Assessment Act

Are any water, sewage, or road works associated with the proposed development considered as Schedule C works under the Environmental Assessment Act?

Yes No


If yes, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed.

N/A

15. Affidavit of Applicant

I, James Kennedy of the City of Brampton in the Region of Peel solemnly declare that all above statements contained within the application are true, and I make this solemn declaration conscientiously believe it to be true, and knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

Declared before me at the City of Vaughan in the Region of Peel this 11th day of February 2015


Dragă Louise Kennedy, a Commissioner
etc., Regional Municipality of York for
KLM Planning Partners Inc.
Expires September 5, 2015



A Commissioner of Oaths

Signature

16. An Applicant's Certificate Shall be Provided and Signed on the Draft Plan


17. Registered Owner's Authorization

The owner(s) must complete the following:

As of the date of this application, I am (we are) the registered owner(s) of the lands described in this application, I (we) have examined the contents of this application, certified as to the correctness of the information submitted with the application, insofar as I (we) have knowledge of these facts, and concur with the submission of this application to the Town of Caledon.

February 11, 2015

Date


Signature of Owner

Date

Signature of Owner

Date

Signature of Owner

Schedule I

Site Features and Constraints Concerning Matters of Provincial Interest

The following features are matters of Provincial Interest and/or relate to the Provincial Policy Statement. Please indicate if they are located on the subject property or abutting property and advise if the required technical information to demonstrate consistency with Provincial Policy is attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

| Policy | Features/ Constraints | Action Required | Yes On- site | Yes off-site but within 500 metres | No | Identify where the action required has been addressed |
|--------|--|---|--------------------|--|----|---|
| 1.1.1 | Non-farm development outside of urban areas and designated settlement areas or expansions of same | Development proposed outside of or the expansion of these areas require a Justification Analysis | | | ✓ | |
| 1.1.3 | Class I industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only) | A feasibility study is needed for: a) residential and other sensitive uses within 70 metres of a Class I industry or vice-versa; | | | ✓ | |
| | Class II Industry. (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic) | b) residential and other sensitive uses within 300 metres of a Class II industry or vice-versa; and | | | ✓ | |
| | Class III Industry within 1000 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions) | c) residential and other sensitive uses within 1000 metres of a Class III industry or vice-versa. | | | ✓ | |
| | Landfill site | A landfill study to address leachate, odour, vermin and other impacts is needed. | | | ✓ | |
| | Sewage treatment plant | A feasibility study is needed for residential and other sensitive uses. | | | ✓ | |
| | Waste stabilization pond | | | | ✓ | |
| | Active railway lines | | | | ✓ | |
| | Controlled access highways or freeways, including designated future ones | Within 100 metres, a feasibility study is needed for development | | | ✓ | |
| | Electric transformer stations | Within 200 metres, a noise study is needed for development. | | | ✓ | |

| Policy | Features/Constraints | Action Required | Yes On-site | Yes off-site but within 500 metres | No | Identify where the action required has been addressed |
|---------|--|---|-------------|------------------------------------|----|---|
| 1.1.3 | Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater | <p>A feasibility study is needed for:</p> <p>a) Group 1 uses (residential) between the 28 and 30 NEF/NEP contour. At or above the 30 NEF/NEP contour development may not be permitted. Redevelopment of existing residential uses may be considered above 30 NEF/NEP provided that it has been demonstrated that there will be no negative impacts on the long-term function of the airport.</p> <p>b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour.</p> <p>c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.</p> | | | ✓ | |
| 1.2.1 | Affordable Housing | Encourage housing forms and densities designed to be affordable to moderate and lower income households. | | | ✓ | |
| 1.3.3 | Transportation and infrastructure corridors | The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected. | | | ✓ | |
| 2.1.3 | Prime agricultural land | Only agricultural, secondary and agricultural related uses are permitted within prime agricultural area designations. Removal of lands from prime agricultural areas will require a Justification Study. | | | ✓ | |
| 2.1.4 | Agricultural operations | A separation distance calculation under the Minimum Distance Separation Formula for non-agricultural uses to be complied with and submitted concurrently with the application. | | | ✓ | |
| 2.2.3.2 | Existing pits and quarries | It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries. | | | ✓ | |
| 2.2.3.3 | Protection of mineral aggregate resources | Within or adjacent to mineral aggregate resource areas, justification is needed for non-mineral aggregate development. | | | ✓ | |
| 2.3.1 | Significant portions of habitat of endangered and threatened species | Within this feature, development is not permitted. Within 50 metres an Environmental Impact Study is needed. | | | ✓ | |
| 2.3.1 | Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat | Except for fish habitat and valleylands, within these features or within 50 metres of the feature, an Environmental Impact Study is needed for proposed development. Within 30 metres of a valleyland, an Environmental Impact Study is needed which must include fish habitat. | ✓ | | | Addressed as part of the NHE |

| Policy | Features/Constraints | Action Required | Yes On-site | Yes off-site but within 500 metres | No | Identify where the action required has been addressed |
|--------|---|--|-------------|------------------------------------|----|---|
| 2.3.1 | Significant wetlands | Within significant wetlands development is not permitted. Within 120 metres, and Environmental Impact Study is needed. | ✓ | | | Addressed as part of the NHE |
| 2.3.3 | Diversity of natural features and their natural connections | Within 50 metres of a significant natural corridor an Environmental Impact Study is needed. | ✓ | | | Addressed as part of the NHE |
| 2.4.1 | Surface water, groundwater, sensitive groundwater recharge/discharge areas, headwaters and aquifers | It must be demonstrated that the quality and quantity of these features will be protected or enhanced. | ✓ | | | Addressed as part of the FSR and Hydrogeology Reports |
| 2.5.1 | Significant cultural heritage landscapes and built heritage resources | Development to conserve significant cultural heritage landscapes and built heritage resources. | | | ✓ | |
| 2.5.2 | Significant archaeological resources | In areas containing significant archaeological potential and resources, these resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development. Contact Heritage Resource Officer | ✓ | | | Addressed as part of the Archeological Assessment. |
| 3.1.1 | Erosion hazards and unstable soils or bedrock | Areas of unstable soils or bedrock and within the 100-year erosion limit of ravines, river valleys and streams, development should be restricted. | | | ✓ | |
| 3.1.2 | Flooding hazards | Within the regulatory shoreline, a feasibility study is needed, but within defined portions of the dynamic beach and defined portions of the 100-year flood level along connecting channels, development should be restricted. | | | ✓ | |
| 3.1.2 | Flood plains | Where one zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA. | | | ✓ | |
| 3.2.1 | Mine hazards or former mineral resource operations | Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed. | | | ✓ | |
| 3.2.2 | Contaminated sites | In areas of possible soil contamination, an inventory of previous uses is needed and site restoration to ensure no adverse effect. | | | ✓ | |