



APPLICATION FOR APPROVAL OF A DRAFT PLAN OF SUBDIVISION OR CONDOMINIUM DESCRIPTION

Regional Municipality of Durham
Planning Department
605 Rossland Road East, 4th Floor
P.O. Box 623, Whitby, Ontario L1N 6A3
Telephone (905) 668-7711 Facsimile (905) 666-6208

This application form is to be used by persons or public bodies where the Regional Municipality of Durham is the Approval Authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land that is the subject of this application. The application is to be submitted to the **Regional Municipality of Durham, Planning Department, 605 Rossland Road East, 4th Floor, P.O. Box 623, Whitby, Ontario, L1N 6A3 – Telephone (905) 668-7711, or Toronto Line (905) 686-1651, or Facsimile (905) 666-6208.**

Submission of this application constitutes tacit consent for authorized Regional and area municipal staff representatives to inspect the subject lands or premises and to carry out any inspections, tests and investigations as may be required.

Pre-consultation

Pre-consultation is a mandatory part of the application process. Through this process, you will be informed of any requirements that may apply within the Durham Regional Official Plan and from Provincial policies and plans. Prior to submitting this form to the Region, it is required that at least one meeting be held with Regional Planning staff, staff from other Regional Departments, the area municipality, the applicable Conservation Authority and other review agencies as deemed appropriate. Following the meeting, the Planning Department shall prepare a Record of Pre-consultation outlining the information to be provided in order that the application may be deemed complete.

If this application does not conform to the Durham Regional Official Plan or Area Municipal Official Plan, applications to amend the respective Official Plans are required and must be submitted to and accepted by the Region and area municipality. This will facilitate co-ordinated circulation to the appropriate public bodies.

Completeness of the Application

The information in this form must be provided by the applicant. This information must be provided with the appropriate fee(s), draft plan and technical information or reports as outlined in this form and the Record of Pre-consultation to ensure the quickest and most complete review and to deem the application complete under the Planning Act. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. **As a result, if the required information is not provided, the application may be returned until these materials are submitted.**

Submission Requirements

Fees: (payable by cheque or money order)

- a non-refundable fee of **\$4,500.00** and \$100.00 per unit for units in excess of 50 units, payable to the Regional Municipality of Durham. An additional fee of \$1,125.00, payable to the Regional Municipality of Durham, must be submitted prior to final approval of the application;
- a non-refundable fee of **\$200.00** per parcel, payable to the Regional Municipality of Durham, for any developments based on partial or private services, which is the Regional Health Department's review fee; and
- A non-refundable fee payable to the applicable Conservation Authority, for lands potentially affected by flooding or erosion or other lands within its jurisdiction. Please contact the appropriate Conservation Authority to determine the exact fee amount (refer to page 11) for contact information.
- Please contact the appropriate area municipality to determine any additional fees they may collect.

Forms and Information:

- 10 copies** of the completed application form and declaration;
- 25 copies** of the draft plan, folded to a size suitable for mailing;
- the information required under Section 51(17) of the Planning Act (*shown on the face of the plan*);
- 10 copies** of each plan or map on an 8 ½" x 11" or 14" sheet of paper; and
- 6 copies** of all supporting technical and background reports. The nature of the information and/or reports will vary with the type of land uses proposed and the existing land use and topographic features.

Please also provide electronic versions of reports/plans. Measurements are to be indicated in metric units.



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Telephone (905) 668-7711 Facsimile (905) 666-6208

REGIONAL USE ONLY	DATE RECEIVED
File Number:	

Application for Approval of a Plan of Subdivision

Application for Approval of a Condominium Description

Resubmission of an earlier plan?

Yes No Unknown

(PARTIALLY SU-2015-01)

1. PRE-CONSULTATION

a) Have you formally consulted with staff of the Region of Durham, area municipalities and other agencies prior to submitting this application? Yes No

Date of Record of Pre-Consultation: SEPTEMBER 13, 2017

Parties/Agencies in Attendance: SEE ATTACHED

2. CONTACTS

Applicant Information	Mailing Address	Contact Numbers
Registered Owner* 245 2595 ONTARIO LTD. C/O MORRIS BONAKDAR	220 DUNCAN MILL RD. SUITE 401, TORONTO Postal Code M3B 3J5	Home N/A Business 416-995-8089 Fax N/A Email morris@venetiangroup.ca
Applicant** SAME AS ABOVE	Postal Code	Home Business Fax Email
Agent or Solicitor MICHAEL SMITH PLANNING CONSULTANTS; DEVELOPMENT COORDINATORS INC.	19027 LESLIE ST. SUITE 200, SHARON Postal Code L0G 1V0	Home N/A Business 905-478-2588 Fax 905-478-2488 Email michael@msplanning.ca
Ontario Land Surveyor ERTH SURVEYORS	1234 REID STREET UNIT 10, RICHMOND HILL Postal Code L4B 1C1	Home N/A Business 905-731-7834 Fax 905 731-7852 Email info@es-ols.com

* If more than one owner, please attach a sheet of paper with the required information. If numbered company, give name and address of principal owner.

** Owner's authorization (Section 13) is required if the applicant is not the owner.

a) Names and addresses of any mortgagees, holders of charges or other encumbrances

NO MORTGAGES

b) Correspondence should be sent to (one only): Owner Applicant Agent / Solicitor
This person will act as the **application co-ordinator**.

3. LOCATION OF LAND

a) Complete the applicable lines:

Area Municipality UXBRIDGE	Lot(s) 28	Concession(s) 7	Former Twp
Registered Plan No. 40M-2410	Lot(s) / Block(s) PT. BLK 45	Reference Plan No. 40R-7095	Part Number(s) 2-7
Municipal Address (number and name of street) 231-249 REACH ST.			Assessment Roll No(s) SEE PAGE ATTACHED

b) Are there any existing easements, rights-of-way, restrictive covenants or aboriginal land claims negotiations affecting the subject land or is it covered by a provincial / aboriginal co-management agreement?

Yes No

If yes, please describe.

c) Are there any existing easements, rights-of-way or other rights over adjacent properties affecting the subject land (i.e. mutual driveways)? Yes No

If yes, please describe and show on the plan the nature and location of the easement, rights-of-way or other rights over adjacent properties.

d) Indicate the location and area of adjoining or nearby land in which the owner has an interest, if any.

N/A

4. PROPOSED AND CURRENT LAND USE(S)

a) Complete the following table

Proposed Land Use(s)	Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (hectares)	NET Density (units / dwellings per hectare)
Detached residential	N/A	N/A	N/A	N/A
Semi-detached residential	N/A	N/A	N/A	N/A
Multiple attached residential	61	BLKS 1-12	2.05	29.75
Apartment residential	N/A	N/A	N/A	N/A
Seasonal residential	N/A	N/A	N/A	N/A
Mobile home	N/A	N/A	N/A	N/A
Other residential (specify)	N/A	N/A	N/A	N/A
Commercial	Nil	N/A	N/A	Nil
Industrial	Nil	N/A	N/A	Nil
Park, Open space, ROADS & COMMON ELEMENTS	Nil	BLKS 13-15	1.57	Nil
Institutional (specify)	Nil	N/A	N/A	Nil
Roads (PRIVATE CONDO)	Nil	SEE ABOVE	N/A	Nil
Other (specify)	Nil	N/A	N/A	Nil
Totals	61	15	3.62	29.75

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

PROPERTY CONSISTS OF 6 RESIDENTIAL PROPERTIES WITH EACH CONTAINING A SINGLE DETACHED DWELLING

c) What is the subject land currently designated in the applicable official plans and zoned in the zoning by-law?

Durham Regional Official Plan: LIVING AREA

Area Municipal Official Plan: RESIDENTIAL AREA & ENVIRONMENTAL CONSTRAINT AREA

Area Municipal Zoning By-law: B1-19 AS AMENDED BY 2017-023

d) Is there an airport nearby? Yes No

If **yes**, at what distance from site? W/A metres

e) Has the grading of the subject land been changed by the addition of earth or other material?

Yes No

5. SITE CONTAMINATION

The attached **Site Screening Questionnaire** must be completed by a Qualified Person and submitted with this application. SEE PHASE 1 ENVIRONMENTAL ASSESSMENT REPORT

6. MINIMUM DISTANCE SEPARATION FROM EXISTING LIVESTOCK FACILITIES

If the subject land is within 2000 metres of an existing livestock barn or manure storage facility, then the attached **Minimum Distance Separation Data** Sheet must be completed and submitted with this application. W/A

7. CONDOMINIUM APPLICATIONS ONLY (SEE COMPANION COMMON ELEMENT CONDOMINIUM APPLICATION)

a) Complete the following table:

Has a site plan for the proposed condominium been approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Number of parking spaces provided?		
Has a site plan agreement been entered into?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has a building permit for the proposed condominium been issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has construction of the development started?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If construction has been completed, indicate the date of completion.		
Is this a conversion of a building containing rental residential units?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes , indicate the number of units to be converted.		
(If yes , please refer to the applicable regional and area municipal official plan policies indicating the conditions to be satisfied to ensure an adequate supply of rental accommodation in the Region and the area municipality.)		

8. STATUS OF OTHER PLANNING APPLICATIONS

a) Has a previous application for approval of a plan of subdivision / condominium or a consent application ever been submitted for the subject land? Yes No FOR 241 REACH STREET

If **yes**, indicate the appropriate application file number(s) and the decision(s) made on the application(s).

File Number:	S-U-2015-01 C-U-2015-01	Decision:	DRAFT APPROVED
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b) Does this application conform to the Durham Regional Official Plan? Yes No

If **no**, a Durham Regional Official Plan Amendment application must be received and accepted by the Region, otherwise this application will be considered to be premature.

- c) Has an application for approval of a proposed Durham Regional Official Plan amendment been submitted for the subject land? Yes No **N/A**

If **yes**, indicate the Region's file number and the status of the application.

File Number:		Status:	
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- d) Does this application conform to the Area Municipal Official Plan? Yes No

If **no**, an Area Municipal Official Plan Amendment application must be received and accepted by the area municipality, otherwise this application will be considered to be premature.

- e) Has an application for approval of a proposed Area Municipal Official Plan Amendment been submitted for the subject land? Yes No **N/A**

If **yes**, indicate the area municipality's file number and the status of the application.

File Number:		Status:	
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- f) Has an application for approval of consent, site plan, minor variance, zoning by-law amendment or Minister's zoning order amendment application been submitted for the subject land? Yes No

If **yes**, indicate the following: **SUBMITTED CONCURRENT WITH THIS APPLICATION**

Type(s) of Application(s)	ZONING	File Number:		Status:	
Type(s) of Application(s)		File Number:		Status:	

- g) Has an application for approval of a consent, site plan, minor variance, zoning by-law amendment or Minister's zoning order amendment application been submitted for land within 120 metres of the subject land? Yes No **UNKNOWN**

If **yes**, indicate the following:

Type(s) of Application(s)	N/A	File Number:		Status:	
Type(s) of Application(s)		File Number:		Status:	

- h) Is the subject land covered by the Minister's zoning order? Yes No

If **yes**, what is the Ontario Regulation number? **N/A**

- i) Are the water, sewage, stormwater and/or road works associated with the proposal subject to the provisions of the Environmental Assessment Act? Yes No

If **yes**, briefly explain the works involved and attach a statement from a qualified engineer explaining the nature of the works and class(es) of Environmental Assessment required to implement the development.

9. PROVINCIAL POLICY

- a) Is this application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act? Yes No

Explain how the application is consistent with the Provincial Policy Statement (PPS) (incorporate as part of Planning Justification Report if possible).

SEE PLANNING JUSTIFICATION REPORT

- b) Explain how the application is consistent with Places to Grow, Growth Plan for the Greater Golden Horseshoe (incorporate as part of Planning Justification Report if possible).

SEE PLANNING JUSTIFICATION REPORT

- c) Is the subject land(s) within an area designated under any of the following provincial plans?

- Oak Ridges Moraine Conservation Plan (2002) Yes No
 Greenbelt Plan (2005) Yes No EXTERNAL CONNECTION POLICY
 Other (Specify): LSPP Yes No

Explain how the application conforms to or does not conflict with each of the applicable Provincial Plan(s) (incorporate as part of Planning Justification Report if possible).

SEE PLANNING JUSTIFICATION REPORT

10. SERVICING

- a) Indicate below the proposed type of servicing. Any servicing information/reports required are to be attached.

Method of Sewage Disposal	Method of Water Supply
<input checked="" type="checkbox"/> Municipal piped sewage system	<input checked="" type="checkbox"/> Municipal piped water system
<input type="checkbox"/> Individual septic system	<input type="checkbox"/> Individual wells
<input type="checkbox"/> Other ()	<input type="checkbox"/> Other ()

Note: All development on individual on-site sewage systems or tanks requires a geotechnical report and hydrogeological report. Before undertaking the preparation of such reports, consult the appropriate approval authority (Area Municipality or Region's Health Department) about the type of geotechnical report and hydrogeological assessment required.

11. REPORTS, MAPPING AND SIGNS

Reports

The application may be deemed incomplete without the submission of the required reports identified in the Record of Pre-consultation.

- a) List the title, author and date of any reports attached to this submission, if applicable.

Title	Author	Date
SEE ATTACHED LIST		

Digital Mapping Information

For more information on the preferred file formats and mapping specifications, contact the Region or the applicable area municipality. A computer disk containing the digital plotting of the proposed subdivision should be submitted with the application. The digital file should have a textual description of file format, map standards used, scale, contact person and location information, such as lot, concession and area municipality.

- b) Is digital mapping attached? Yes No

Sign(s) Information

A sign may be required to inform the public of the proposed application on the subject land. **Contact the area municipality for requirements and standards.** NOTED

12. AFFIDAVIT OR SWORN DECLARATION

a) Affidavit or Sworn Declaration for the Information Prescribed in the Planning Act (Please Print)

I, MICHAEL SMITH of the TOWN OF GEORGINA in the REGION OF YORK solemnly declare that all the statements contained in this application and in 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. I also agree to allow the Region of Durham and the area municipality, its employees and agents to enter up on the subject land for the purpose of conducting surveys and tests that may be necessary to review this application. I further agree for the purposes of the Municipal Freedom of Information and Protection of Privacy Act to authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I further agree to maintain all vegetation on site, including woodlots, and shall not cut or destroy any vegetation or re-grade the site during the processing of this application and fully understand and agree to comply with all of the acknowledgements as set out above.

Declared before me at the TOWN OF YORK of EAST GWILLIMBURY in the REGION OF YORK of this 3RD day of MAY 2016



Kaitlin Pearl Shropshire,
Commissioner of Oaths
a Commissioner, etc.,



Signature of Owner or Applicant

13. AUTHORIZATIONS Province of Ontario, for the Corporation of the Town of East Gwillimbury

Expires August 3, 2020.

a) If the applicant is not the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application must be attached or the authorization set out below must be completed by the owner.

Authorization of Owner for Agent to Make the Application

I, _____ own the subject land, that is the subject of this application for approval of a plan of subdivision or condominium description and I authorize MICHAEL SMITH PLANNING CONSULTANTS, DEVELOPMENT COORDINATORS LTD. to make this application.

Date

Signature of Owner

b) If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, _____ am the owner of the land that is the subject of this application for approval of a plan of subdivision or condominium description and, for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Date

Signature of Owner

14. CONSENT OF OWNER

I, _____ am the owner of the land that is the subject of this application for approval of a plan of subdivision or condominium description and, for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Date

Signature of Owner

Assessment Roll Numbers, Addresses, and Legal Description Reach Street Development - Uxbridge

Roll Number	Address	Legal Description
Roll No: 1829-040-009-18805-0000	231 Reach St.	40R-7095, Part 2
Roll No: 1829-040-009-18810-0000	235 Reach St.	40R-7095, Part 3
Roll No: 1829-040-009-18815-0000	237 Reach St.	40R-095, Part 4
Roll No: 1829-040-009-18820-0000	241 Reach St.	40R-7095, Part 7 (also described as 40R-14520 Parts 1 and 2); and 40R-28244, Part 1.
Roll No: 1829-040-009-18822-0000		
Roll No: 1829-040-009-18825-0000	245 Reach St.	40R-7095, Part 5
Roll No: 1829-040-009-18830-0000	249 Reach St.	40R-7095, Part 6;