



DATE: \_\_\_\_\_

## Pre-Permit Zoning Review with Grading

### LOCATION OF SUBJECT LANDS:

Street Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

### REGISTERED OWNER:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Note: Consent or authorization of the owner must accompany this application if applicant is not the registered owner of the property.

### NAME OF APPLICANT:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### AGENT

Company Name: \_\_\_\_\_

Contact: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Communication to be sent to: ☐ Owner ☐ Applicant ☐ Agent

**\*\*MUST BE COMPLETED IN FULL\*\***

**Site Details**

Site Area (sq.m)		
Number of Storeys		
Building Height (m)		
Gross Floor Area (sq.m)	Existing	Proposed
Number of Accessory Buildings	Existing	Proposed

**Servicing: Check all that apply**

Sewage Disposal	Existing	Proposed
Municipal Sewers		
Communal Septic System		
Private Septic System		
Privy		
Holding Tank		

Water Supply	Existing	Proposed
Municipal Water Supply		
Communal Well		
Private Well		
Lake/River		
Other		

Is this property adjacent to a waterbody or watercourse? Yes \_\_\_\_ No \_\_\_\_

Does this property contain, or is it adjacent to a wetland or woodlot? Yes \_\_\_\_ No \_\_\_\_

Present Official Plan Designation \_\_\_\_\_

Present Zoning and Bylaw # \_\_\_\_\_

Detailed description of the proposal: \_\_\_\_\_

\_\_\_\_\_

Estimated Construction Cost: \_\_\_\_\_

Is this property subject to the Clean Water Act (Well Head Protection Area)? Yes \_\_\_\_ No \_\_\_\_

## **ACKNOWLEDGEMENT**

*OWNER/APPLICANT/AGENT*

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, ie. Planning and Engineering, and any legal fees incurred by the Township of Ramara in connection with the processing this Residential Site Plan Application.

I/WE acknowledge that the deposit money I/WE have paid, as required by Bylaw #2020.15, will be held by the Township until completion of all matters pertaining to this application. I further 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

**\*\*\*\*SEPTIC DESIGN AND DRAWINGS TO BE SUBMITTED WITH SITE GRADING PLAN\*\*\*\***

**The following information must be included on the detailed site grading plan prepared by an Ontario Land Surveyor or Professional Engineer, submitted with the application:**

Drawing Requirements -Residential Prior to application for a building permit, individual lot grading plans for each lot shall be approved by the Developer's Consultant prior to submission to the Township Engineer. An electronic copy of the lot grading plan shall be provided to the Township and display the following information:

- 1) Lot description including Registered Plan Number;
- 2) Dimensioned property limits and house outline location with all setbacks shown;
- 3) House type; normal, side split, back split, etc.;
- 4) Finished first floor elevation;
- 5) Finished garage floor elevation;
- 6) Finished and original grades over septic tile beds;
- 7) Finished basement floor elevation (all locations);
- 8) Elevation of underside of footings;
- 9) Top of foundation wall (all locations);
- 10) Existing and proposed lot grades for each of the corners of the lot and intermediate points of grade change;
- 11) Existing trees to be maintained;
- 12) Driveway locations, widths and proposed grades;
- 13) Finished road grades adjacent to lot;
- 14) Location of house entrances;
- 15) Location of walkways;
- 16) Arrows indicating the direction of all surface drainage and swales, with swale detail (Note: The Township requires a minimum swale depth of 0.25m);
- 17) Location and elevation of swales;
- 18) Patios, decks and/or porches;
- 19) Terraces, retaining walls and tree wells;
- 20) Location of accessories (propane tanks, a/e unit, generators, hot tubs, pools etc.);
- 21) Location and dimensions of all easements;
- 22) All yard catch basins with rim and invert elevations;
- 23) Curb cut locations;
- 24) Hydrants, street lights, Bell and cable TV pedestals, hydro transformers;
- 25) Location and type of any private sewage disposal system and reserve areas and private wells (including area of influence) or water/sewer lines if applicable
- 26) Location of neighbouring wells and sewage disposal systems;
- 27) Location of all road features along frontage and flankage of lots (curb lines, Catch basins, sidewalks, etc.);
- 28) Lot grading certificate by Developer's Engineer in accordance with the Subdivision Agreement requirements;
- 29) Site benchmark as shown on approved Engineering Drawings;
- 30) Proposed driveway culverts with size, type, invert and slope information;
- 31) Number of front and rear entry step risers;
- 32) Engineered fill level is to be shown where applicable;
- 33) Minimum setback from building to Average Annual High Water (AAHW) mark of all water bodies within the Lake Simcoe watershed (where applicable);
- 34) Minimum naturalized buffer from the MHW (where applicable);
- 35) Accessory buildings.

Prior to a building's superstructure proceeding, the Developer's Engineer or OLS must certify that the final footing and foundation elevations conform to the site grading plans and the Building Code.

Prior to pouring building footings, in "Settlement Areas" and "Shoreline Residential Areas" as defined in the Official Plan, an Ontario Land Surveyor must install survey pins in order to accurately locate the foundation.

## **LANDS ADJACENT TO NATURAL AREAS**

Development on lands adjacent to Core Areas and Corridors or Supportive and Complimentary Areas and Corridors as outline on Schedule C of our Official Plan may be subject to an Environmental Impact Study. This EIS is required to accompany this application. Please confirm with the Township Planning Department if this is applicable to your development. [planning@ramara.ca](mailto:planning@ramara.ca)

## **LAKE SIMCOE REGION CONSERVATION AUTHORITY**

If the property subject to the Site Plan (Residential) Application has been determined to be within a regulated area of the Lake Simcoe Region Conservation Authority or subject to the Lake Simcoe Protection Plan, please be advised that under *The Planning Act* the application must be circulated to the Authority for comments.

Maps to determine if your property is regulated can be found on the LSRCA website at [www.lsrca.on.ca](http://www.lsrca.on.ca)

It will be determined by the authority if a permit under Ontario Regulation 179/06 will be required.

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