

**PLANNING DEPARTMENT OF THE  
TOWNSHIP OF RAMARA**



**Application For Plan of Subdivision**

# APPLICATION FOR PLAN OF SUBDIVISION

## APPLICATION GUIDE

This application form is to be used by persons and public bodies for the purposes of seeking plan of subdivision approval under Section 51 of the *Planning Act*. The Township of Ramara is the Approval Authority for plans of subdivision pursuant to subsection 51.2 (2) of the *Planning Act*. The County of Simcoe delegated approval authority to the Township of Ramara effective September 4, 2007.

### Completeness of Application

The complete application submitted to the Township of Ramara includes the following:

- This application form to be completed by the Applicant.
- The information and material required by the provisions of the *Planning Act* and the Township of Ramara.
- The proposed draft plan of subdivision.
- The required application fee payable to the Township of Ramara.

The Township will notify the applicant when the application is considered to be complete.

PLEASE TYPE OR PRINT CLEARLY AND COMPLETE ALL APPLICABLE SECTIONS OF THIS APPLICATION FORM.

### Submission Requirements:

The following number of copies are to be provided to the Township of Ramara as part of this application.

- One (1) commissioned original application form including the owner's authorizations.
- One (1) cheque payable to the "Township of Ramara".
- One (1) copy of all required information and material contained in reports prepared in support of this application.
- One (1) copy of the proposed plan of subdivision folded to 8½"X 11".
- One (1) electronic draft plan of subdivision in AUTOCAD (dwg) format.
- One (1) hard copy of application.
- One (1) electronic copy of application.
- One (1) Shapefile for plan of subdivision.

The complete application should be submitted to the Township of Ramara Building and Planning Department, 2297 Highway 12, PO Box 130 Brechin ON L0K1B0.

Plan of Subdivision Process

The Township of Ramara has prepared a manual that guides Council and Staff. For information on the anticipated process and the status of this Application, please contact the Township's Planning and Zoning Administrator at 705-484- 5374, during normal business hours.

## APPLICATION FOR A PLAN OF SUBDIVISION

### FOR TOWNSHIP USE ONLY

Plan of Subdivision File Number \_\_\_\_\_

Data Application Received \_\_\_\_\_

Date Application Complete \_\_\_\_\_

### 1.0 Applicant Information

Name	Mail & E-Mail Address	Phone and Fax Number
Registered Owner:*		
Applicant:**		
Agent:		
Ontario Land Surveyor:		

\* If a numbered company, provide name and address of principal owner.

\*\* If Owner is not the Applicant, Owner's Authorization is required.

To whom should all correspondence be sent: (one person only) \_\_\_\_\_

**THE APPLICANT IS REQUIRED TO SUBMIT A PLANNING REPORT PREPARED BY A REGISTERED PROFESSIONAL PLANNER THAT PROVIDES A SUMMARY OF THE PROPOSED SUBDIVISION PLAN AND EXPLAINS AND ELABORATES ON THE INFORMATION AND MATERIAL REQUIRED TO BE SUBMITTED IN THIS APPLICATION.**

## 2.0 Pre-Application Consultation

Date(s) of Pre-Application Consultation meetings with Township:

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## 3.0 Location and Description of Lands

<b>County:</b> Simcoe	<b>Township:</b> Ramara	<b>Former Township:</b> Mara <input type="checkbox"/> Rama <input type="checkbox"/>	<b>Settlement Area:</b>
<b>Lot Number:</b>	<b>Concession No.:</b>	<b>Registered Plan No.:</b>	<b>Reference Plan No.:</b>
<b>Street Number(s):</b>	<b>Street Name (s):</b>	<b>Assessment Roll No.(s):</b>	<b>Part Number(s):</b>

**3.0** Describe any easements and restrictive covenants on lands:

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**3.1** Describe any existing registered plans or draft plans that apply to these lands.

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**3.2** Identify on the plan, all lands abutting the subject lands that are owned by the same owner.

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## 4.0 Existing Land Use Characteristics

4.1 Describe the existing use of the land

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4.2 The total area of the land (Hectares)

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4.3 The frontage(s) on public streets (metres):

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4.4 Length of time existing uses continued \_\_\_\_\_

4.5 Use(s) of existing buildings and structures

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4.6 Will existing buildings and structures be demolished? Yes  No  Explain.

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4.7 Is there reason to believe that the lands may be contaminated based on the historical use of the land or lands in the area? Yes  No  Explain.

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4.8 Has an Environmental Site Assessment been prepared for this land or is one currently being prepared? Yes  No  Explain.

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4.9 Is here a Record of Site Condition or is there an application?

Yes  No  Explain.

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4.10 Are any buildings, structures, features on the lands or in the area designated under the *Ontario Heritage Act* or under consideration for designation?

Yes  No  Explain.

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4.11 Does the subject land contain any areas of archaeological potential?

Yes  No  Explain.

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## 5.0 Municipal Planning Information

5.1 The existing Designation in the Ramara Official Plan:

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5.2 The existing Designation in the County of Simcoe Official Plan.

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5.3 Is there a requirement to amend the Official Plans? Yes  No   
Explain.

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5.4 Has an application for an Official Plan amendment been submitted?

Yes  No  Explain.

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5.5 What is the nature and status of the Official Plan amendment application?

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5.6 The existing Zoning Category in Ramara Zoning Bylaw 2005.85

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5.7 Map Numbers in Zoning Bylaw Schedule.

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5.8 Is there a requirement to amend the Zoning Bylaw? Yes  No   
Explain.

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5.9 Has an application to amend the Zoning Bylaw been submitted?  
Yes  No  Explain.

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5.10 What is the nature and status of the Zoning Bylaw amendment application?

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5.11 Has a previous application for approval of a plan of subdivision or a consent ever been submitted for the subject lands? Yes  No   
Explain file number and decision.

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5.12 Has an application for a minor variance, approval of a site plan, an amendment to an official plan, an amendment to a zoning bylaw ever been submitted for the subject lands? Yes  No  Explain file number and decision.

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## 6.0 Proposed Land Uses

6.1 Does this application address affordable housing in the Township?

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6.2 Are there any water supply, wastewater treatment or road works associated with the proposed development considered as Schedule "C" works under the *Environment Assessment Act*? Yes  No  If yes, please describe how the applicant intends to address this.

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6.3 What is the gross residential unit density per hectare for the total land area subject of this application?

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6.4 What is the gross residential unit density per hectare for the total land area subject to this application minus the lots, blocks, etc. proposed as public ownership and non-residential uses?

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6.5 On the following table, identify the proposed land uses shown on this plan.

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Proposed	Units, dwellings	Lots and Blocks	Area (hectares)	Net unit, Dwelling per ha.	Parking Spaces
Single detached residential					
Semi-detached residential					
Street townhouses					
Cluster townhouses					
Apartment residential					
Commercial				-----	
Industrial				-----	
Institutional				-----	
Public Space/Recreational	-----			-----	
Natural Area	-----			-----	-----
Stormwater management pond				-----	-----
Public roads	-----			-----	-----
Road widening	-----			-----	-----
Reserve blocks	-----			-----	-----

Trails	-----			-----	-----
Walkways	-----			-----	-----
Other	-----			-----	-----
Totals					

### Storm Water Management

Service Type	Development Proposed	Yes	No	Required Action	Attached
Piped sewers	Any development			Preliminary storm water management report	
Ditches or swales	Any development			Preliminary storm water management report	
SWM Pond	Any development			Preliminary storm water management report	
Infiltration trenches	Any development			Preliminary stormwater management report	
Other					

## Roads and Access

Service Type	Development Proposed	Yes	No	Required Action	Attached
Provincial Highway	Any development			Traffic Study. Access Permit and Land Use Permit are required later.	
County Road	Any Development			Traffic Study.	
Township Road	Any Development			Traffic Study.	
Water Access	Any Development			Fish Habitat and Hazard Studies. Parking & docking facilities.	

## 7.0 Proposed Servicing Infrastructure

Complete the following tables in full whether or not identified technical information and material are attached to this application.

### Wastewater Treatment

Service Type	Development Proposed	Yes	No	Required Action	Attached
Municipal Piped System	Any development			Determine whether capacity available	
Communal System	More than 5 lots/units or more than 4,500 litres per day			Servicing options report, and hydrogeological report	
Individual Systems	5 or less lots/units and less than 4,500 litres per day			Hydrogeological report	
Other	Described by Applicant			To be determined	

## Water Supply

Service Type	Development Proposed	Yes	No	Required Action	Attached
Municipal Piped System	Any development			Determine whether capacity available	
Communal System	More than 5 lots/units or more than 4,500 litres per day			Servicing options report, and hydrogeological report	
Individual Systems	5 or less lots/units and less than 4,500 litres per day			Hydrogeological report	
Other	Described by Applicant			To be determined	

## 8.0 Matters of Provincial Interest

- 8.1 The *Planning Act* requires that all planning applications shall be consistent with the Provincial Policy Statement. The applicant shall indicate in a planning report with sufficient detail, the manner in which this proposed development is consistent with Provincial Policy Statement 2005. In explaining consistency, the planning report should refer to provincial policies requiring actions by the applicant, particularly where policies set limitations or prohibitions and how this development achieves the desired outcomes.
- 8.2 The Township of Ramara is within the area of the Growth Plan for the Greater Golden Horseshoe. The applicant shall indicate whether the proposed application conforms with or is not in conflict with this Growth Plan.

## 9.0 Other Information and Material

The Ramara Official Plan and the incorporated secondary plans set out additional information and material that the Township of Ramara may require for each application. The following lists the information and material that will be determined in the pre-application consultation.

### **Ramara Official Plan**

- Compliance of proposed lots created by plan of subdivision with policies of applicable land use designations in Section 9. (Section 5.1.12.4)
- Railway noise study in consideration of new sensitive land uses located within 300 metres of principle main line right-of-way. (Section 5.1.14.1)
- Railway vibration study in consideration of new sensitive land uses located within 75 metres of principle main line right-of-way. (Section 5.1.14.2)
- Environmental Impact Study to determine no negative impact on natural area features and ecological functions adjacent to Core Areas and Corridors and Supportive and Complementary Areas and Corridors. (Section 5.2.3.10)
- Environmental Impact Study and Management Plan to determine restoration of degraded natural areas designated and identified in the Ramara Official Plan. (Section 5.2.3.16) Environmental Impact Statement for development/site alteration within and/or adjacent to Natural Area features and functions in Section 5.2.3. (Section 5.2.4)
- Study to establish criteria for development and/or site alteration in hazardous lands other than those in sections 5.2.5.2 and 5.2.5.3. (Section 5.2.5.4)
- Hydrogeological and hydrological studies and wellhead protection studies to consider water taking and use in sensitive groundwater recharge and discharge areas. (Section 5.3.5.3)
- Subwatershed studies and plans for large water takings to determine groundwater quality and quantity characteristics. (Section 5.3.5.4)
- Archaeological assessments for development and/or site alteration. (Section 5.6.1.2)
- Cultural heritage impact statement where development or site alteration includes or is adjacent to significant built heritage or cultural heritage landscapes. (Section 5.6.1.3)

- Impact Assessment for any development and/or site alteration within 500 metres of an active or closed waste disposal site as identified on Schedule "E" of the Ramara Official Plan. (Section 6.4.2)
- Traffic Impact Study and/or Road Engineering Study. (Section 6.6.14)

Atherley-Uptergrove Secondary Plan

- Recognition of water quality targets established in "Assimilative Capacity Study" for Lake Simcoe. (Section 10.4.1.2)
- Market impact and planning studies for new and expanded business establishments in commercial development areas. (Section 10.4.4.7)
- Planning study to establish new neighbourhood shopping nodes. (Section 10.4.4.15)

Rama Road Special Development Area Secondary Plan

- Recognition of water quality targets for Lake Couchiching (Section 10.5.1.2)
- Issues to be addressed for "Destination Commercial" development proposals. (Section 10.5.3.6)
- Planning Study for new and expanded projects with "Destination Commercial" area. (Section 10.5.3.7)

Any other information and material that the Applicant believes is useful to the Township of Ramara and other public bodies in support of this application may be included in the Planning Report or indicated below.

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**FREEDOM OF INFORMATION**

For the purposes of the Municipal 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 any information that is collected under the authority of The Planning Act for the purposes of processing this application.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**AUTHORIZATION**

If the applicant is not the owner(s) of the land that is subject to this application, the authorization set out below must be completed by the owner.

I/WE \_\_\_\_\_ am/are the owner(s) of the land that is subject to this minor variance application. I/WE authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my/our personal information for the processing of this application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*Information provided in this application will become part of a public record*



**DECLARATION**

I/WE \_\_\_\_\_ of \_\_\_\_\_  
solemnly declare that:

- All the above statements and the statements contained in all of the exhibits transmitted herewith 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 it made under oath and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME AT  
THE \_\_\_\_\_  
IN THE \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_.

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

\_\_\_\_\_  
OWNER/APPLICANT/AGENT

\_\_\_\_\_  
A commissioner, etc ...

\_\_\_\_\_  
OWNER/APPLICANT/AGENT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ACKNOWLEDGEMENT**

I/WE, \_\_\_\_\_, hereby acknowledge receipt of a copy of Bylaw #2020.15 for the Corporation of the Township of Ramara, being a bylaw to establish a Tariff of Fees for the Processing of Planning applications, and agree to be bound by the terms thereof.

I/WE hereby agree to pay all advertising costs, consulting fees and any legal fees incurred by the Township of Ramara in connection with the processing of Application File # \_\_\_\_\_. (Including, but not restricted to, professional planning fees, engineering fees, and legal fees, in addition to the municipal costs associated with this application, and; do also hereby acknowledge and agree to assume all costs incurred by the Township of Ramara associated with any appeal to the Ontario Land Tribunal (OLT) with respect to this application.)

I/WE acknowledge that all expenses incurred by the Township regarding this application will be invoiced to ME/US and will be paid by ME/US within 30 days of the Township's invoice date.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
SIGNATURE\_\_\_\_\_  
DATE\_\_\_\_\_  
SIGNATURE\_\_\_\_\_  
DATE