

Condominium Application Form (REVISED)

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: <input type="checkbox"/>	Minor: <input type="checkbox"/>	Surcharge: <input type="checkbox"/>
Town File Number Assigned: _____		
Corresponding Condominium File Number: _____		
Date Application Received: _____		
Date Complete Application Accepted: _____		
Application Fee Attached: <input type="checkbox"/>		

SEP 16 2014
PLANNING DEPARTMENT

1. Site and Legal Description

Lot: PART LOT 4 Concession: 8 (ALBION)
Lot/Block: _____ Registered Plan: _____
Part: _____ Reference Plan: _____
Street and Number: 13540 CALEDON KING TOWNLINE SOUTH
Dimensions (metric): Frontage: _____ Depth: _____ Area: _____
Date Property was Acquired by Current Owner: APRIL 2008
Roll Number: _____
PIN Number: _____

2. Applicant Information

Agent Name: PAUL A. KING - PLANNING & DEVELOPMENT CONSULTANT
Address: 16 WILLET CR. City: RICHMOND HILL Postal Code: L4C 7W3
Phone: 905 770-0232 Fax: _____
Email: paking@path.com.com

Applicant Name: _____
Address: _____ City: _____ Postal Code: _____
Phone: _____ Fax: _____
Email: _____

Registered Owner: HI-LANDS OF BOLTON CORPORATION
Address: 55 BLUE WILLOW DR City: WOODBIDGE Postal Code: L4L 9E8
Phone: 905 265-1976 Fax: _____
Email: jspina@mediterracorp.onmicrosoft.com

Ontario Land Surveyor: TED VANLANKVELD G.L.S.
Address: 110 GOLDCREST ROAD City: BRAMPTON Postal Code: L6S 1H4
Phone: 905 792-6691 Fax: _____
Email: tvankveld@hotmail.com

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.



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

3. Proposed Land Use

Intended Use	No. of Units	Bedroom/Unit				Floor Area (m ²)
		1	2	3	4	
Detached single family residential						
Double or semi-detached residential						
Multiple units						
Row and townhousing	130			130		N/A
Commercial						
Industrial						
Other (specify)						
Total parking provided	293	Total number of units per hectare				
Total area of plan	2.08ha - common elements only					

4. Official Plan Status

Current Official Plan Land Use Designation: LOW DENSITY RESIDENTIAL / MEDIUM DENSITY RESIDENTIAL
 Applicable Secondary Plan: NORTHEAST BOLTON SECONDARY PLAN

Does this condominium application conform to these plans? Yes No
 Has an associated Official Plan Amendment application been submitted? Yes No

If yes, please provide:

Town of Caledon File Number: _____
 Status of Application: _____

If Council has adopted an associated Official Plan Amendment that relates to this condominium application, please provide:

Town of Caledon File Number: _____
 Official Plan Amendment number: OFFICIAL PLAN AMENDMENT No. 230

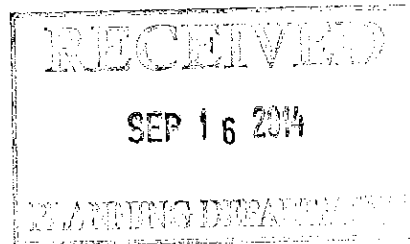
5. Zoning By-law Status

Current Town of Caledon Zoning Designation: OPEN SPACE (OS) + ENVIRONMENTAL POLICY AREA 2 (EPA 2)

Does this condominium application conform to the zoning provisions? Yes No
 Has an associated Rezoning application been submitted? Yes No

If yes, please provide:

Town of Caledon File Number: RZ 08-21
 Status of Application: PENDING



6. Status of Other Applications Under the Planning Act

- a) Are the lands subject to any other application under the *Planning Act* including an Official Plan Amendment, a Zoning By-law Amendment, a minor variance, a consent, an application for exemption from part lot control or a Minister's Zoning Order?

Yes No

If yes, please provide:

Type of Application(s): DRAFT PLAN OF SUBDIVISION
Name of Approval Authority(s): TOWN OF CALEDON
File Number(s): 21T-12005C
Status of Application(s): PENDING

- b) Have the subject lands been subject to a previous application for a plan of condominium?

Yes No

If yes, please provide:

File Number(s): _____
Outcome of Application(s): _____

- c) Date of Site Plan Approval: N/A Site Plan File Number: N/A

- d) Date on which a building permit was issued: _____

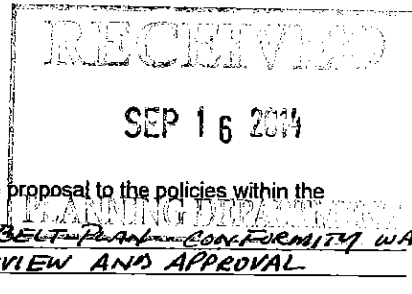
7. Provincial Plan Status

- 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, GREENBELT PLAN CONFORMITY WAS ADDRESSED AS PART OF OPA 230 REVIEW AND APPROVAL



8. Other Development Information

- a) Is this a rental building being converted to a condominium? Yes No

- b) Is the building(s) under construction? Yes No

If no, please provide the date construction was completed: N/A

- c) Describe the access to the site via public road(s): _____

- d) Does the owner own additional lands adjacent to the draft plan? Yes No

If yes, please show the lands on the draft plan key plan.

9. Current Land Use

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

- b) How long have these uses continued on the lands? 2-3 YEARS

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

Yes No

If yes, please specify: _____

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

Yes No

If yes, please specify: GRADING CHANGES WHEN PROPERTY WAS USED AS A PRIVATE SCHOOL

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

Yes No

If yes, please specify: _____

- 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: _____

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	Y	Confirmation of service capacity will be required during processing	✓
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	
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent	N	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological report	
Other	To be described by applicant	N	To be determined	

WATER SUPPLY

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

STORM DRAINAGE

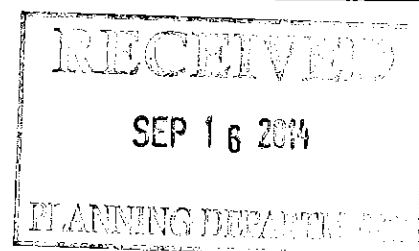
Piped sewers	Any development on piped service	Y	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	✓
Open ditches or swales	Any development on non-piped service	N		

ROADS AND ACCESS

Public roads	All development	N	Traffic study may be identified during application processing	
All municipal or provincial collector and arterial roads	Development within 50 metres	Y	Noise feasibility report	✓

UTILITIES

Easements and restrictive covenants	Any adjacent or on site	N	All existing easements and covenants to be shown and effect described on the draft plan	
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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 on the plan of condominium and the applicant must demonstrate how requirements of the Act will be addressed.

12. Development or Servicing Agreements

a) Is a Development or Condominium (Water) Servicing Agreement required between the Developer and the Region?

Development Agreement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Servicing Agreement	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Both	Yes <input type="checkbox"/>	No <input type="checkbox"/>

b) Has a Condominium (Water) Servicing Agreement been executed and registered on title?

Yes No

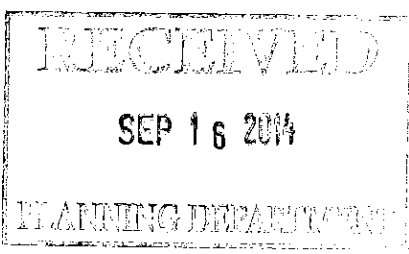
If yes, please provide the date of registration: _____

13. Environmental Effects

What measures (i.e. buffering, berms, setbacks, etc.) will be taken to eliminate any adverse environmental effects (i.e. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) on the proposal development or the adjacent area? Where potential adverse environmental effects are foreseen, consultation with the appropriate agencies recommended.

ENVIRONMENTAL (NOISE, HYDROLOGY, NATURAL HERITAGE, EROSION ETC.)
REPORTS ARE SUBMITTED AND/OR DETAIL REPORTS WILL
BE REQUIRED AS CONDITIONS TO APPROVAL.

14. Additional Information



14. Site Features and Constraints Concerning Matters of Provincial Interest

The following features are matters of Provincial Interest and/or relate to Provincial Policy Statements. 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 requires a Justification Analysis Study.			✓	
1.1.3	Class 1 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 1 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	Within 100 metres, a feasibility study is needed for development.			✓	
	Controlled access highways or freeways, including designated future ones				✓	
1.1.3	Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	A feasibility study is needed for: a) Group 1 uses (residential) between the 28 and 35 NEF/NEP contour. At or above the 35 NEF/NEP contour development may not be permitted. b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour. c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.			✓	
	Electric transformer stations	Within 200 metres, a noise study is needed for development.			✓	

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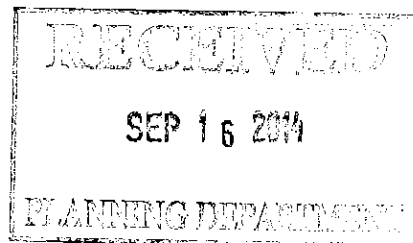
Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.2.1	Affordable Housing	Encourage housing forms and densities designed to be affordable to moderate and lower income households.			✓	
1.3.3	Transportation 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 resources 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.		✓		SIGNIFICANT WOODLANDS AND VALLEYLANDS HAVE BEEN DEFINED AND DEDICATED / TRANSFERRED TO CONSERVATION AUTHORITY.
2.3.1	Significant wetlands	Within significant wetlands development is not permitted. Within 120 metres, an Environmental Impact Study is needed.			✓	
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.			✓	
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.			✓	
2.5.1	Significant cultural heritage landscapes and built heritage resources	Development to conserve significant cultural heritage landscapes and built heritage resources.			✓	

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Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
2.5.2	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.			✓	
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 is not permitted.			✓	
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.			✓	




15. Affidavit of Applicant

I, PAUL KING of the TOWN OF RICHMOND HILL in the REGION of YORK 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 TORONTO in the _____ of _____
this 5th day of SEPTEMBER 20 14



A Commissioner of Oaths
Richard J. King, Barrister & Solicitor



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 (we), HILANSE OF BELTON CORP being the registered owner(s) of
(type or print name)

the subject lands hereby authorize, PAUL KING to prepare and submit a draft plan
(type or print name of applicant)
condominium for approval.

04.09.2014

Date



Signature

