



PORT COLBORNE

• PLANNING AND DEVELOPMENT DEPARTMENT •

File No. _____

THE CITY OF PORT COLBORNE
THE PLANNING ACT – SECTION 45.
APPLICATION FOR:

SITE PLAN CONTROL / DEVELOPMENT AGREEMENT

PLEASE TYPE OR USE BLACK INK

Section 1

1. Registered Owner (s):	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:

1.2 Owner's SOLICITOR (if applicable)	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:

1.3 Owner's Authorized AGENT (if applicable)	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:

1.4 MORTGAGES, Charges & Other Encumbrances:
List the name(s) and address(es) of any mortgages, charges, or other encumbrances in respect of the land.

1.5 Date and Subject Land was acquired by the Current Owner:

1.6 Owner's ONTARIO LAND SURVEYOR (if applicable)	
Name:	
Mailing Address:	
City:	Province:
Postal Code:	Telephone:
Fax:	Email:

1.7 All communications should be sent to the:
<input type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input type="checkbox"/> Agent

Section 2: LOCATION

Former Municipality:	
Concession No.	Lot(s):
Registered Plan No.	Lot(s):
Reference Plan No.	Part(s):
Name of Street:	Street No.

Section 3: DESCRIPTION

Part No. On Sketch: _____

Frontage:	Depth:	Area:
Existing Use:		
Proposed Use:		

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

Existing Use:
Proposed Use:

Section 4: OFFICIAL PLAN & ZONING

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

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

Section 5

Are there any existing EASMENTS OR RESTRICTIVE COVENANTS affecting the land?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes" describe the easement or covenant and its effect:

Section 6: PROPOSED USE

6.1 Describe the proposed use of the property. (Use a separate sheet if necessary)

6.2 Number of Units (if residential) ?

6.3 Number of Parking Spaces Provided?

6.4 Driveway Access Width (in Metres)?

6.5 Regional Access Permit Required?
<input type="checkbox"/> Yes <input type="checkbox"/> No

6.6 MTO Access Permit required?
<input type="checkbox"/> Yes <input type="checkbox"/> No

6.7 If Commercial, will signage be installed on the site?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes" you must provide construction details for all signage, and file a separate sign permit application with the Building Department. Contact the Chief Building Official at (905) 835-2900, ext. 201. Has an application been made to place the lands into LAND TITLES?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Application No. :	Date:

Section 7

What Type of ACCESS
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Regional Road <input type="checkbox"/> Municipal Road maintained all year <input type="checkbox"/> Other Public Road <input type="checkbox"/> Municipal Road maintained seasonally <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Water Access <input type="checkbox"/> Private Road

Section 8

What type of WATER SUPPLY is proposed?
<input type="checkbox"/> Publicly owned and operated piped water supply <input type="checkbox"/> Lake <input type="checkbox"/> Well (private or communal) <input type="checkbox"/> Other (specify) _____

Section 9

What type of SEWAGE DISPOSAL is proposed?
<input type="checkbox"/> Publicly owned and operated sanitary sewage system <input type="checkbox"/> Septic system (private or communal) <input type="checkbox"/> Other (specify) _____

Section 10

What type of STORMWATER DISPOSAL is proposed?
<input type="checkbox"/> Publicly owned and operated stormwater system <input type="checkbox"/> Other (specify) _____

Section 11

Are the water, sewage or road works associated with the proposed development subject to the provisions of the <i>ENVIRONMENTAL ASSESSMENT ACT</i>?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act?
<input type="checkbox"/> Yes <input type="checkbox"/> No

Section 12: OTHER APPLICATIONS

12.1 If known, identify whether the subject land or any land within 120 metres of the subject land is the subject of an application made by the applicant for approval of:		
Official Plan Amendment	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Zoning By-Law Amendment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Minor Variance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Plan of Subdivision	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Consent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Site Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No

12.2 If the answer to the above is yes, and if known, provide the following for each application noted:
File number of the application:
Name of the approval authority considering the application:
Lands affected by the application:
Purpose of the application:
Status of the application:
Effect of the application on the proposed amendment:

Section 13: EXISTING, PREVIOUS AND ADJACENT USES OF THE LAND

13.1 ALL EXISTING USE
<input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural <input type="checkbox"/> Parkland <input type="checkbox"/> Vacant <input type="checkbox"/> Other <hr/>

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

13.3 Are there any buildings or structures on the subject land?
<input type="checkbox"/> Yes <input type="checkbox"/> No

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

Type of Building or Structure	Setback from the front lot line (in metres)	Setback from the rear lot line (in metres)	Setback from the side lot line (in metres)	Setback from the side lot line (in metres)	Height (in metres & number of stories)	Dimensions or floor area (in metres)	Date of construction

13.4 ALL PREVIOUS USE

Residential
 Industrial
 Commercial
 Institutional
 Agricultural
 Parkland
 Vacant
 Other

13.5 ALL ADJACENT USE(S)

	NORTH	SOUTH	EAST	WEST
Residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parkland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other				

13.6 If Industrial or Commercial, specify use

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

Yes
 No
 Unknown

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

Yes
 No
 Unknown

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

- Possible uses that can cause contamination include: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

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

ACKNOWLEDGMENT CLAUSE

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

X

Date

X

Signature of Owner

13.16 Are the subject lands (or buildings) designated as architecturally or historically significant under the Ontario Heritage Act?

- Yes
- No
- Unknown

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

Section 14: NIAGARA PENINSULA CONSERVATION AUTHORITY

Pre-screening Criteria

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

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

- Yes
- No
- Unknown

14.4 Is there a valley slope on the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown

14.5 Is there known localized flooding or a marsh / bog area on or within 30 metres of the property?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown

X

 Date

X

 Signature of Applicant(s)

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

I/We _____
 Of the City/Town/Township of _____
 In the County/District/Regional Municipality of _____

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

DECLARED before me at the _____
 _____ Of _____
 In the _____ of _____
 This _____ day of _____
 A.D 20 _____

TO BE SIGNED IN THE PRESENCE OF A
 COMMISSIONER FOR TAKING AFFIDAVITS

X

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

A Commissioner, etc.

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

AUTHORIZATIONS

LOCATION OF SUBJECT LANDS:

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

(name of agent)

of the _____ of _____

to make an application on my/our behalf to the Council or the Committee of Adjustment for the City of Port Colborne for transaction concerning an application for Official Plan Amendment / Zoning By-law Amendment / Consent to Sever / Minor Variance or Permission / Draft Plan of Subdivision or Condominium / Site Plan Control Approval (please circle the appropriate application) in accordance with the *Planning Act*.

Dated at the _____ of _____

in the _____ of _____

this _____ day of _____ 20____

X

Signature of Witness

X

Signature of Owner

X

Signature of Witness

X

Signature of Owner

X

Signature of Witness

X

Signature of Owner

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

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

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

NOTE TO THE APPLICANT

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

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

Information on the Port Colborne Official Plan and Zoning Bylaw

- 2. Port Colborne Engineering & Operations Department
66 Charlotte Street, Port Colborne, Ontario L3K 3C8
Director of Engineering & Operations
(905) 835-2901, Ext. 203

Information on Servicing, Lot Grading and Drainage

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

Information about the Building Code and Permits

- 4. Region of Niagara Public Works Department
Development Services Division
Commissioner

2201 St. David's Road, P.O. Box 1042, Thorold,

(905) 685-1571

1-800-263-7215

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

- AND -

For concerns regarding Provincial Policy and Ministry responsibilities

5. The Niagara Peninsula Conservation Authority

250 Thorold Road West, Welland, Ontario L3C 3W2

Watershed Planner

(905) 788-3135 Ext 272

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

6. Ministry of Transportation of Ontario
Corridor Management Section

159 Sir William Hearst Ave, 7th Flr

[Toronto, Ontario M3M 1J8](#)

For information about signs and permits for lands fronting onto provincial highways

1-866-636-0663

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