



Planning
Department

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

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

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: Letter dated September 12, 2017

Parties/Agencies in Attendance: Township, Region, Hydro One, LSRCA

2. CONTACTS

Applicant Information	Mailing Address	Contact Numbers
Registered Owner * Evedale Developments Limited	2 Farr Avenue Sharon ON Postal Code LOG 1V0	Home 905-392-7553
		Business
		Fax 905-836-8308
		Email davidsud@rogers.com
Applicant ** Sames as owner		Home
		Business
		Fax
		Email
Agent or Solicitor GHD Limited c/o Bryce Jordan	65 Sunray Street Whitby, ON Postal Code L1N 8Y3	Home
		Business 905-429-4966
		Fax 905-432-7877
		Email bryce.jordan@ghd.com
Ontario Land Surveyor H.F Grander Co. Ltd.	1575 ON-7A Port Perry, ON Postal Code L9L 1A6	Home
		Business 905-985-3600
		Fax 905-985-2347
		Email HFG@HFGOLS.ca

* 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

N/A

- 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) 31	Concession(s) 7	Former Twp Uxbridge
Registered Plan No.	Lot(s) / Block(s)	Reference Plan No.	Part Number(s)
Municipal Address (number and name of street) Brock Street East			Assessment Roll No(s)

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.

Hydro Line - UX15154, Hydro Line D495598, Region of Durham Sanitary Sewer - LT1033701

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 N/A

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				
Semi-detached residential	----	3 Part Lots	0.11	----
Multiple attached residential	94	1	3.06	31.6
Apartment residential / mixed use	5	1	0.29	17.2
Seasonal residential				
Mobile home				
Other residential (specify) Future Development		1	0.31	
Commercial	Nil			Nil
Industrial	Nil			Nil
Park, Open space	Nil	1	0.73	Nil
Institutional (specify)	Nil			Nil
Roads	Nil		0.40	Nil
Other (specify) Road Widening	Nil		0.09	Nil
Totals	99	7	4.99	

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

Vacant

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 and mixed use area

Area Municipal Zoning By-law: R2-24/RH/RU/C6/EP-57

d) Is there an airport nearby? Yes No

If **yes**, at what distance from site? _____ 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.

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.

7. CONDOMINIUM APPLICATIONS ONLY

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?	Vistor Spaces	
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

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

File Number:	SU-2005-02	Decision:	Draft Approved but Lapsed
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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

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

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:

Type(s) of Application(s)	ZBL Amendment	File Number:	Not yet assigned	Status:	simultaneously submitted
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

If **yes**, indicate the following:

Type(s) of Application(s)		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? _____

- 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 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 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
 Other (Specify): _____ 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).

The subject property is located within the Uxbridge Urban Area which is a recognized designated Settlement Area within the Plan

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
Functional Servicing Report		
Phase I ESA		
Archaeological Letter Report		
Traffic Report		
Planning Report		

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.**

12. AFFIDAVIT OR SWORN DECLARATION

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

I, _____ of the _____ in the

_____ 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 Whitby in the Region of Durham this 4th day of December 2017

Jeanne Patricia Dynes, a Commissioner, etc.,
Province of Ontario, for GPD Limited
Expires June 20, 2019



Commissioner of Oaths



Signature of Owner or Applicant

13. AUTHORIZATIONS

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 _____ 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.

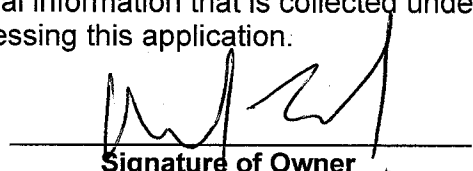
Date

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

Conservation Authority Fee Collection Form

Please complete the following and attach to your planning application

Check relevant Conservation Authority:

- Central Lake Ontario Conservation Office**
100 Whiting Avenue, Oshawa, Ontario, L1H 3T3 Tel: (905) 579-0411 Fax: (905) 579-0994
- Ganaraska Region Conservation Authority**
P.O. Box 328, Port Hope, Ontario, L1A 3W4 Tel: (905) 885-8173 Fax: (905) 885-9824
- Kawartha Region Conservation Authority**
277 Kenrei Road, RR #1, Lindsay, Ontario, K9V 4R1 Tel: (705) 328-2271 Fax: (705) 328-2286
- Lake Simcoe Region Conservation Authority**
120 Bayview Parkway, Box 282, Newmarket, Ontario, L3Y 4X1 Tel: (905) 895-1281
Fax: (905) 853-5881
- Toronto and Region Conservation Authority**
5 Shoreham Drive, Downsview, Ontario, M3N 1S4 Tel: (416) 661-6600 Fax: (416) 661-6898

Date:				Application #:	
	Year	Month	Day		

1.	Name of Applicant / Agent GHD Limited c/o Bryce Jordan	Tel: 905-429-4966
	Address 65 Sunray Street, Whitby ON L1N 8Y3	Fax: 905-432-7877
2.	Registered Owner Evendale Development Ltd.	Tel: 905-392-7553
	Address 2 Farr Avenue, Sharon ON L0G 1V0	Fax: 905-836-8308
3.	Legal Description (lot and concession numbers)	Lot 31, Concession 7
4.	General Location:	Uxbridge
5.	Municipality	Uxbridge

Please consult the Conservation Authority to confirm the appropriate fee prior to completing the applicable boxes below. Please attach the fee made payable to the **appropriate Conservation Authority**.

APPLICATION TYPE	NUMBER OF APPLICATION(S) PROVIDED	FEE AMOUNT PROVIDED
Plan of Subdivision	1	\$ 14,000
Plan of Condominium		
Consent / Severance		
Site Specific Official Plan Amendment		
Site Specific Zoning By-law Amendment	1	\$ 500
Site Plan Approval (Section 41)		
Minor Variance		

- Please check box if receipt required from the Conservation Authority

NOTE: Only one set of application fees (the highest fee) will apply when processing and reviewing consolidated application circulation. Additional fees may apply to applications which require extensive investigation (*i.e. reports*) by conservation authority staff. The applicant will be informed by letter of these additional fee requirements if applicable.

FOR CONSERVATION AUTHORITY USE ONLY

Date Received:				CFN:	Recipient:
	Year	Month	Day		