

# TOWN OF GEORGINA

## APPLICATION FOR DRAFT PLAN OF SUBDIVISION OR CONDOMINIUM APPROVAL

### APPLICATION FORM

*Revised: Jan/14*

**AS PER COUNCIL POLICY, ALL TAXES MUST BE PAID TO DATE BEFORE THE PROCESSING OF AN APPLICATION FOR PLAN OF SUBDIVISION OR CONDOMINIUM APPROVAL.**

OTHER APPLICATIONS SUBMITTED  
(check appropriate space)

FOR OFFICE USE ONLY

_____ AMENDMENT TO OFFICIAL PLAN	Date Received: _____
_____ AMENDMENT TO ZONING BY-LAW	File Number: _____
_____ CONSENT APPLICATION	Date Complete (time period begins): _____
_____ MINOR VARIANCE APPROVAL	

1. Complete the following and check the box next to the person or firm to whom correspondence should be addressed. Check one box only.

	<i>NAME</i>	<i>ADDRESS / PHONE / EMAIL</i>
APPLICANT		
REGISTERED OWNER		
AGENT OR SOLICITOR		
MORTGAGEE, HOLDER OF CHARGES OR OTHER ENCUMBRANCES		

2. a) Assessment Roll No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_ Conc. No.: \_\_\_\_\_  
Registered Plan No.: \_\_\_\_\_ Street Address: \_\_\_\_\_

b) Are there any easements or restrictive covenants affecting the subject land?  
Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, describe the easement or covenant and its effect.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or for a consent under Section 53 of the Planning Act?  
Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, and if known, identify the File Number of the application and the decision on the application:

**3. RESUBMISSION**

Is this a resubmission of an earlier plan: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown

**4. PROPOSED LAND USE**

a) Check whether this application is for approval of:

\_\_\_\_\_ a Plan of Subdivision or, \_\_\_\_\_ a Condominium description

b) Complete Table A on the proposed land uses. Please use the following definitions for residential buildings:

- Dwelling Unit - a room or group of rooms accommodating a single household
- Single or Detached - a single family dwelling unit
- Double or Semi-detached - a residential building containing 2 dwelling units
- Row or Multiple Attached - a residential building containing 3 or more dwelling units all with individual access at ground level
- Apartment - a building containing 3 or more dwelling units all with access through a common space

**Table A - Proposed Land Use**

PROPOSED USE	Number of Residential Units or Dwellings	Number of Lots &/or Blocks	Area (ha.)	Density (units/dwellings per ha.)	Number of Parking Spaces
<b>RESIDENTIAL (Dwelling Unit Type)</b> Single, Detached					(1)
Double, Semi-Detached					(1)
Row, Multiple-attached					
Apartment					
Seasonal (cottage or chalet)					
Mobile Home					
Other residential (specify)					
<b>COMMERCIAL</b>					
<b>INDUSTRIAL</b>					
<b>PARK, OPEN SPACE</b>	nil			nil	nil
<b>INSTITUTIONAL</b> (specify)					
<b>ROADS</b>	nil			nil	nil
<b>OTHER</b> (specify)					
<b>TOTALS</b>					

(1) Complete only if for approval of condominium description

**5. ADDITIONAL PLANNING INFORMATION (For Condominium Applications Only)**

a) *Has the Town reviewed a site plan for the proposed condominium?*  
Yes \_\_\_\_\_ No \_\_\_\_\_

b) *Has the Town approved the site plan and has the site plan agreement been entered into?*  
Yes \_\_\_\_\_ No \_\_\_\_\_  
*If Yes, state date agreement registered: \_\_\_\_\_*

c) *Has a building permit been issued?*  
Yes \_\_\_\_\_ No \_\_\_\_\_  
*If Yes, state date of issuance and permit number: \_\_\_\_\_*

- d) *Has construction of the condominium commenced?*  
 Yes \_\_\_\_\_ No \_\_\_\_\_  
 If Yes, state date commenced: \_\_\_\_\_
- e) *Has construction of the condominium been completed?*  
 Yes \_\_\_\_\_ No \_\_\_\_\_  
 If Yes, state date completed: \_\_\_\_\_
- f) *Is the proposed condominium a conversion of a building containing residential rental units?*  
 Yes \_\_\_\_\_ No \_\_\_\_\_ Specify the number of units to be converted: \_\_\_\_\_

**6. TOWN OF GEORGINA OFFICIAL PLAN**

- a) *Existing Land Use Designation:* \_\_\_\_\_
- b) *Relevant Policies:* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- c) *Amendment Not Required* \_\_\_\_\_ *Amendment Required* \_\_\_\_\_  
 Note: In the event that the proposed Plan of Subdivision requires an amendment to the Town=s Official Plan, then an application to amend the Official Plan shall be submitted prior to or concurrently with the subject application.
- d) *Explanation of Conformity:* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. TOWN OF GEORGINA ZONING BY-LAW NO. 500**

- a) *Existing Zoning:* \_\_\_\_\_
- b) *Relevant Provisions:* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**8. REGION OF YORK OFFICIAL PLAN**

- a) *Existing Land Use Designation:* \_\_\_\_\_
- b) *Relevant Policies:* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- c) *Amendment Not Required* \_\_\_\_\_ *Amendment Required* \_\_\_\_\_  
 Note: In the event that the proposed Plan of Subdivision requires an amendment to the Town’s Official Plan, then an application to amend the Official Plan shall be submitted prior to or concurrently with the subject application.
- d) *Explanation of Conformity:* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**9. CONCURRENT APPLICATIONS**

*Is the subject land the subject of any other application under the Planning Act, such as an application for an amendment to an Official Plan, a Zoning By-law, a Minister=s Zoning Order, a Minor Variance, a Consent or a Site Plan?*

Yes \_\_\_\_\_ No \_\_\_\_\_

*If Yes, and if known, identify the type of the application, the applicable file number and the status of the application.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the application(s) has received approval, please attach a copy of the Council/Committee decision on the matter.

**10. ACCESS AND SERVICING**

a) Identify the proposed method of access to the subject land:

<i><b>Jurisdiction</b></i>	<i><b>X</b></i>	<i><b>Name of Road</b></i>
<i>Provincial Highway</i>		
<i>Local Municipal Town Road, maintained year-round</i>		
<i>Local Municipal Town Road, maintained seasonally</i>		
<i>Regional Road</i>		
<i>Right-of-way over privately owned lands</i>		
<i>Privately owned</i>		

\* If access to the subject land is by private road or right-of-way, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year-round.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b) Identify the method of storm drainage provided:

Sewers \_\_\_\_\_ Ditches \_\_\_\_\_  
 Swales \_\_\_\_\_ Other means (specify) \_\_\_\_\_

Note: A stormwater management report is required for all developments, outlining the means by which erosion, siltation and sedimentation will be minimized both during and after construction.

Has such a report been prepared and forwarded to the:

a) Town? Yes \_\_\_\_\_ No \_\_\_\_\_  
 b) Lake Simcoe Region Conservation Authority? Yes \_\_\_\_\_ No \_\_\_\_\_

c) Water Supply: (state whether existing or proposed)

i) Publicly owned and operated piped water system \_\_\_\_\_  
 ii) Privately owned and operated individual well \_\_\_\_\_  
 iii) Privately owned and operated communal well \_\_\_\_\_  
 iv) Other means (specify) \_\_\_\_\_

d) Sewage Disposal: (state whether existing or proposed)

i) Publicly owned and operated sanitary sewage system \_\_\_\_\_  
 ii) Privately owned and operated individual septic tank and leaching field system \_\_\_\_\_  
 iii) Privately owned and operated communal system \_\_\_\_\_  
 iv) Holding Tank \_\_\_\_\_  
 v) Privy \_\_\_\_\_  
 vi) Other means (specify) \_\_\_\_\_

e) Has the availability of connections and capacities for municipal servicing been discussed with the Town?

Yes \_\_\_\_\_ No \_\_\_\_\_

Note: If the development is to be privately serviced, additional information must be provided in the form of a hydrogeologic or geotechnical report or reports prepared to determine the feasibility of the proposed private service or services and the impact on ground water quality and quantity.

Have such studies been prepared and forwarded to:

1) the Town? Yes \_\_\_\_\_ No \_\_\_\_\_  
 2) the Lake Simcoe Region Conservation Authority? Yes \_\_\_\_\_ No \_\_\_\_\_

**11. SURROUNDING LANDS**

Much of the information referred to in this item and in item 12 should also be shown on the draft plan.

a) What are the adjacent land uses (existing and proposed)?

north \_\_\_\_\_  
south \_\_\_\_\_  
east \_\_\_\_\_  
west \_\_\_\_\_

b) What measures are to be undertaken to eliminate any adverse environmental effects (such as increased traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) from this proposed development on the surrounding area?

\_\_\_\_\_  
\_\_\_\_\_

c) What measures (such as buffering, berms, setbacks, etc.) are to be undertaken to eliminate any adverse effects from the surrounding area on this proposed development? In agricultural areas, refer to the Agricultural Code of Practice.

\_\_\_\_\_  
\_\_\_\_\_

**12. SITE APPRAISAL AND EVALUATION**

a) Topography

The draft plan must include a statement that elevations shown thereon relate to Canadian Geodetic Datum.  
Outline the general topography and any special characteristics that may affect development (e.g. rock outcrops, etc.).

\_\_\_\_\_  
\_\_\_\_\_

b) Vegetation

What types of vegetation exist on the subject land (eg. shrubs, woodlot, orchards)?

\_\_\_\_\_  
\_\_\_\_\_

c) Drainage Patterns

Describe the drainage of the subject land and any on-site or nearby drainage features (e.g. intermittent watercourses, creeks, streams, ponds, lakes, etc.)

\_\_\_\_\_  
\_\_\_\_\_

d) Existing Buildings

Describe any buildings, historical or otherwise, and any man-made features on the site, and their proposed use (e.g. whether retained, modified, demolished, etc.).

\_\_\_\_\_  
\_\_\_\_\_

e) Natural Features

What consideration has been given to preserving the natural amenities of the site (e.g. strong topographical features, pleasant view, mature trees, etc.)?

\_\_\_\_\_  
\_\_\_\_\_

f) Integration Into Surrounding Area

What consideration has been given to ensuring that the proposal will be integrated with the existing character of the surrounding area and that the amenities of the adjoining area (pleasant view, sunlight, etc.) are being preserved or enhanced? \_\_\_\_\_

\_\_\_\_\_

g) Environmental Effects

What measures have been taken to eliminate any adverse environmental effects from the development on the surrounding area (e.g. traffic, noise, odours, pollution of nearby water bodies, run-off, etc.) and to eliminate any adverse effects from the adjacent area on the proposed development (e.g. buffering, berms, setbacks, etc.)? In agricultural areas refer to the Agricultural Code of Practice.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

h) Existing Land Use

Briefly describe the present use of the subject land and, if the lands are vacant or idle, describe the most recent productive use of the lands.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**13. APPLICATION OF THE PROVINCIAL POLICY STATEMENT**

**13.1** Table A below lists the features or development circumstances contained in the *Provincial Policy Statement* which came into effect on May 22, 1996. Section 3 of the *Planning Act* requires that the Municipality have regard to the policy statements when dealing with matters of Provincial Interest. Please complete Table A and submit the information as indicated. If the information is not submitted, it may not be possible to do a complete and proper planning evaluation of the proposed zoning amendment, and the application will not be further processed.

**Table A - Features or Development Circumstances**

Features or Development Circumstances	Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres		If a feature, specify distance in metres from subject land	Potential Information Needs
	Yes (T)	No (T)		
Non-farm development near designated urban areas or rural settlement areas (Policy 1.1)				Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry <sup>1</sup> (Policy 1.1.3)			_____ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry <sup>2</sup> (Policy 1.1.3)			_____ metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry <sup>3</sup> within 1000 metres				Assess development for residential and other sensitive uses within 1000

<sup>1</sup> Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

<sup>2</sup> Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

<sup>3</sup> 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.

Features or Development Circumstances	Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres		If a feature, specify distance in metres from subject land	Potential Information Needs
	Yes (T)	No (T)		
(Policy 1.1.3)			_____ metres	metres.
Land Fill Site (Policy 1.1.3)			_____ metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant (Policy 1.1.3)			_____ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond (Policy 1.1.3)			_____ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line (Policy 1.1.3)			_____ metres	Evaluate impacts within 100 metres.
Controlled access highways or freeways, including designated future ones (Policy 1.1.3)			_____ metres	Evaluate impacts within 100 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater (Policy 1.1.3)			_____ metres	Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station (Policy 1.1.3)			_____ metres	Determine possible impacts within 200 metres.
High voltage electric transmission line (Policy 1.3.3)			_____ metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors (Policy 1.3.3)				Will the corridor be protected?
Prime agricultural land (Policy 2.1)				Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations (Policy 2.1.4)			_____ metres	Development to comply with the Minimum Distance Separation Formulae.
Mineral aggregate resource areas (Policy 2.2.3.3)				Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations (Policy 2.2.3.2)			_____ metres	Will development hinder continuation of extraction?
Mineral and petroleum resource areas (Policy 2.2.2.2)			_____ metres	Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands (Policy 2.3)			_____ metres	Development and site alteration not permitted in significant wetlands; may be permitted on adjacent lands if applicant can demonstrate no negative impacts.

Features or Development Circumstances	Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres		If a feature, specify distance in metres from subject land	Potential Information Needs
	Yes (T)	No (T)		
Significant portions of habitat of endangered and threatened species (Policy 2.3)			_____ metres	Development and site alteration not permitted in significant portions of habitat; may be permitted on adjacent lands if applicant can demonstrate no negative impacts.
Significant: fish habitat, woodlands south and east of the Canadian Shield, valleylands south and east of the Canadian Shield, areas of natural and scientific interest, wildlife habitat (Policy 2.3)			_____ metres	Development and site alteration may be permitted within areas or on adjacent lands if applicant can demonstrate no negative impacts.
Sensitive groundwater recharge/discharge areas, headwaters and aquifers (Policy 2.4)				Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected or enhanced.
Significant built heritage resources and cultural heritage landscapes (Policy 2.5.1)				Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources (Policy 2.5.2)				Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Erosion hazards (Policy 3.1)				Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains (Policy 3.1)				Where one-zone flood plain management is in effect, development is not permitted within the flood plain.  Where two-zone flood plain 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.
Hazardous lands and hazardous sites (Policy 3.1)			_____ metres	Development will generally be directed to areas outside of hazardous sites; feasibility of development and site alteration must be demonstrated.
Contaminated sites (Policy 3.2.2)				Assess an inventory of previous uses in areas of possible soil contamination.

**13.2 Regard to the Provincial Policy Statement**

For each feature or development circumstance of potential concern identified in Table A, identify how regard was had to the Provincial Policy Statement. If this information exists in a report or is shown on a map, please attach it and indicate the report name and/or page number. If the information does not exist in a report nor is shown on a map, explain below or attach on a separate page.

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*Note: Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer(s) with authority to bind the corporation.*

**17. DECLARATION**

I, \_\_\_\_\_ of the \_\_\_\_\_  
in the \_\_\_\_\_ solemnly declare that I am the owner, an  
officer of the owner, the agent or the owner, and that all the above statements contained in  
the written application are true, and I make this solemn declaration conscientiously believing  
it to be true, 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 \_\_\_\_\_ of \_\_\_\_\_  
in the \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
A Commissioner, etc.

\_\_\_\_\_  
Registered Owner,  
Solicitor or Agent

**18. AUTHORIZATION OF OWNER**

If an agent is used, the owner must also complete the following:

I/We \_\_\_\_\_ being the registered owner of the  
subject lands, hereby authorize \_\_\_\_\_  
\_\_\_\_\_ (please print) to submit the enclosed application to the Planning and Building  
Department, and to appear on my behalf at any hearing(s) of the application and to provide  
any information or material required by the Planning and Building Department relevant to  
the application.

Dated at the \_\_\_\_\_ of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Owner

**NOTE TO OWNER:**

**IF THE APPLICATION IS TO BE PREPARED BY SOMEONE  
OTHER THAN THE OWNER, AUTHORIZATION SHOULD NOT BE  
GIVEN UNTIL THE COMPLETED APPLICATION AND ITS  
ATTACHMENTS HAVE BEEN EXAMINED BY YOU AND  
APPROVED.**

# TOWN OF GEORGINA

## ON-SITE SEWAGE INSPECTION - APPLICATION REVIEW Plan of Subdivision/Condominium

LOT \_\_\_\_\_ REGISTERED PLAN \_\_\_\_\_

PART \_\_\_\_\_ REGISTERED SURVEY \_\_\_\_\_

MUNICIPAL LOT \_\_\_\_\_ CONCESSION \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

ASSESSMENT ROLL NUMBER \_\_\_\_\_

*PLEASE PRINT*

OWNER/AGENT: \_\_\_\_\_  
*First Name* *Last Name*

TELEPHONE: \_\_\_\_\_  
*Business* *Home*

MAILING ADDRESS: \_\_\_\_\_  
*Street Address* *Town/City* *Postal Code*

*As part of the planning approval process, your application must be circulated to the Town of Georgina On-Site Sewage Inspector for review. The Ontario Building Code Act allows for the collection of a user fee to pay a portion of the inspection and administration costs.*

*A fee of \$300.00 for each lot or block shown on the proposed plan, payable by cheque or money order to the Town of Georgina, as allowed for by Town By-law Number 2006-0132 (BU-1), must accompany your application.*

*The above noted fee will provide a total of three reviews. If additional reviews are required beyond three, an additional charge of \$50.00 per lot or block will be required for each subsequent review.*

*A fee is not required ONLY if municipal sanitary sewers are in use on the lot, and the appropriate section of your planning application confirms that the property is municipally serviced. You MUST check the appropriate box and date and sign the section below.*

- This property **is** municipally serviced – Exempt.

- This property **is not** municipally serviced – Not Exempt.

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature*

**NOTE:** This form and your cheque must accompany the application to be submitted to the Town of Georgina Planning Division.

# TOWN OF GEORGINA

## APPLICATION FOR PLAN OF SUBDIVISION/ CONDOMINIUM APPROVAL

### SUBMISSION CHECKLIST

(to be provided to Planning Division staff with submission of application)

Revised: Feb/08

#### APPLICATION FEE SUBMITTED

- 1) Town of Georgina Fee (*to be submitted in separate cheques for each fee*):
  - a) Planning Division Processing Fee:  Yes Amount: \_\_\_\_\_  
 No
  - b) On-Site Sewage Inspection - Application Review:
    - Yes Amount: \_\_\_\_\_
    - No
    - Not Applicable
- 2) Region of York Planning Processing Fee:
  - Yes Amount: \_\_\_\_\_
  - No
- 3) Lake Simcoe Region Conservation Authority Fee:
  - Yes Amount: \_\_\_\_\_
  - No

If any of the above noted fees are not submitted, explain reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE "SUBDIVISION/CONDOMINIUM APPLICATION GUIDE"  
HAS BEEN READ BY THE APPLICANT/OWNER/AGENT/SOLICITOR.  Yes  No

SITE SCREENING QUESTIONNAIRE - COMPLETED AND SUBMITTED  Yes  No

#### PRE-CONSULTATION BY APPLICANT:

- A. Town of Georgina
  - Planning Division  Yes  No  Not Applicable
  - Engineering Department  Yes  No  Not Applicable
  - Leisure Services Department  Yes  No  Not Applicable
- B. Region of York
  - Planning & Development Services  Yes  No  Not Applicable
  - Transportation & Works  Yes  No  Not Applicable
- C. Lake Simcoe Region Conservation Authority  Yes  No  Not Applicable

If Yes to any of the above, indicate comments received (provide copy if applicable):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ADDITIONAL PRE-CONSULTATION (indicate agency and comments received):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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DRAFT PLANS SUBMITTED

Yes  No

- 40 copies of the Draft Plan (folded to a size of 8 1/2 x 14"), unfolded plans will not be accepted
  - 1 – 8 1/2" x 11" mylar reduction of the Draft Plan
  - All plans must be drawn to a metric scale indicating all items required by Section 51(17) of the Planning Act
- 

SUPPORTING DOCUMENTATION SUBMITTED (15 copies)

- Documentation addressing application of Provincial Policy Statement  Yes  No
  - Documentation addressing conformity to the Housing Policies of the Provincial Policy Statement  Yes  No
  - Functional Servicing Report / Master Plan  Yes  No
  - Stormwater Management Report / Master Plan  Yes  No
  - Transportation Study / Master Plan  Yes  No
  - Environmental and Biological/Ecological Preservation Plans  Yes  No
  - Market Analysis and Financial Impact Study  Yes  No
  - Tree Preservation Plan and Landscape Analysis Plan  Yes  No
  - Flood Plain Mapping and Analysis  Yes  No
  - Other (specify)  Yes  No
- 
- 
- 
- 
- 

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CONCURRENT APPLICATIONS SUBMITTED

- Region of York Official Plan Amendment  Yes  No
  - Town of Georgina Official Plan Amendment  Yes  No
  - Application for Zoning Amendment  Yes  No
  - Application for Site Plan Approval  Yes  No
  - Application for Minor Variance Approval  Yes  No
  - Application for Consent Approval  Yes  No
- 

ALL QUESTIONS ON THE APPLICATION FORM  
HAVE BEEN FULLY COMPLETED

Yes  No

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AUTHORIZATION OF OWNER SUBMITTED

Yes  No

The application has been signed by the owner(s) or a duly authorized agent. **NOTE:** If a corporation is the owner, please place the corporation's seal over the signature of a signing officer of the corporation and designate his or her office.

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ALL TAXES PAID TO DATE

Yes  No

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COMPLETED BY:

\_\_\_\_\_  
Applicant / Agent / Owner

\_\_\_\_\_  
Date

# TOWN OF GEORGINA

## DEVELOPMENT APPLICATION SITE SCREENING QUESTIONNAIRE

1. Does the application propose development on private services or redevelopment on a site where private services were used?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
2. Is the application on lands or adjacent to lands that were previously used for industrial uses; where filling had occurred or where there is reason to believe that the lands may be contaminated based on historical use?  * <i>Possible offending uses may include: disposal of waste minerals, raw material storage, residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or like uses upon a site could potentially increase the number of chemicals which are present.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
3. Has the grading of the subject land been changed by either the addition of earth or other fill material?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
4. Has a gas station been located on the subject land or adjacent land at any time?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
5. Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
6. If Yes to any of the above, a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is required. Is the previous inventory attached?	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. What information did you use to determine the answers to the above questions?	
8. Is the nearest boundary line of the application within 500 m (1,640 ft) of an operational or non-operational landfill or dump?	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Have previous agricultural operations ever included sewage sludge application on the lands?	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. Are you aware of any underground storage tanks, or other buried waste on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. If there are any existing or previously existing buildings, are there building materials remaining which may be hazardous to health (i.e. asbestos, PCB=s, etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Is there a current Environmental Site Assessment for the site or has one been prepared within the last five years?  If yes, has it been submitted with the application?	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
* <i>Please note that, if an Environmental Site Assessment has been prepared, a copy is required to be submitted with the development application.</i>	

**AFFIDAVIT**

I, \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

Declared before me at the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
A Commissioner, etc.

\_\_\_\_\_  
Applicant or Agent

# TOWN OF GEORGINA

## PROCEDURES AND REQUIREMENTS FOR THE ERECTION OF SIGNS FOR THE NOTIFICATION OF PLANNING APPLICATIONS

PAGE 3 OF THIS FORM MUST BE **SIGNED** AND RETURNED WITH THE REQUIRED PLANNING APPLICATION. A COPY WILL BE RETURNED TO YOU.

### REQUIREMENTS

In conjunction with applications for approval of plans of subdivision/condominium or amendments to the Official Plan or Zoning By-law, the applicant shall erect a non-illuminated sign at his/her cost on the subject property. The sign shall be professionally prepared, erected and removed in accordance with the provisions set out below. When more than one application requiring a sign is processed simultaneously for the same site, one sign may be erected giving notice of all applications. Where the property has more than 1 street frontage, multiple signs may be required.

### SIGN ERECTION/REMOVAL

Upon receipt of a planning application, the Planning Division will review it for completeness and accuracy. If the application has been completed properly and the proposed development is not considered premature, the Planning Division shall advise the applicant as soon as possible of the wording of the sign. (Alternatively, the Planning Division shall advise that the application is considered premature and shall be held in abeyance until such time as the concerns, problems, as the case may be, have been resolved).

The sign(s) shall be installed within fourteen (14) days of notification of the sign wording. The applicant will advise the Planning Division as soon as the sign(s) has been erected. The Planning Division shall confirm that the sign(s) comply with the relevant requirements contained herein. If the sign(s) are satisfactory, the Planning Division shall then schedule a Public Meeting before Council as soon as possible to consider the application.

**NOTE: A Public Meeting will not be scheduled until the Planning Division has been satisfied that the sign(s) have been erected properly.**

**If the sign(s) are not installed within fourteen (14) days of notification of the sign wording, the application will not be scheduled for a public meeting.**

**The applicant will have the sign(s) removed within seven (7) days of the approval, refusal or closing of the files by Georgina Town Council, or withdrawal of the application.**

### SIGN SPECIFICATIONS

- (a) Size: 1.2 m (4 ft.) wide by 1.2 m (4 ft.) high, 0.6 m (2 ft.) ground clearance.
- (b) Acceptable Materials: 12.5 mm (½ in.) exterior grade plywood panel, 2-89 mm x 89 mm (4 in. x 4 in.) wood posts or steel posts installed a minimum of 1.2 m (4 ft.) below grade.
- (c) Paint: Sign panels and all wooden structural members shall be painted on all sides and edges with two coats of exterior type matte finish alkyd paint over a suitable primer. Lettering to be black inscribed on a white background.
- (d) Lettering: The sign shall be professionally lettered or silk screened using upper case Helvetica Medium typeface or similar sans serif, having a lettering size which is legible from the street.
- (e) Wording: The sign shall contain wording that has been provided by the Planning Division and shall generally be in the format as shown on the reverse of this sheet.
- (f) Location: For interior lots having frontage on one street, the required sign shall be located approximately midway between the side lot lines at a minimum setback of 1 m (3 ft.) from the streetline and a maximum 2 m (6 ft.).

For lots with streetline (s) that abut two streets, (ie. corner lots, through lots), a separate sign shall be required facing each street, located approximately midway between the opposing lot lines at a minimum setback of 1 m (3 ft.) and a maximum of 2 m (6 ft.) from the streetline(s).

All signs shall be located away from any obstructions such that the signs are visible from the street.

- (g) Maintenance: With signing of this application, the applicant agrees that the sign will be maintained both in structure and paint work to the satisfaction of the Town.

**SIGN FOR PLANNING APPLICATION NOTICE**

Planning Division staff will indicate the required location of the sign(s). Sign the bottom of this form (page 3) and return it to the Planning and Building Department with your application. The appropriate message will be provided by the Planning Division in the space provided and a copy will be returned to you.

**SIGN LOCATION PLAN (n.t.s)**

**NOTES:**

1. SIGN MUST NOT BE LOCATED IN A 9 METRE CORNER SITE TRIANGLE.
2. SIGN MUST BE BETWEEN 1 AND 2 METRES FROM STREET PROPERTY LINE.

**SIGN MESSAGE AND DIMENSIONS**



PUBLIC NOTICE  
AN APPLICATION HAS BEEN  
SUBMITTED TO AMEND

TO PERMIT

A PUBLIC MEETING TO BE HELD ON  
\_\_\_\_\_

AT \_\_\_\_\_ AT THE CIVIC CENTRE  
ON CIVIC CENTRE ROAD, KESWICK.

FOR FURTHER INFORMATION, OR TO  
OBTAIN A COPY OF THE WRITTEN NOTICE,  
PLEASE CALL THE PLANNING DIVISION OF  
THE TOWN OF GEORGINA AT:  
(905) 476-4301 OR (905) 722-6516

PLEASE QUOTE FILE NO.: \_\_\_\_\_

← 1.2 m. →

1.2 m.

SIGN MESSAGE TO BE PROVIDED BY THE  
PLANNING DIVISION

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DATE:	COMPLETED BY:
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The undersigned hereby agree to construct the proposed sign(s) in accordance with the specifications contained herein and to maintain the sign(s) both in structure and paint work to the satisfaction of the Town. The undersigned further agree to remove the sign(s) within seven (7) days of the approval, denial or closing of the file(s) by Georgina Town Council, or the withdrawal of the planning application(s).

\_\_\_\_\_  
Owner / Owner's Agent      Signature

\_\_\_\_\_  
Date