



Town of Halton Hills
1 Halton Hills Drive
Halton Hills ON L7G 5G2
www.haltonhills.ca

SUBDIVISION/CONDOMINIUM/PART LOT



Office Use Only	
Date Received: _____ (YY/MM/DD)	Date Complete: _____ (YY/MM/DD)
Town File No.: _____	File Name: _____
Region File No.: _____	Fees: _____

Application For: please check applicable

- Condominium Condominium Exemption Part Lot Control By-law
 Condominium Conversion Subdivision

1. A Complete Application includes both prescribed and required information. Prescribed information, indicated in *italics* (pgs 1-5), by O. Reg. 196/96 as amended, is mandatory, must be provided as well as the declaration. Required information (normal type) is necessary for efficient processing and a proper planning evaluation. Without it, the application could be refused.

- 1.1 **1 original plus (15-copies [condo]; 20-copies [subd] and 1 diskette)** of the completed application form
- 1.2 **30 copies of the draft plan with key maps**, (folded to 8-1/2 x 14" size); (see section 10 of the application form and as required under Section 51(17) of the Planning Act)
- 1.3 **Application Fee(s)**; (see section 11 - Fees)
- 1.4 **2 copies** of each plan on an 8-1/2" by 11" cronoflex
- 1.5 **Pre-consultation Form** completed by the Region and the Town; (See Attachment 3 of the application form)
- 1.6 **4 copies** of all supporting planning justification, technical and background information reports shown as required by the Pre-consultation Form and this application form; (This varies with the type and circumstances of an application); include 1 PDF copy of each study)
- 1.7 Sign Requirements

Please list the reports or studies that accompany this application (and supply **3 copies** of each) here:

2. Location of Property

Location of Property (check an area and complete applicable boxes)

Georgetown Acton 401 Corridor Rural Area Niagara Escarp Plan Area

Assessment Roll Number: 2415- _____ Concession Number(s): 9 _____

Lot Number(s): W 1/2 21 _____ Former Township: Township of Esquesing _____

Registered Plan Number: _____ Lot(s)/Block(s): _____

Part(s): _____ Parcel Number: _____

Street Number & Name of Street/Road: _____

Are there any easements or restrictive covenants affecting the subject lands? If so, please describe the easement or covenants and its effect below:



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3. Applicant Information

3.1 Complete the information below and indicate one contact as the Primary Contact (PC).

All communications will be directed to the Prime Contact: David Matthews

give name

Registered Owner/Applicant Information

Property Owner Information: check one Person(s) Company

Registered Land Owner Name: _____

Name (if company): 2147925 Ontario Inc.

Company Officer: Romas Kartavicius

Address: 1443 Hurontario Street, Mississauga ON L5G 4H5

Email: romas@edenoak.com

Fax: 905-274-5050

Tel: 905-274-5500

Agent

Name: _____

Address: see Planning Consultant

Email: _____

Fax: _____

Tel: _____

Solicitor

Firm Name: Arnold Foster

Name: Herbert T. Arnold, Barrister & Solicitor

Title: _____

Address: 232A Guelph St. Suite 201, Georgetown ON L7G 4B1

Email: _____

Fax: _____

Tel: _____

Legal Name for use with Agreement: 2147325 Ontario Inc.

Planning Consultant

Firm Name: Matthews Planning & Management Ltd.

Name: David Matthews

Title: President

Address: 1470 Hurontario Street, Mississauga, ON L5G 3H4

Email: mattplan@pathcom.com

Fax: 904-274-1337

Tel: 905-274-1047

Engineer

Firm Name: Condeland Engineering

Name: Robert DiAngelis

Title: _____

Address: 85 Irondale Drive, Suite 100, Toronto ON

Email: condeland@rogers.com

Fax: 416-745-0179

Tel: 416-745-0833

Ontario Land Surveyor

Firm Name: Dolliver Surveying Inc.

Name: Don Dolliver

Title: _____

Address: 54 Mill Street East, Halton Hills (Acton), ON L7J 1H3

Email: surveys@dolliver.com

Fax: 519-853-1504

Tel: 519-853-2502



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4. Proposed Use of the Subject Lands

Please fill out the table below:

Proposed Uses	No. of Residential Units	No. of Lots/Blocks (as labeled on plan)		Area in Ha	Density Proposed (Specify Units/Ha)	This section for Condominium Applications Only		
		Lots	Blocks			Parking Provided	Bdrm. Count (by no. of Resid Units)	Floor Coverage M ²
Residential								
Detached Dwellings	32	1-32	-	5.432	5/ha			
Semi-Detached Dwellings	-							
Row, Townhouse (Multiple Attached) Dwellings	-							
Apartments Residential <ul style="list-style-type: none"> ▪ Less than 2 bedrooms ▪ 2 bedrooms or more 	-							
Other (Specify)	-							
Non-Residential								
Neighbourhood Commercial	Nil	-			Nil		Nil	
Other Commercial	Nil	-			Nil		Nil	
Industrial	Nil	-			Nil		Nil	
Local and Community Park	Nil	-			Nil		Nil	
Open Space and Hazard land	Nil	-			Nil		Nil	
Institutional (Specify)	Nil	-			Nil		Nil	
Road Allowances	Nil	St.'A'		1.020	Nil		Nil	
Other (Specify)	Nil	SWM	33	0.434	Nil		Nil	
Total				6.886				

Additional Information for Condominium Applications Only:

New Building – section to be filled out by applicant intending to build new.

- (a) Has a site plan been approved? Yes No Site Plan File No.: _____
- (b) Has a site plan agreement been entered into? Yes No
- (c) Has a building permit been issued? Yes No
- (d) Is the proposed development under construction? Yes No
- (e) If construction is completed, indicate date of completion? _____

(YY/MM/DD)



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Existing Building – section to be filled out by applicant requesting condominium conversion

- (a) Is this a conversion of an existing building containing rental residential units? Yes No
 Date of Construction: _____
 (YY/MM/DD)
 if Yes, indicate the number of units to be converted: _____ Units.
- (b) Have the existing tenants been surveyed for their position on the proposed conversion? Yes No
 If Yes, provide the results of the survey. (Attach necessary material)
- (c) The applicant is advised that an Engineering report, indicating the structural integrity of the Building(s) proposed to be converted may be required as part of the processing of the application.

5. Status of Other Planning Applications

- 5.1(a) What is the land use designation of the site in the approved Regional Official Plan (and/or NEC Plan) if applicable)?
 Hamlet
- (b) Has a separate application for a Regional Official Plan (and/or NEC Plan) Amendment been made?
 Yes No File No.: _____ Other (Explain)
 Not required
- 5.2(a) What is the land use designation of the site in the approved Town of Halton Hills Official Plan?
 Hamlet Residential
- (b) Has a separate application for a Local Official Plan Amendment been made?
 Yes No File No.: _____ Other (Explain)
 Glen Williams Secondary Plan
- 5.3 Has the subject land ever been subject of a previous application for approval of a plan of subdivision or a consent?
 Yes No Unknown
 If Yes, and if known, indicate the application file number and the decision made on the application.
 Consent to sever lands fronting 8th Line - Approved; File #not known; Previous draft plan of subdivision (24T-03002H)
- 5.4 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment application?
 Yes No Unknown
 If Yes, and if known, indicate the file number and the status of the application.
 Concurrent zoning application - file number not yet assigned
- 5.5 Does the proposal conform to the existing: Regional Official Plan? Yes No
 Local Official Plan? Yes No
 Note: Section 6 of this application also deals with all of the Servicing aspects of the proposal. Does this proposal conform to all Town and Regional servicing policies (i.e. phasing plans) of the approved Official Plan?
- 5.6 What is the existing zoning of the subject land? Rural RU Zone; Site specific Zoning By-law required
 Does the proposal conform to the existing zoning? Yes No



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6. Servicing

Water Supply and Sewage

	Yes	No	Studies Required Now	Attached
6.1 – Halton Region Sanitary Sewers	x		None	N/A
6.2 – Halton Region Piped Water	x		None	N/A
6.3 – Private wells and/or septic for a residential subdivision only, with five or fewer lots (or units)			A hydrogeological study	
6.4 – Private wells and/or septic for a residential subdivision only, with six or more lots (or units)			A justification study required including information on known water quality problems, depth of overburden, and soil types.	
6.5 – Any development on individual private services not covered in 6.3 and 6.4.			A hydrogeological study	

Storm Drainage

6.6 – Town Sewers	x		A storm water management study	
6.7 – Town Ditches, Swales				
6.8 – Others (Specify)				

Roads and Access

6.9 – Public Road(s)	x		Traffic management study may be required later (see Pre-Consultation form)	
6.10 – Private Road(s)			Not usually permitted	N/A



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7. Affordable Housing Information

Instructions

For applications that include permanent housing (i.e. not seasonal), fill in the form below. For each type of housing and unit size, complete the rest of the row.

Housing Type	No. of Units	Unit Size (sq.ft.)/ Lot Frontage	Tenure	No. of Bedrooms	For Town Use Only
Single Detached	32	Various	Freehold	Varies	
Link/Semi-Detached					
Row or Townhouse					
Apartment Block(s)					
Other types or Multiples					

Note: 'Tenure' means ownership (freehold/condominium/cooperative), market rental and/or assisted rental municipal non-profit other.

Additional Information



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8. Regard to Provincial Policies

Information and supporting documentation should be provided indicating how the approval of the proposed sub-division or condominium "has regard for" matters of Provincial interest as set out in Provincial Policy Statement and section 2 and 3 of the Planning Act.

The following table below lists the features and development circumstances contained in the Provincial Policy Statement. Complete the table and submit the information indicated. If this information exists in a report or is shown on a map, please attach it and indicated the report name and/or page number in the appropriate space in the table. If the information is not submitted, it may not be possible to do a complete and proper planning evaluation.

Note: Commencing April 1, 1996, the Region is the review agency and is responsible for protecting provincial land use policy interests as set out in the municipal plan review memorandum between the Province and Halton Region.

Features or Development Circumstances	a) if a feature, is it on site or within 500m OR b) if development circumstance, does it apply		If a feature, specify distance in meters	Potential Information Needs
	Yes	No		
Non-farm development near designated urban areas or rural settlement areas		X	Metres	Demonstrate sufficient need for 20 yr projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹		X	Metres	Assess development for residential and other sensitive uses within 70 meters.
Class 2 Industry ²		X	Metres	Assess development for residential and other sensitive uses within 300 meters.
Class 3 Industry ³ within 1000 meters		X	Metres	Assess development for residential and other sensitive uses within 1000 meters.
Land Fill Site		X	Metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		X	Metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilisation pond		X	Metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway line		X	Metres	Evaluate impacts within 100 meters.



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Features or Development Circumstances	a) if a feature, is it on site or within 500m OR b) if development circumstance, does it apply		If a feature, specify distance in meters	Potential Information Needs
	Yes	No		
Controlled access highways or freeways, including designated future ones		X	Metres	Evaluate impacts within 100 meters.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater		X	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.
High voltage electric transmission line		X	Metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors		X		Will the corridor be protected?
Prime agricultural land		X		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations	X		Metres	Development to comply with the Minimum Distance Separation Formulae.
Mineral aggregate resource		X	Metres	Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		X	Metres	Will development hinder continuation of extraction?
Existing pits and quarries		X	Metres	Will development hinder continued operation or expansion?
Significant wetlands		X	Metres	Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species		X	Metres	Demonstrate no negative impacts.
Significant fish habitat, valleylands, areas of natural and scientific interest, wildlife habitat		X	Metres	Demonstrate no negative impacts.
Sensitive groundwater recharge areas, headwaters and aquifers		X	Metres	Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.



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Features or Development Circumstances	a) if a feature, is it on site or within 500m OR b) if development circumstance, does it apply		If a feature, specify distance in meters	Potential Information Needs
	Yes	No		
Significant built heritage resources and cultural heritage landscapes		X		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources		X		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		X		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		X		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. (relates to Halton Hills). Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA. (relates to Halton Hills)
Hazardous sites ⁴ and rehabilitated mine sites		X		For development on rehabilitated mine sites, an application for approval from the Ministry of Northern Development and Mines should be made concurrently.
Contaminated sites		X		Assess an inventory of previous uses in areas of possible soil contamination. Phase 1 required.

1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. 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.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (Karst topography).



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9. Land Use for the Site and Surrounding Area

9.1 Location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest:

No adjoining interest

9.2 What is the current use of the subject land?

Vacant

9.3 What were the previous uses of the Subject land, if known?

Vacant

9.4 Potentially contaminated sites:

1) Has there been an industrial or commercial use of the site or adjacent land?

Yes No

Last Year of Use: _____

2) Has there been filling on the site?

Yes No

3) Is there reason to believe the site may have been contaminated by former uses either on the site or on adjacent sites? (i.e. gas station, petroleum or other fuel stored on site or adjacent site)

Yes No

Has a Phase I Environmental Study been undertaken of the property in accordance with MOEE Guidelines including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the Region? This study must be prepared by a qualified consultant. Is report attached? Yes

If No, on what basis did you come to the determination that such a study is not necessary?

9.5 Are any of the water, sewage and road works associated with the proposed development subject to the provisions of Schedule C of the MEA Class Environmental Assessment for Municipal Projects?

Yes No

9.6 Subsurface Rights

Are the subsurface rights and the surface rights to the property held by the same owner?

Yes No

If the answer is No, who owns the subsurface rights? _____

(Please have the owner complete the declaration on the following page)

9.7 Are there woodlot(s) and/or other significant trees/vegetation existing on the subject property?

Yes No

If Yes, please advise how significant woodlots, trees and vegetation is to be accommodated/addressed?

9.8 Is the subject property considered a heritage resource?

Yes No

9.9 Are there any significant heritage resources on the property?

Yes No



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 1 Halton Hills Drive
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Declaration

This must be completed by the Applicant for the proposed development site.

I/we David Matthews of the City of Mississauga in the
 (name of applicant) (name of city, town, township, etc.)

Region of Peel, 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.

Declare before me at the

City of Mississauga in the Region of Peel this 22nd day of MAY 2009.
 (name of city, town, township, etc.)



 Signature of Applicant

by David Johnston, a Commissioner, etc.
Regional Municipality of Peel, for
Matthews Planning & Management Ltd.
 Expires February 15, 2012

 Commissioner of Oaths



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 1 Halton Hills Drive
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Owner Authorization (Required only if party other than owner is making this application)

File No.: _____

If an agent is employed, the owner(s) must complete the following (or provide similar authorization on the face of the draft plan):

I/we 2147925 Ontario Inc.

 (name(s) of owner, individuals or company)

the owner(s) of the land being the registered owner(s) of the subject lands, hereby authorize and appoint: Matthews Planning & Management Ltd.

as my/our agent to prepare and submit this application, draft plan of subdivision/condominium (and LOPARZ – if applicable) for approval, and to conduct all communications on my/our behalf respecting same,.

Signature(s): 

X _____
Romas KARTAVICIUS

 (print name including company, if applicable)

X _____

 (print name including company, if applicable)

Date: 2009/05/22
 (YY/MM/DD)

Note:
 • It is required that persons signing this authorization on behalf of companies/corporations have the necessary authority to bind those corporation(s).



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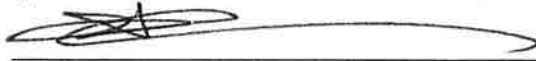
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Owner's Consent

In accordance with the provisions of the Planning Act, it is the policy of the Town of Halton Hills to provide public access to all development applications and supporting documentation.

David Matthews _____ agrees and acknowledges that this application and any
 (print name of applicant or agent)
 supporting material, including studies and drawings, filed with the application is public information, and
 forms part of the public record. As public information, David Matthews hereby consents to the
 (the applicant or agent)

Town photocopying and releasing the application and supporting materials for either its own use in the
 processing of the application or at the request of any third party.



 Signature of Applicant

2009/05/22

 Date
 (YY/MM/DD)

Subdivision/Condominium File No. _____

Authorization From The Owner Of The Subsurface Rights

I, No owner of Subsurface Rights , owner of the subsurface rights for the subject property, am aware
 of this application and consent to it.

 Signature of Applicant

 Date
 (YY/MM/DD)

Address: _____

Email: _____ Fax: _____ Tel: _____

This Application Package Must Be Submitted To:

Town of Halton Hills
 Planning Department
 1 Halton Hills Drive
 Halton Hills ON L7G 5G2

Tel: 905-873-2601
 Fax: 905-877-3524
 Website: www.haltonhills.ca



SUBDIVISION/CONDOMINIUM/PART LOT APPLICATION

Subdivision/Condominium Preliminary Engineering Information Required

If Regional services are proposed or existing please submit a pre-engineering report satisfactory to the Regional Commissioner of Public Works (3-copies) with the necessary drawings which indicated the proposed or existing overall servicing scheme and which also covers the following points:

Sanitary Sewers

- a) Indicate location of existing sewers on/or adjacent to proposed development:
 See Functional Servicing Report (enclosed)

- b) If the land to be developed is 2-ha (5-acres) or more, what will be the influence on trunk and semi-trunk mains in the area?

- c) Will existing installation have to be adjacent or relocated to serve the proposed development?

Watermains

- a) Indicate location of existing watermains on/or adjacent to proposed development:

- b) If development presents a major increase in demand, what effect is anticipated on the existing serviced area?

- c) If lands beyond the proposed development are to be serviced through this development, suitable arrangements are to be indicated:

- d) Will existing installations have to be adjusted or relocated to serve the proposed development?

- e) Identify the pressure zone(s) within which the proposed development lies:

Storm Sewers (Regional Roads)

- a) i. Indicate quantity and direction of drainage:

- ii. For open ditches, indicate culverts, their size and the ditch inverts:

- b) Show all topography within 46m (150-feet) radius of the proposed streets intersecting with a Regional Road:

- c) Show all square iron bars and monuments:

Note:
 For further information on this requirement, please contact the Director, Engineering Services, Regional Public Works Department at 825-6000 Ext. 6030