

**Piper Morley**  
T 416.367.6591  
F 416.367.6749  
PMorley@blg.com

Borden Ladner Gervais LLP  
Bay Adelaide Centre, East Tower  
22 Adelaide Street West  
Toronto, ON, Canada M5H 4E3  
T 416.367.6000  
F 416.367.6749  
blg.com

**BLG**  
Borden Ladner Gervais



**File No. 035138/000001**

April 27, 2017

East Garafraxa Township  
c/o Administration Office  
374028 6th Line  
Amaranth ON L9W 0M6

**Dear Sir/Madame:**

**Re: Notice of Pre-hearing Conference at the Ontario Municipal Board  
East Half Lot 6, Concession 13, Township of East Garafraxa  
OMB Case No.: PL170035  
OMB File Nos.: PL170035, PL170036**

We represent Marsville Heritage Estates Development, owner of the property legally identified as the east half of Lot 6, Concession 13, Township of East Garafraxa, County of Dufferin (the "Subject Property"). The subject property is located north of Regional Road 3 and fronts onto the west side of 13th Line, with an area of approximately 9.89 hectares (24.45 acres).

The owner has appealed to the Ontario Municipal Board (the "Board") due to the failure of Town Council and the Ministry of Municipal Affairs and Housing to render a decision on the applications for Zoning By-law Amendment and Draft Plan of Subdivision within the prescribed timeframes set out in the Planning Act. The Board has directed us to distribute this notice of the upcoming Pre-hearing Conference which is currently scheduled for May 30, 2017.

In accordance with the requirements of the Board, we enclose herewith the following:

1. a copy of the Notice of Pre-hearing Conference and Rules 61 to 65 of the Board's *Rules of Practice and Procedure*;
2. an explanation of the purpose and effect of the proposed by-law;
3. a description of the proposed plan of subdivision;
4. a description and a key map showing the subject land; and
5. the Draft Plan of Subdivision Application.

The purpose of the first Pre-hearing Conference will be to identify parties and participants to the hearing and to set deadlines that will guide the conduct of the proceedings.

If you have any questions regarding this material please call me at (416) 367-6591.

Yours Truly,  
**BORDEN LADNER GERVAIS LLP**

Piper Morley

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Marsville Heritage Estates Development  
Subject: Application to amend Zoning By-law No. (60-2004) - Neglect of the Township of East Garafraxa to make a decision  
Existing Zoning: Hamlet Residential (HR)  
Proposed Zoning: Hamlet Residential Exception (HR-XX)  
Purpose: To permit single detached residential units  
Property Address/Description: East Half Lot 6, Concession 13  
Municipality: Township of East Garafraxa  
Municipality File No.: Z5/14  
OMB Case No.: PL170035  
OMB File No.: PL170035  
OMB Case Name: Marsville Heritage Estates Development v. East Garafraxa (Township)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Marsville Heritage Estates Development  
Subject: Proposed Plan of Subdivision - Failure of Township of East Garafraxa to make a decision  
Purpose: To permit single detached residential units  
Property Address/Description: East Half Lot 6, Concession 13  
Municipality: Township of East Garafraxa  
Municipality File No.: 22T-141585  
OMB Case No.: PL170035  
OMB File No.: PL170036

#### **APPOINTMENT FOR HEARING**

The Ontario Municipal Board hereby appoints:

**at: 10:30 AM**

**on: Tuesday, May 30, 2017**

**at: Municipal Building, Council Chambers, 374028 6th Line, (NW corner of 6 line), Amaranth, ON L9W 0M6**

for the commencement of the hearing of this appeal.

The Board has set aside **1 day** for this hearing.

All parties and participants should attend at the start of the hearing at the time and date indicated, irrespective of the number of days scheduled. Hearing dates are firm - adjournments will not be granted except in the most serious circumstances, and only in accordance with the Board's Rules on Adjournments.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing and wishing a copy of the decision may request a copy from the presiding Board member or, in writing, from the Board. Such decision will be mailed to you when available.

*Pour recevoir des services en français, veuillez communiquer avec la Division des audiences au (416) 212-6349, au moins 20 jours civils avant la date fixée pour l'audience.*

We are committed to providing accessible services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible. If you require documents in formats other than conventional print, or if you have specific accommodation needs, please let us know so we can make arrangements in advance. Please also identify any assistance you may require in the event of an emergency evacuation.

DATED at Toronto, this 25<sup>th</sup> day of April, 2017.

Mary Ann Hunwicks  
Secretary

## ONTARIO MUNICIPAL BOARD RULES ON ADJOURNMENTS

- 61. Hearing Dates Fixed** Hearing events will take place on the date set unless the Board agrees to an adjournment.
- 62. Requests for Adjournment if All Parties Consent** If all of the parties agree, they may make a written request to adjourn a hearing event. The request must include the reasons, a suggested new date, and the signed consents of all parties. However, the Board may require that the parties attend in person or convene an electronic hearing to request an adjournment, even if all of the parties consent.
- 63. Requests for Adjournment Without Consent** If a party objects to an adjournment request, the party requesting the adjournment must bring a motion at least 10 days before the date set for the hearing event. If the reason for an adjournment arises less than 10 days before the date set for the hearing event, the party must give notice of the request to the Board and to the other parties and serve their motion materials as soon as possible. If the Board refuses to consider a late request, any motion for adjournment must be made in person, at the beginning of the hearing event.
- 64. Emergencies Only** The Board will grant last minute adjournments only for unavoidable emergencies, such as illnesses, so close to the hearing date that another representative or witnesses cannot be obtained. The Board must be informed of these emergencies as soon as possible.
- 65. Powers of the Board upon Adjournment Request** The Board may,
- (a) grant the request;
  - (b) grant the request and fix a new date or, where appropriate, the Board will schedule a prehearing conference on the status of the matter;
  - (c) grant a shorter adjournment than requested;
  - (d) deny the request, even if all parties have consented;
  - (e) direct that the hearing proceed as scheduled but with a different witness, or evidence on another issue;
  - (f) grant an indefinite adjournment, if the request is made by the applicant or proponent and is accepted by the Board as reasonable and the Board finds no substantial prejudice to the other parties or to the Board's schedule. In this case the applicant or proponent must make a request that the hearing be rescheduled;
  - (g) convert the scheduled date to a mediation or prehearing conference; or
  - (h) make any other appropriate order.

August 11, 2008

## NOTICE OF OMB PREHEARING CONFERENCE

### EXPLANATORY NOTE FOR APPLICATIONS

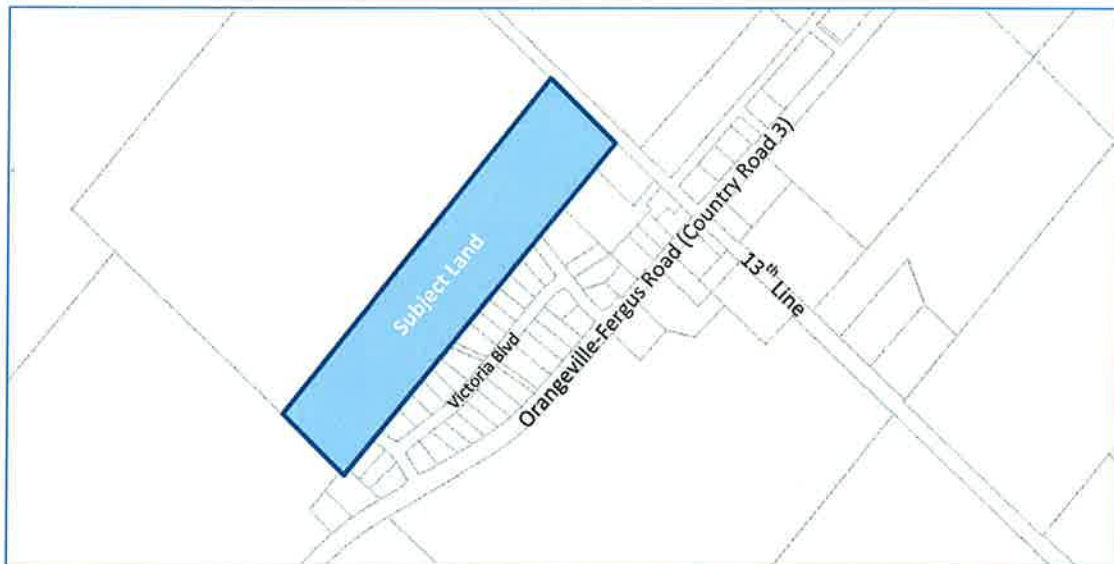
#### Description of Subject Land and Key Map

The Appellant has made the following applications (the “Applications”) with respect to the land legally described as the East Half of Lot 6, Concession 13, Township of East Garafraxa, County of Dufferin (the “Subject Land”):

- a) An amendment to the Township of East Garafraxa Zoning By-Law No. 60-2004; and
- b) An application for a Draft Plan of Subdivision.

The Appellant seeks to appeal the Applications to the Ontario Municipal Board (the “Board”) due to the failure of Town Council and the Ministry of Municipal Affairs and Housing to render a decision on the applications within the prescribed timeframes set out in the Planning Act.

A key map showing the location of the Subject Land is provided below.



Key Map (NTS)



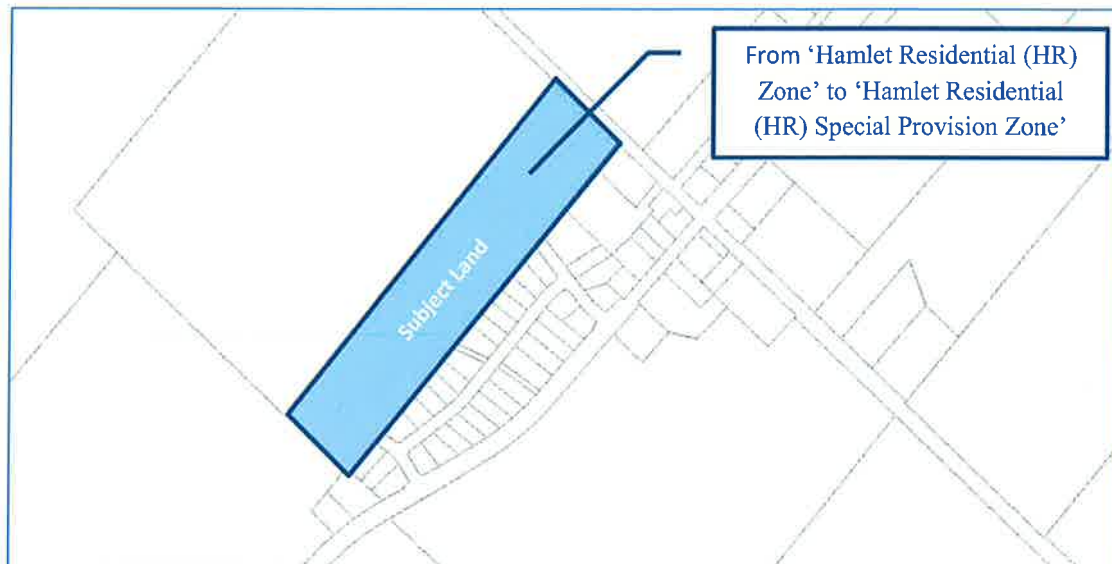
### **Purpose and Effect of Proposed Zoning By-law Amendment**

The Appellant seeks to amend the Township of East Garafraxa Zoning By-Law No. 60-2004 to change the zoning category for the Subject Land from 'Hamlet Residential (HR) Zone' to 'Hamlet Residential (HR) Special Provision Zone' in order to implement the proposed Draft Plan of Subdivision.

To facilitate the proposed Plan of Subdivision the following site specific development standards are being requested as special provisions:

- A minimum lot area of 1200 square metres
- A minimum lot frontage of 20 metres

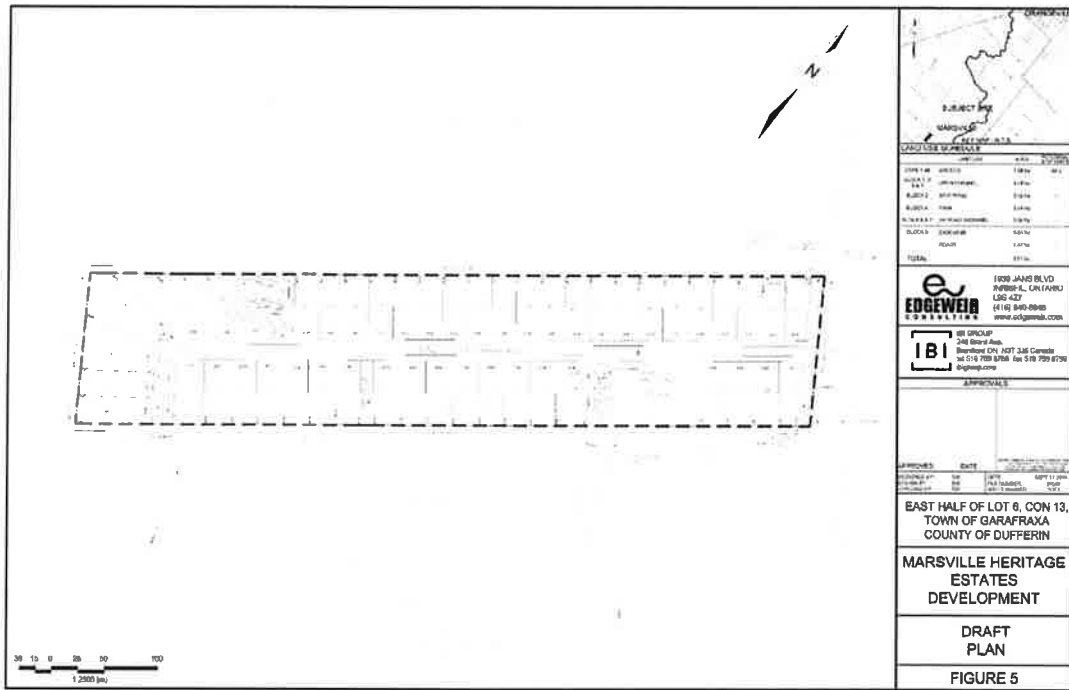
The Appellant proposes to develop the Subject Land as a residential subdivision with 46 single-detached family dwellings.



**Description of Proposed Plan of Subdivision**

The Appellant proposes a Draft Plan of Subdivision to create 46 single-detached family dwellings on the Subject Land, which consists of 9.89 hectares. The Subject Land is currently vacant and used for agricultural purposes.

The intent of the application is to provide an extension of the existing subdivision known as 'Thunderbird Phase One Subdivision'. The proposed development is compatible with surrounding land uses and the lot sizes are similar to those in the adjacent existing subdivision to the south.



Edgewell & IBI Group Inc. 2025-10-13 PM 10:13:53 by Edgewell & IBI Group Inc. 2025-10-13 PM 10:13:53

**Note to applicants:** This application form is to be used when the Minister of Municipal Affairs and Housing is the approval authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land to which a proposed plan of subdivision/condominium applies.

### Complete Application

The **mandatory** information in this form that **must** be provided by the applicant is indicated by **black arrows** on the left side of the section numbers. This information is prescribed in Schedule 1 to Ontario Regulation 544/06 made under the *Planning Act* and includes a number of studies that may be required as part of the application.

This information **must** be provided with the **appropriate fee** and the **draft plan** for the proposed subdivision/condominium. If the mandatory information, together with the draft plan and fee, is not provided, the Minister may refuse to accept or further consider the application.

### Other Information

This application form also sets out **other information** that may be needed, such as technical information or reports. To ensure the quickest and most complete review, this other information should be submitted at the time of application. In the absence of this other information, it may not be possible to do a complete review which may result in delay and possible refusal of the application.

Municipal official plans may also contain provisions for additional information relating to submission of an application.

Filling out the application form does not replace the need for early consultation with the Ministry of Municipal Affairs and Housing (MMAH). See below for information on early consultation.

### Early Consultation

Prior to formally submitting an application, the applicant and/or agent(s) are strongly encouraged to contact staff of the regional Municipal Services Office (MSO) of the Ministry of Municipal Affairs and Housing (MMAH) to discuss the development proposal. Early consultation is highly beneficial, as the applicant can review the proposal with ministry staff and discuss what supporting documents and information may be required.

### Submission of the Application

The ministry needs:

- Eight copies of the completed application form
- 12 copies of the draft plan
- 12 copies of the draft plan on 8½" x 11" paper
- Eight copies each of the information/reports if indicated as needed when completing the relevant sections of this form

Applicable fees shown on the attached ministry's  
**Fee Schedule**

Submission of digital report(s)/electronic copies is encouraged but this does not replace the ministry's requirement for hard copies.

### For Help

To help you complete the application form and prepare a good draft plan, please consult your local Municipality/Planning Board and/or your regional Municipal Services Office as shown below.

**The attached map shows the geographic areas of coverage for each MSO Region:**

Ministry of Municipal Affairs and Housing  
Municipal Services Office, **Central Region**  
777 Bay Street, 2<sup>nd</sup> Floor, Toronto, ON M5G 2E5  
Tel: (416) 585-6226 or toll free: 1-800-668-0230  
Fax: (416) 585-6882

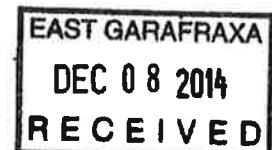
Ministry of Municipal Affairs and Housing  
Municipal Services Office, **Eastern Region**  
8 Estate Lane, Rockwood House, Kingston, ON K7M 9A8  
Tel: (613) 545-2100 or toll free: 1-800-267-9438  
Fax: (613) 548-6822

Ministry of Municipal Affairs and Housing  
Municipal Services Office, **Southwestern Region**  
659 Exeter Road, 2<sup>nd</sup> Floor, London, ON N6E 1L3  
Tel: (519) 873-4020 or toll free: 1-800-265-4736  
Fax: (519) 873-4018

Ministry of Municipal Affairs and Housing  
Municipal Services Office, **Northeastern Region**  
159 Cedar Street, Suite 401, Sudbury, ON P3E 6A5  
Tel: (705) 564-0120 or toll free: 1-800-461-1193  
Fax: (705) 564-6863

Ministry of Municipal Affairs and Housing  
Municipal Services Office, **Northwestern Region**  
435 James Street, Suite 223, Thunder Bay, ON P7E 6S7  
Tel: (807) 475-1651 or toll free: 1-800-465-5027  
Fax: (807) 475-1196

Measurements must be in metric units.





Please print to complete and select the appropriate boxes ( ), as required  
Mandatory information is indicated by the black arrow

<b>1. Application Information</b>				
▶ 1.1 Name of owner(s). An owner's authorization is required in Section 17.1, if applicant is not the owner.				
Name of owner(s) Khurram Tunio		Home telephone 705-294-1028	Business telephone 905-836-3072	
Address 2089 Osbond Road, Innisfil		Postal code L9S 0A9	Fax no.	
E-mail address khurramtunio@yahoo.com				
▶ 1.2 Agent/Applicant - Name of the person to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)				
Name of contact person		Home telephone	Business telephone	
Address		Postal code	Fax no.	
E-mail address				
1.3. Name of owner(s) of the sub-surface rights if different from the surface rights owner(s)				
<b>2. Description/Location of the Subject Land (complete applicable boxes in section 2.1)</b>				
▶ 2.1 Upper-Tier/District		Municipality	Former municipality	
COUNTY OF DUFFERIN		TOWNSHIP OF EAST GARAFRAXA		
Geographic township MARSVILLE COMMUNITY		Geographic township in territory without municipal organization	Section or mining location no.	
Concession number(s) 13	Lot number(s) East Half Lot 6	Registered plan no. FR-1800	Lot(s)/block(s)	
Reference plan no.	Part number(s) 2, 3 & 4	Parcel number(s)	Name of street/road	Street no.
▶ 2.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe each easement(s) or covenant(s) and its effect. Use a separate page if necessary.				
Drainage easement, as shown in draft plan & part 3, Plan FR-1800				
<b>3. Designation of Lands / Current and Proposed Land Use</b>				
3.1 Name of the official plan OFFICIAL PLAN FOR THE TOWNSHIP OF EAST GARAFRAXA				
▶ 3.2 The current designation(s) of the subject land in the applicable official plan(s)				
Single-tier _____				
Lower-tier COMMUNITY RESIDENTIAL				
Upper-tier No Official Plan in place				
Planning board _____				

3.2 What is the present zoning, if any, of the subject land?

TOWN OP = Community Residential ; Zoning By-Law = Rural

3.3 If the land is covered by a Minister's Zoning Order (MZO), what is the regulation number?

3.4 If the land is covered by a MZO, what uses are permitted by the order?

3.5 What is the current use of the subject land?

Agricultural

3.6 What are the surrounding land uses?

East Line 13

West Agricultural Lands

North Agricultural lands

South Existing Residential Subdivision (Thunderbird Phase I)

▶ 3.7 Check whether this application is for approval of:  Plan of Subdivision or  Condominium Description.

Indicate below the type of condominium proposed.

Standard  Amalgamations  Vacant Land  Phased  Common Elements  Leasehold

▶ 3.8 Complete Table A

Table A - Proposed Land Use

Proposed Land Use		Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	Detached	46	46	7.12	6.46	(1) N/A
	Semi detached					(1) N/A
	Multiple attached					
	Apartment					
	Seasonal					
	Mobile home					
	Other (specify)					
Commercial						
<del>Industrial</del> Reserve (5,6)			2	0.15		
Park, open space		nil	1	0.48	nil	nil
<del>Institutional (specify)</del> Pond			1	0.32		
Roads		nil		1.45	nil	nil
Other (specify) Open Space/Channel			2	0.18		
Totals *(1,3)		46	52	9.71	6.46	N/A

(1) Complete only if for approval of condominium description

**Previous/Former Uses of Site and Adjacent Land (History)**

3.9 Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent land? Yes  No  Unknown   
If yes, specify the uses.

\_\_\_\_\_

- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
|  | Yes                      | No                                  | Unknown                  |
| 3.10 Has the grading of the subject land been changed by adding earth or other material(s)?                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.11 Has a gas station been located on the subject land or adjacent land at any time?                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.12 Has there been petroleum or other fuel stored on the subject land or adjacent land?                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.13 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3.14 What information did you use to determine the answers to the above questions on former uses?

Phase I Environmental Site Assessment was completed on the subject property.

3.15 If yes to any of (3.9), (3.10), (3.11), (3.12), or (3.13), an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed.  
Is the inventory of previous uses attached? Yes  No  If the inventory is not attached, why not?

\_\_\_\_\_

3.16 If yes to (3.9), (3.10), (3.11), (3.12), (3.13) or (3.14), was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? Refer to Appendix 2.

Yes  No  If no, why not? Explain on a separate page, if necessary.

\_\_\_\_\_

**4. Consultation with the Planning Approval Authority / Municipality / Planning Board**

4.1 Has there been consultation with the Ministry of Municipal Affairs and Housing (MMAH) prior to submitting this application?  
 Yes  No If yes, and if known, indicate the file number \_\_\_\_\_

4.2 Have you consulted with the municipality/planning board on the application's conformity to the official plan?  Yes  No  
If yes, attach a letter/documentation from the municipality/planning board on the proposal's conformity to the official plan.  Attached  
(If an official plan amendment is needed, it should be submitted prior to or concurrently with this application.)

4.3 Have you discussed with the municipality/planning board the official plan 'submission requirements for a plan of subdivision/condominium'?  
 Yes  No

4.4 Have you provided with this application a list, together with the related materials, of the submission requirements identified in the official plan? (All materials required in the official plan for complete application must be provided when submitting an application.)

Yes  No  Attached If no, why not? Please explain.

\_\_\_\_\_

\_\_\_\_\_

**5. Additional Information for Condominium Applications Only**

**A. General information for all types of condominium**

Yes No

- ▶ 5.1 Has a site plan for the proposed condominium been approved?  Yes  No
- ▶ 5.2 Has a site plan agreement been entered into?  Yes  No
- ▶ 5.3 Has a building permit for the proposed condominium been issued?  Yes  No
- ▶ 5.4 Has construction of the development started?  Yes  No
- ▶ 5.5 If construction is completed, indicate the date of completion \_\_\_\_\_  Yes  No
- ▶ 5.6 Is the building currently occupied?  Yes  No
- ▶ 5.7 Is this a conversion of a building containing rental residential units?  
If yes, indicate the number of units to be converted, \_\_\_\_\_ units.  Yes  No
- 5.8 Has the municipality approved the conversion?  Yes  No  
If yes, attach a council resolution to this effect from the municipality.  Attached

**B. Information specific to each type of condominium apart from the standard condominium**

- 5.9 **Amalgamations** (where two or more corporations may amalgamate.)  
Include the following with your application: a plan showing the relationship of the condominiums to be amalgamated; the ministry file numbers; the approval dates; and any other relevant information.
- 5.10 **Vacant Land** (condominium in which each owner may decide what type of structure, if any, will be built on his or her lot.) This kind of development may, for example, be suitable for a mobile home development.  
Include information on the proposed servicing and the status of required permits, etc.
- 5.11 **Phased** (condominium development which will allow a single condominium to be built in phases.)  
Include a summary outline of the number of units and common elements to be developed in each specific phase and any common elements that would be available in subsequent phases.
- 5.12 **Common Elements** (condominium with the following features: the common elements are defined; the land is not divided into units; the homes could be freehold; facilities such as a recreational centre or roads and sewers could be common elements.)  
Include a map showing the freehold properties outside the specific condominium site. Identify common elements and property ownerships.
- 5.13 **Leasehold** (condominium where the initial term of the lease of the land must be from 40-99 years and the leasehold unit owner could sell the unit without the consent of the landlord.)  
On a separate page, provide information on what happens at the end of the lease period. Include dates.

**6. Provincial Plans**

- ▶ 6.1 Is the subject land for the proposed development located within an area of land designated in any provincial plan (Example: Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Parkway Belt West Plan, the Niagara Escarpment Plan, or the Central Pickering Development Plan)?  Yes  No
- 6.2 If yes, identify which provincial plans(s) and explain the current designations(s) of the subject land(s).  
The subject lands are within Town of East Gwillimburgh settlement areas which is part of growth plan of Greater Horseshoe. The lands are currently designated as community residential in East Gwillimburgh Official Plan.
- ▶ 6.3 If yes, does the proposal conform/not conflict with the policies contained in the provincial plan(s)?  Yes  No  
If yes, please explain. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.  
The plan does not conflict with policies, The proposed subdivision is within rural settlement area and provides a compact form within a grassfield area that reduces the land consumption.
- 6.4 Is the subject land the subject of a proposed amendment to a provincial plan?  Yes  No  
If yes, what is the applicable provincial plan? Specify the file number and status of the application.  
\_\_\_\_\_

**7. Status of Current and Other Applications under the Planning Act**

▶ 7.1 Has the subject land ever been the subject of a planning application, including applications before the Ontario Municipal Board (OMB), for approval of either:

Amendment to the Official Plan  Yes  No

If yes and if known, indicate i) file number and ii) status of the application

Plan of Subdivision  Yes  No If yes and if known, indicate i) file number and ii) status of application

Plan of subdivision is being prepared as part of this application

Consent  Yes  No If yes and if known, indicate i) file number and ii) status of application

Site Plan  Yes  No If yes and if known, indicate i) file number and ii) status of application

Zoning By-law Amendment  Yes  No If yes and if known, indicate i) file number and ii) status of application

Zoning by-law amendment currently in progress as part of this application

Minor Variance  Yes  No If yes and if known, indicate i) file number and ii) status of application

Minister's Zoning Order Amendment  Yes  No If yes and if known, indicate i) file number, and ii) status of the request and the Ontario Regulation number

**Note:** Please provide list(s) of the relevant applications on a separate page and attach to this form. For those applications before the OMB, provide the OMB file number and the status of appeal.

**8. Provincial Policy**

▶ 8.1 Is the proposed development consistent with the Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act?  
 Yes  No (See Appendix 2 for more information on the PPS.)

8.2 Explain how the application is consistent with the PPS. Attach a separate page if necessary.

- (1.1.3.6) also
- a) (1.1.1.d) - The proposed development was the land adjacent to existing build-up area.
  - b) (1.5.1.a) - Improve public streets by eliminating dead-ends.
  - c) (1.5.1.a) - Provides for safe pedestrian facility.
  - d) (1.5.1.b) - Provides/compliments high quality public amenity space.
  - e) (1.4.1.a) - The development will meet 10-year residential land supply.

8.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property?  Yes  No N/A as none exists as per GRCA map.

8.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?  Yes  No

8.5 Table B is a checklist (not a substitute for the PPS) to assist in identifying areas of provincial interest that may apply to your application. Please check the appropriate boxes in Table B in Appendix 1. The last column is additional information associated with each feature or development circumstance that may be needed to process an application. Applicants are encouraged to submit supporting documentation with the application.

9. Housing Affordability

9.1 For applications that include permanent housing, complete Table C – Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach a separate page.

Table C – Housing Affordability

For example: semi-detached – 10 units; 1000 sq. ft./5.5 metres, \$140,000

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/Rent	Canada Mortgage and Housing Corporation (CMHC) Average Price /Rent for Current Year
Semi-detached				
Link/Semi-detached				
Row or townhouse				
Apartment block				
Other types or multiples	46	1200-1400 sq.m	\$ 250,880	\$ 835,880 (GTA)

9.2 What is the municipality/planning board's minimum target, or provincial target established in a provincial plan, for the provision of housing which is affordable to low and moderate income households? 20-24m frontage \$ 1220 rent (GTA)  
Details provided in planning justification report.

9.3 What is the municipality/planning board's development standards for residential intensification, redevelopment and new residential development? Refer to response to 9.2

9.4 Explain how the proposed development would assist in:  
 i) achieving the municipality/planning board's targets for residential intensification and redevelopment; and  
 ii) implementing the municipality/planning board's development standards and policies for residential intensification and redevelopment.

Attach a separate page if necessary.

Please refer to planning report

9.5 Is there any other information that may relate to the affordability of the proposed housing or the type of housing needs served by the proposal?  Yes  No If yes, please explain in Section 15.1 or attach a separate page.

K.T.

**10. Archaeology**

- ▶ **10.1** Does the subject land contain any known archaeological resources or areas of archaeological potential?  Yes  No  
If yes, does the plan propose to develop lands within the subject lands that contain:
- known archaeological resources<sup>1</sup>?  Yes  No
  - areas of archaeological potential<sup>2</sup>?  Yes  No

- ▶ **10.2** If yes to 10.1, the following reports must be prepared:
- a) an archaeological assessment that is prepared by a person who holds a licence that is effective with respect to the subject land and issued under Part 6 (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and
  - b) a conservation plan for any archaeological resources identified in the assessment.

Titles of reports:

Archeological Stage I & II Assessment completed.

- 10.3** Are the reports attached?  Yes  No If no, discuss the reasons with the regional MSO.

**Notes:** 1. Archaeological resources include artifacts, archaeological sites and marine archaeological site. Refer to the PPS for the definition.  
2. Areas of archaeological potential means areas with the likelihood to contain archaeological resources. Refer to the PPS for the definition.

**11. Servicing**

**11.1** Indicate in a) and b) below the proposed type of servicing for the subject land. Select from **Table D** the appropriate type of servicing. Provide/attach a separate page with the names of the relevant servicing information and/or reports indicated in **Table D** and as requested in c) below.

- ▶ **a)** In **Table D**, select the relevant boxes in the right column.  
Indicate the proposed type of sewage disposal system – whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, or other means?  
Individual septic system privately owned.

- ▶ **b)** In **Table D**, select the relevant boxes in the right column.  
Indicate the proposed type of water supply system - whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?  
Existing municipal owned communal well system

- c)** Provide a list of available servicing reports/information  Attached  
**d)** Have these reports been submitted with your application?  Yes  No

Indicate on the list the reports that are included with the application.

**11.2 Hauled Sewage**

If development is proposed on a privately owned and operated individual or communal septic system, provide confirmation that there is adequate reserve sewage treatment capacity for hauled sewage resulting from the proposed development. Refer to **Table D** below.

- 11.3** Is there municipal support for the allocation of uncommitted reserve servicing capacity to the subject application?  
Sewage  Yes  No      Water  Yes  No

**Table D - Sewage Disposal and Water Supply**

Type of Servicing	Reports/Information Required [select appropriate boxes where applicable]	
<b>Sewage Disposal</b>	a) Publicly owned and operated sanitary sewage system	Applicants must provide evidence in their application that there is municipal confirmation of sufficient uncommitted reserve sewage system capacity to service the development at the time of draft approval. The reserve sewage system capacity shall also include treatment capacity for hauled sewage from individual on-site sewage systems.
	b) Public communal septic	Development of five or more lots/units would require a servicing options report <sup>1</sup> and a hydrogeological report <sup>2</sup> . Development of less than five lots/units and generating effluent of more than 4,500 litres per day would require a servicing options <sup>1</sup> and hydrogeological report <sup>2</sup> .
	c) Privately owned and operated individual septic system ✓	<ul style="list-style-type: none"> <li>▶ Development of five or more lots/units would require a servicing options report<sup>1</sup> and a hydrogeological report<sup>2</sup>.</li> <li>▶ Development of less than five lots/units and generating effluent of more than 4,500 litres per day would require a servicing options<sup>1</sup> and hydrogeological report<sup>2</sup>.</li> <li>▶ Development of less than five lots/units and generating effluent of 4,500 litres or less per day would require a hydrogeological report<sup>2</sup>.</li> </ul>
	d) Privately owned and operated communal septic system	
	e) Other	To be described by applicant.
<b>Hauled Sewage</b>	If development is proposed on privately owned and operated individual or communal septic systems, applicant must provide evidence in the application showing either: <ul style="list-style-type: none"> <li>i) Municipal confirmation of sufficient uncommitted reserve sewage system capacity, at the time of draft approval, for treatment of septage resulting from the proposed development, OR</li> <li>ii) Confirmation (i.e., letter) from a commercial enterprise (private provider) for hauled sewage (septage) indicating that capacity is available, at the time of draft approval, to accommodate the specific proposal.</li> </ul>	
<b>Water Supply</b>	a) Publicly owned and operated piped water system	✓ Applicants must provide evidence in their application that there is municipal confirmation of sufficient reserve water system capacity to service the development at the time of draft approval.
	b) Privately owned and operated individual well(s)	▶ A communal or individual well system for the development of more than five lots/units would require a servicing options report <sup>1</sup> and a hydrogeological report. <sup>2</sup>  Communal well systems for non-residential development may need a hydrogeological report. <sup>2</sup>
	c) Privately owned and operated communal well(s)	
	d) Lake or other water body	A Permit to Take Water may be required. Contact your regional Municipal Services Office for guidance.
	e) Other	To be described by applicant.
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. To facilitate review of the application - submit a letter from the municipality to show concurrence (or not) with the recommendations in the servicing options report.</li> <li>2. Before undertaking a hydrogeological report, consult with MMAH about the assessment required given the nature and location of the proposal. Where communal services are proposed (water and/or sewage), ownership of these services must be assumed by the municipality or a public body through a signed letter of acceptance.</li> </ol> <p><b>Other notes:</b> See attached Appendix 2 for more information.</p> <ul style="list-style-type: none"> <li>• To facilitate review of the application, submit a letter from the local health unit indicating that the site is developable and could accommodate the proposal.</li> <li>• A Building Permit is required for septic systems under Part B of the Building Code.</li> <li>• A certificate of approval is required from the Ministry of the Environment for sewage systems generating more than 10,000 litres of effluent per day.</li> <li>• Permit to Take Water is required for water taking of more than 50,000 litres of surface and/or ground water per day.</li> <li>• Servicing projects that require a Class EA under the Environmental Assessment Act should be discussed early with your regional Municipal Services Office and the Ministry of the Environment office.</li> <li>• Satisfying policy requirements comes first; technical studies and any other requirements are to assist in meeting the policy.</li> </ul>		



**12. Access**

12.1 Indicate below in a) and b) the proposed access to the subject land.  
 Note the information that may be required, as indicated in Table E below.

- ▶ a) The proposed road access would be by:  Provincial highway  Municipal road maintained all year  
 Municipal road maintained seasonally  Other public road  Right of way  No road access  Other
- ▶ b) Is water access proposed?  Yes  No If yes, on a separate page, describe the parking and docking facilities to be used, the approximate distance of these facilities from the subject land and the nearest public road access.  Attached

**13. Stormwater Management/Drainage**

13.1 Indicate in a) below the proposed type of stormwater management for the subject land.  
 Provide/attach the servicing reports/information as indicated in Table E and required in b) below.

- ▶ a) The proposed stormwater management would be by:  Sewers  Ditches  Swales  Other (POND)
- b) Is the stormwater management report attached?  Yes  No  
 If not attached as a separate report, in what report can it be found? Functional Servicing report.

**14. Garbage Disposal**

14.1 Describe the available or proposed garbage disposal for the proposed development.  
Municipal waste collection system available

**Table E – Road/Water Access and Stormwater Management**

Services	Reports /Information Required	
Storm Drainage	a) Sewers	i) A stormwater management plan is recommended, and should be prepared concurrently with any hydro-geological report for submission with the application. ii) A stormwater management plan may be needed prior to final approval of a plan of subdivision or prior to site plan approval.
	b) Ditches c) Swales d) Other	A stormwater management plan may be needed.
Road Access	a) Provincial highway	Application to MTO for an Access Permit should be made prior to submitting this application (See Appendix 2). An Access Permit is required from MTO prior to commencing development.
	b) Municipal or other public road maintained all year	Detailed road alignment and access will be confirmed when the development application is made.
	c) Municipal road maintained seasonally	Subdivision or condominium development is not usually permitted on seasonally maintained roads.
	d) Right of way	Access by right of ways and private roads are not usually permitted, except as part of a condominium.
Water Access		A letter is required from the owner(s) of a commercially operated parking and docking facility indicating that capacity is available to accommodate the specific proposal.

**15. Other Information**

**15.1** Is there any other information that may be useful to the ministry in reviewing this development proposal (e.g., information relating to housing affordability, requirements and policies in the municipal official plan, or efforts made to resolve outstanding objections or concerns by area resident(s), the municipality, other)?

If so, explain below or attach a separate page with this information.

N/A

► **15.2** The original or certified copy of any other information and materials, as required by the official plan of the municipality/planning board, must be provided with this application.

**15.3** Where applicable and relevant information is available in a planning report submitted to council, or in a technical study/report(s) prepared for the proposal, please provide the name, section and page number if you have referenced the study/report(s) in any of the questions above.

N/A

**16. Affidavit or Sworn Declaration**

► I, Khurram Tunio (name) of the Town of Innisfil (municipality)

in the province of Ontario, make oath and say (or solemnly declare) that the information required under Schedule 1 to Ontario Regulation 544/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the Town of Bradford (lower-tier municipality) in the County of Simcoe (upper-tier municipality)

on this 25<sup>th</sup> day of February, 20 14.



Commissioner of Oaths  
Katherine Ida Mary Snazel,  
a Commissioner, etc.,  
Province of Ontario,  
for Diana S. Riffert,  
Barrister and Solicitor.  
Expires January 14, 2016.

  
Applicant

**17. Authorizations**

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

▶ **17.1 Authorization of Owner for Agent to Make the Application**

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 I authorize

\_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_ **Date** \_\_\_\_\_ **Signature of Owner**

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

**17.2 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 purposes of the *Freedom of Information and Protection of Privacy Act*. I authorize \_\_\_\_\_

as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

\_\_\_\_\_ **Date** \_\_\_\_\_ **Signature of Owner**

**18. Consent of the Owner**

Complete 'the consent of the owner' concerning personal information set out below.

**Consent of the Owner to the Use and Disclosure of Personal Information**

I, Khurram Tunio, 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 purposes 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.

Feb. 11, 2014 \_\_\_\_\_ **Date** \_\_\_\_\_ **Signature of Owner**

**19. Submission of Application**

February 2014, revised on  
October 2014 and Dec. 2014

► Date of application to the Ministry of Municipal Affairs and Housing \_\_\_\_\_

**20. Applicant's Checklist:**

**Have you remembered to:**

i) Attach:

- Eight copies of the completed application form?  
(ensure you have a copy for yourself)
- Twelve copies, at a minimum, of the draft plan?
- Twelve copies of the draft plan on 8½" x 11" paper?
- Eight copies each of the reports as indicated in the application form?
- The required fee, either a certified cheque or money order, payable to the Minister of Finance?

Yes

ii) Check that the application form is signed and dated by the owner/agent?

**Note:**

Submission of digital report(s)/electronic copies is encouraged but this does not replace the ministry's requirement for hard copies.

**Forward Complete Application to:**

- Municipal Services Office of the Ministry of Municipal Affairs and Housing
- Please see the attached map for geographic areas of coverage for each Municipal Services Office (MSO). Refer to Page 1 for the address of each MSO.

## APPENDIX 1

**Table B** below is a checklist (not a substitute for the PPS) to assist in identifying areas of provincial interest that may apply to your application. Please check (✓) the appropriate boxes in **Table B**, where applicable.

The last column is **additional information** associated with each feature or development circumstance which may be needed to process an application.

Applicants are encouraged to submit supporting documentation with the application.

<b>Table B - Significant Features Checklist</b>			
Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed
Class 1 industry <sup>1</sup>	NO		If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study will be needed.
Class 2 industry <sup>2</sup>	NO		If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies will be needed.
Class 3 industry <sup>3</sup>	NO		If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures will be needed.
Landfill site(s): closed/active landfill	NO		If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts will be needed.  The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.  If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.
Sewage treatment plant and waste stabilization pond	NO		Need for a noise/odour/feasibility study if the proposal is for a sensitive land use and the property line is within: <ul style="list-style-type: none"><li>• 100 m from the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or</li><li>• 150 m from the periphery of the noise/odour-producing source structure of a STP producing greater than 25,000 cubic metres of effluent per day; or</li><li>• 400 m from the boundary line of a waste stabilization pond.</li></ul>
Provincial highway	NO		Consult with the Ministry of Transportation in order to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i> .  If the proposal is located in proximity to a provincial highway, a traffic impact study and a stormwater management report would be required by the Ministry of Transportation.
Development	a) If a feature/land use, is it on site or	If a feature/land use,	

Circumstances OR Features of Interest to the Province	within 500 metres? OR b) If a development circumstance, does it apply?	specify distance from site (in metres)	Additional information that may be needed
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) greater than 30	NO		If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.
Active railway lines and major highways	NO		A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: <ul style="list-style-type: none"> <li>• 500 m of a main railway line or of any provincial highway;</li> <li>• 250 m of a secondary railway;</li> <li>• 100 m of other railways or a freeway right of way; and</li> <li>• 50 m of a provincial highway right-of-way.</li> </ul>
Electricity generating station, hydro transformers, railway yards, etc.	NO		If a sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line	NO		Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation, other infrastructure, utility and hydro corridors	NO		For all corridors, demonstrate that the proposed development in planned corridors would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Agricultural operations	✓	Abutting site	If development is proposed outside of a settlement area, it must comply with the Minimum Distance Separation Formulae.
Mineral mining operations and petroleum resource operations and known petroleum resources	NO		If within 1000 m, demonstrate that development and activities would: <ul style="list-style-type: none"> <li>• not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources;</li> <li>• not be incompatible for reasons of public health, public safety or environmental impacts; OR</li> <li>• serve a greater long-term public interest if the resource use is not feasible, and</li> <li>• address issues of public health, public safety and environmental impacts.</li> </ul>
Mineral aggregate operations, and known deposits of mineral aggregate resources	NO		If a sensitive land use is proposed, a feasibility study is needed to determine noise, dust/particulate and hydrogeology if within: <ul style="list-style-type: none"> <li>• 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit, or</li> <li>• 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry.</li> </ul> If within 1000 m of a known deposit of sand and gravel or a bedrock resource, the applicant needs to demonstrate that development and activities would: <ul style="list-style-type: none"> <li>• not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources;</li> <li>• not be incompatible for reasons of public health, public safety or environmental impacts; or</li> <li>• serve a greater long-term public interest if the resource use is not feasible, and</li> <li>• address issues of public health, public safety and environmental impacts.</li> </ul>
Development Circumstances OR Features of Interest	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development	If a feature/land use, specify distance from site (in	Additional information that may be needed

to the Province	circumstance, does it apply?	metres)	
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species	NO		Development and site alteration are not permitted in these features. Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E	NO		Development and site alterations are not permitted in the feature, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest	YES ✓ (WOODLAND)	147.5 m	Development and site alteration are not permitted in the feature unless no negative impacts on the natural features or their ecological functions have been demonstrated. Are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m? If yes to the above, an environmental impact study may be needed. Consult with the regional Municipal Services Office.
Fish habitat	NO		Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 15 m? Is any lake trout lake on the subject lands or within 30 m? If yes to the above, an environmental impact study may be needed. Consult with Ministry of Municipal Affairs and Housing early in the planning proposal stage.
Adjacent lands to natural heritage features and areas	NO		Development and site alteration are not permitted on adjacent lands to natural heritage features unless: • the ecological function of the adjacent lands has been evaluated; and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features	YES (MUNICIPAL WELL)	15 m (SEE HYDRO GEOLOGICAL STUDY)	Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
Water quality and quantity	YES (MUNICIPAL WELL)	15 m (SEE HYDRO G STUDY)	For all plans of subdivision/condominium proposals, a stormwater management plan or an assessment is generally required to determine potential impacts on water quality and quantity. • If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning stage. The province has particular interests in lake trout lakes.
Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional Information that may be needed

Cultural heritage and archaeology	NO		<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impacts on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>
Human-made hazards <sup>4</sup> including mine hazards, mineral aggregate operations and high forest fire hazards	NO		<p>Development proposed on abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards, or former mineral mining operations, mineral aggregate operations, or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Are the subject lands within 300 m of an abandoned pit or 500 m of an abandoned quarry?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites	NO		<p>If proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites, or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses. All work must be completed to the satisfaction of the province.</p>
Non-operating mine site within 1000 metres	NO		<p>Was the mine rehabilitated? Have potential impacts been addressed?</p> <p>If within 1000 m, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.</p>
Rehabilitated and abandoned mine sites	NO		<p>If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines.</p> <p>Progressive and final rehabilitation will be required to accommodate subsequent land uses.</p>
Contaminated sites	NO		<p>To determine potential soil contamination, there is a need for a Phase 1 Environmental Site Assessment (ESA) as per applicable regulation of the Ministry of the Environment. A Phase 2 Environmental Site Assessment is needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects. A Record of Site Condition (RSC) is required where a more sensitive use is proposed.</p> <p>Refer to Appendix 2 for more information. Consult with the Ministry of Municipal Affairs and Housing on your specific proposal.</p>

<b>Development Circumstances</b> <b>OR</b> <b>Features of Interest to the Province</b>	<b>a) If a feature/land use, is it on site or within 500 metres?</b> <b>OR</b> <b>b) If a development circumstance, does it apply?</b>	<b>If a feature/land use, specify distance from site (in metres)</b>	<b>Additional information that may be needed</b>
--	--	--	--



Natural Hazards	NO		<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is your development proposal within:</p> <ul style="list-style-type: none"> <li>• a dynamic beach hazard?</li> <li>• the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes?</li> <li>• areas that would be inaccessible as a result of flooding, erosion, or dynamic beach hazards and a floodway?</li> </ul> <p>Is your proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> <li>• safe access appropriate for the nature of the development and the natural hazard?</li> <li>• Special Policy Area?</li> <li>• uses which by their nature must locate in the floodway?</li> </ul> <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Are the subject lands within or partially within:</p> <ul style="list-style-type: none"> <li>i) hazardous lands adjacent to the shorelines of the Great-Lakes - St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)?</li> <li>ii) hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)?</li> <li>iii) hazardous sites (includes unstable soils and unstable bedrock)?</li> <li>iv) a special policy area shown in an approved official plan?</li> <li>v) the flood fringe in an area subject to the two zone concept of floodplain management?</li> </ul> <p>If your proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>
Crown lands <sup>5</sup>	NO		<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown lands.</p>
<b>Notes:</b>			<ol style="list-style-type: none"> <li>1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.</li> <li>2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.</li> <li>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.</li> <li>4. Hazardous Sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography). Other hazards - "abandoned pits and quarries": pits and quarries for which a licence or permit was never in force at any time after December 31, 1989.</li> <li>5. Certain areas of Crown lands are identified by the Ministry of Natural Resources as being of special interests such as lake access points. Distances quoted in Table B above are approximate and are intended for your guidance in assessing your application.</li> </ol>

## Appendix 2

### Some General Requirements for Development Applications Where MMAH is the Approval Authority

---

#### Planning Application Fees

Fees are required for permit(s) and certificate(s) of approval and set by individual permitting agencies. There is also an application processing fee for plans of subdivision/condominium to be submitted to the Ministry of Municipal Affairs and Housing (a certified cheque or money order payable to the Minister of Finance) at the time of submission of the application. Please see the attached Fee Schedule for more details.

#### Early Consultation

Prior to formally submitting an application, the applicant and/or agent(s) are strongly encouraged to contact staff of the regional Municipal Services Office (MSO) of the Ministry of Municipal Affairs and Housing (MMAH) to discuss the development proposal. Early consultation is highly beneficial, as the applicant can review the proposal with ministry staff and discuss what supporting documents and information may be required. Please contact your local Municipal Services Office (MSO) to discuss your proposed development. (Refer to Page 1 for office locations).

#### "Conformity to/does not conflict with" Provincial Plans:

There are several provincial plans such as the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Central Pickering Development Plan, Parkway Belt West Plan and Niagara Escarpment Plan. Planning and development applications must conform/not conflict with the policies in provincial plans.

#### Consistency with the Provincial Policy Statement (PPS):

The Provincial Policy Statement provides policy direction on matters relating to land use planning and is intended to protect provincial interests. The *Planning Act* requires that decisions affecting planning matters "shall be consistent with" with the PPS which supports a comprehensive, integrated and long-term approach to planning in Ontario, and recognizes linkages among policy areas. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation. For more information, visit the ministry website: [www.mah.gov.on.ca](http://www.mah.gov.on.ca).

#### Conformity to Official Plan

Assessment/review of a plan of subdivision/condominium is based on land use planning legislation, policies and principles and potential social, economic and environmental impacts. A major consideration is conformity to the official plan policies. Applicants are advised to determine if the proposed development is in conformity with official plan policies by discussing the proposal with Ministry of Municipal Affairs and Housing and/or the relevant municipality/planning board.

#### Some Commonly Required Permits and Approvals:

##### **Part 8 Permit/Certificate of Approval for Sewage System**

Plans of subdivision/condominium proposed on small, private sewage servicing systems, generating 10,000 or less litres of effluent per day on one lot, require a Part 8 Permit under the Building Code issued by either the local municipality, public health unit (HU) or area conservation authority (CA) where it exists and there is no health unit. The municipality, local health unit or conservation authority administers Part 8 of the Building Code that sets out the standards for locating accepted kinds of sewage/septic systems on a lot. Prior to issuing a permit, the health unit would inspect the property, may stake the septic system site and recommend to the planning approval authority whether a servicing options report and/or a hydrogeological report is required.

Plans of subdivision/condominium proposed on larger sewage systems that generate more than 10,000 litres of effluent per day on one lot would require a Certificate of Approval from the Ministry of Environment (MOE) under the *Ontario Water Resources Act*. Some larger private or communal sewage treatment systems are also subject to the *Environmental Assessment Act* (generally where there is a surface water discharge).

If servicing works associated with the proposed development are subject to the provisions of the *Environmental Assessment Act*, the notice of public meeting for the EA application should follow the "Integration with the Planning Act" process and state that the public meeting would address the requirements of both the *Planning Act* and the *Environmental Assessment Act*. For more information on larger private or communal sewage treatment systems, contact your regional Ministry of Municipal Affairs and Housing- Municipal Services Office.

##### **Communal Systems**

Communal septic systems for the development of five or more lots/units would require a servicing options and hydrogeological report. Communal septic systems proposed for the development of less than five lots/units and generating effluent of more than 4,500 litres

per day would need a servicing options and a hydrogeological report.

Communal well systems for the development of more than five lots/units would need a servicing options and a hydrogeological report. Communal well systems for non-residential development may need a hydrogeological report.

Where communal services are proposed (water and/or sewage), **need for confirmation**, through a signed letter of acceptance, that the municipality or other public body would assume ownership and maintenance of these systems.

Proposal for Servicing: if the project requires a Class EA under the *Environmental Assessment Act*, contact your regional Municipal Services Office and Ministry of the Environment to discuss the proposal.

#### **Entrance Permits:**

Any plan of subdivision/condominium that is in close proximity to a provincial highway or has the potential to impact upon a provincial highway, would require entrance permit from the Ministry of Transportation issued under the *Public Transportation and Highway Improvement Act*. Contact your local Ministry of Transportation office to obtain information on permit requirements.

#### **Record of Site Condition (RSC) for Contaminated Sites**

Proposals for sensitive land uses on sites with potential soil contamination would require the completion of an environmental site assessment (ESA) by a qualified person to determine the extent of contamination and to recommend actions for site remediation.

A change in activity regardless of the zoning could also trigger the need for an RSC as applicable law under the Building Code. A RSC is required when changing from industrial, commercial or community use to a more sensitive land use, such as residences or schools. For more information on contaminated sites, refer to Ontario Regulation 153/04 (Records of Site Condition - Part XV.1) made under the *Environmental Protection Act* and Ontario Brownfields website at [www.on.ca/brownfields](http://www.on.ca/brownfields) or contact your local Ministry of the Environment.

#### **Permit for Alteration to Shoreline**

If a proposal has potential to impact fish habitat or cause alteration to a shoreline, a permit would be required prior to any site alteration(s) or erecting of structures. Permits would be required from a local conservation authority or, if there is no conservation authority, the Ministry of Natural Resources. Applicants are advised to discuss their proposal with the Ministry of Municipal Affairs and Housing or the municipality/planning board. You may be directed to contact your local conservation authority or the Ministry of Natural Resources office, as required, prior to making a formal application under the *Planning Act*.

#### **Work Permit under the Public Lands Act**

In accordance with *Public Lands Act* regulation 453/96, work permits from the Ministry of Natural Resources are required for the construction of trails, roads, water crossings and structures that would be located on any public lands under the administration and control of the Ministry of Natural Resources. The same regulation also requires work permits for filling, dredging, removal of aquatic vegetation, and structures occupying over 15 sq. meters of a shore land.

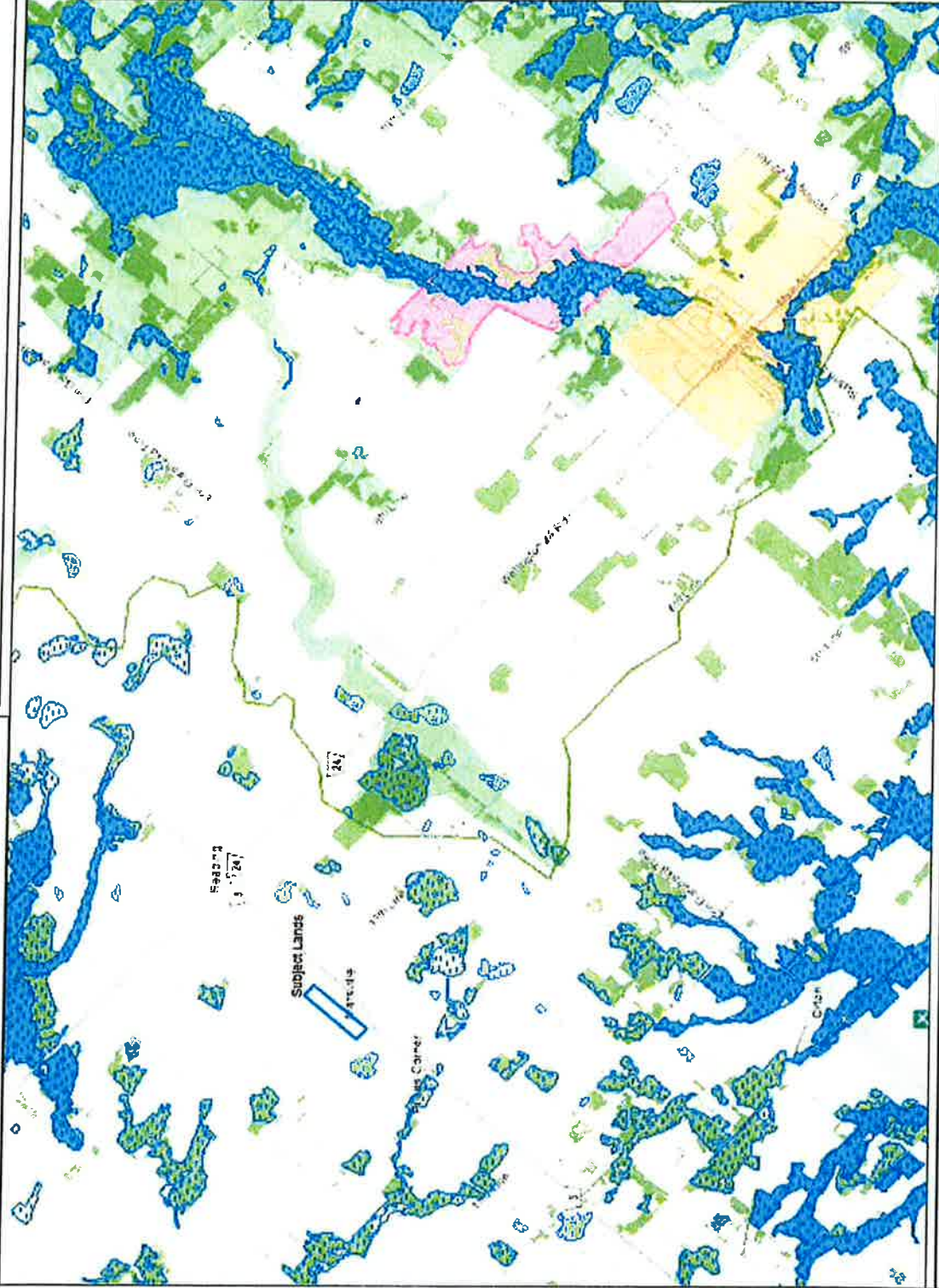
"Shore lands" include the beds of most navigable waters which are normally Crown owned, as well as adjacent private shore lands if they are contiguous with Crown owned lands. Therefore, a work permit is required from the Ministry of Natural Resources for 'in water' work on most navigable waters, as well as any adjoining private shore lines.

#### **Permit to Take Water**

Section 34 of the *Ontario Water Resources Act* provides that "no person shall take more than a total of 50,000 litres of water in a day" for wells or surface water supply without a permit issued by a Director of the Ministry of the Environment.

Applicants must fulfill related conditions of draft approval prior to obtaining any environmental approvals (Certificate of Approval, Permit to Take Water, etc.). Please refer to Section 34 of the *Ontario Water Resources Act* or contact your local Ministry of Environment for more details.

Disponible en français



**Legend**

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Wetland
- Provincially Significant Wetland Evaluation
- Area of Provincial Significance
- Unutilized Wetland
- Area of Natural Heritage & Scientific Interest (ANHSI)
- Provincially Significant Lake Source Area
- Provincially Significant Farm Source Area
- Greenbelt Plan
- Boundary
- Rural Valley Communities
- Lead Use Designations
- Protected Countryside
- Towns and Villages
- High-Risk
- Urban River Valley
- Stability/Coop Area
- Niagara Escarpment Plan (NEP)
- Boundary
- Lead Use Designations
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Natural Resource Enhancement Area
- Escarpment Recreation Area
- Urban Area
- West Urban Centre
- Oak Ridges M oraine Conservation Plan (ORR)
- Boundary
- Lead Use Designations
- Natural Gas Area
- Natural Language Area
- Crabapple Area
- Rural Settlement
- Palgrave Estates Residential Community
- Settlement Area

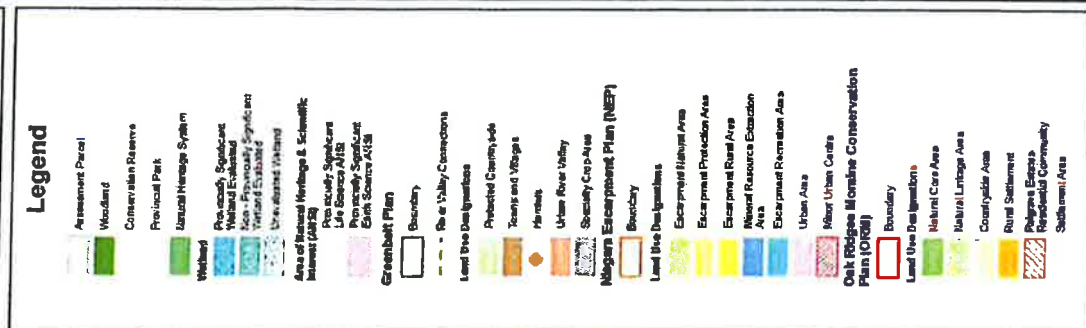
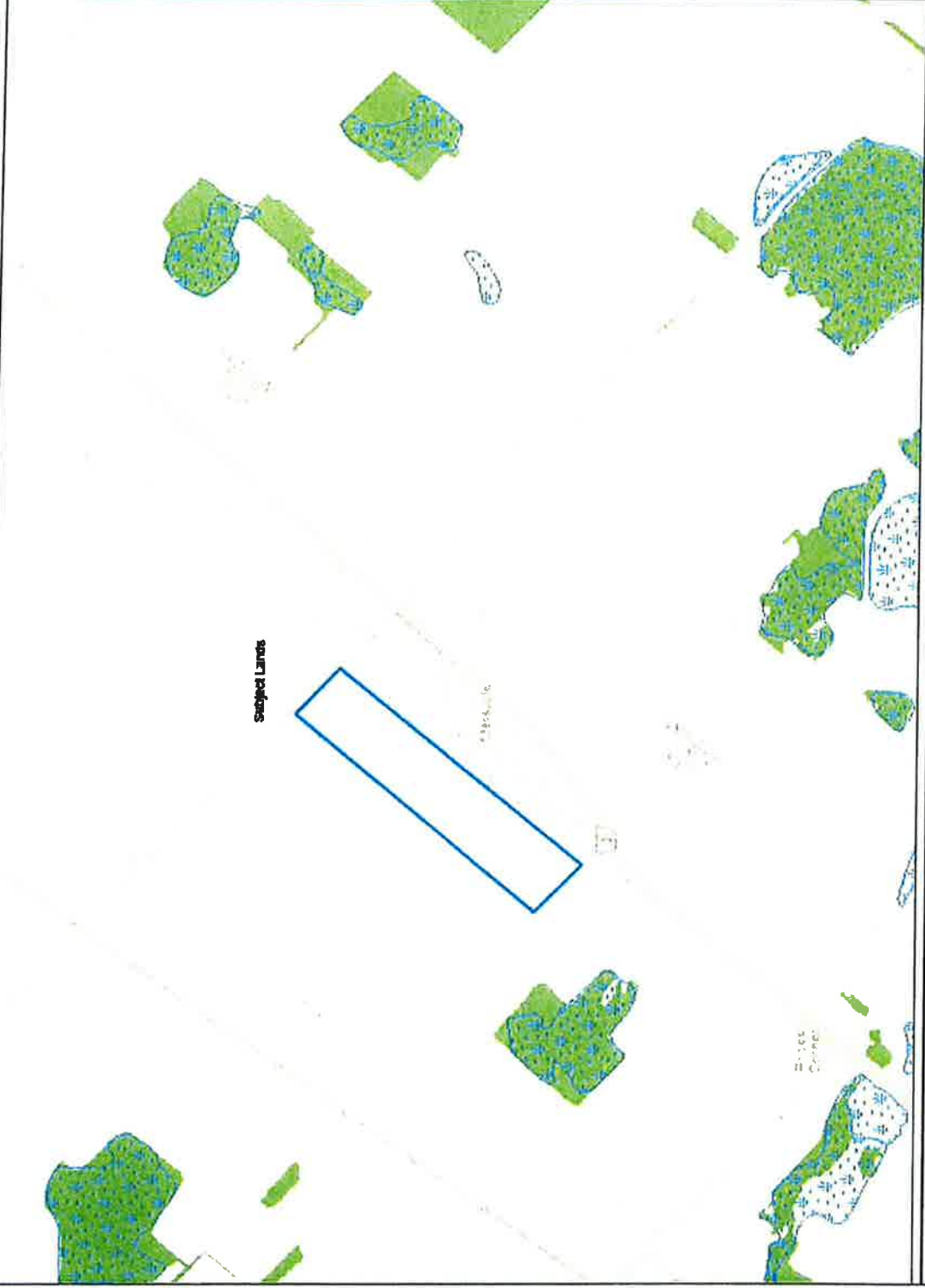



Scale: 1 : 82,314

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources (OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008-2009  
 GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008  
 © Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors [2013] and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.






 Scale: 1 : 18,056

Imagery Copyright Notices: DRAPE © Aero-Photo (1961) Inc., 2008-2009  
 GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008

© Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors [2013] and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.

© Queen's Printer for Ontario, 2013

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources (OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.



**Marsville Subdivision**

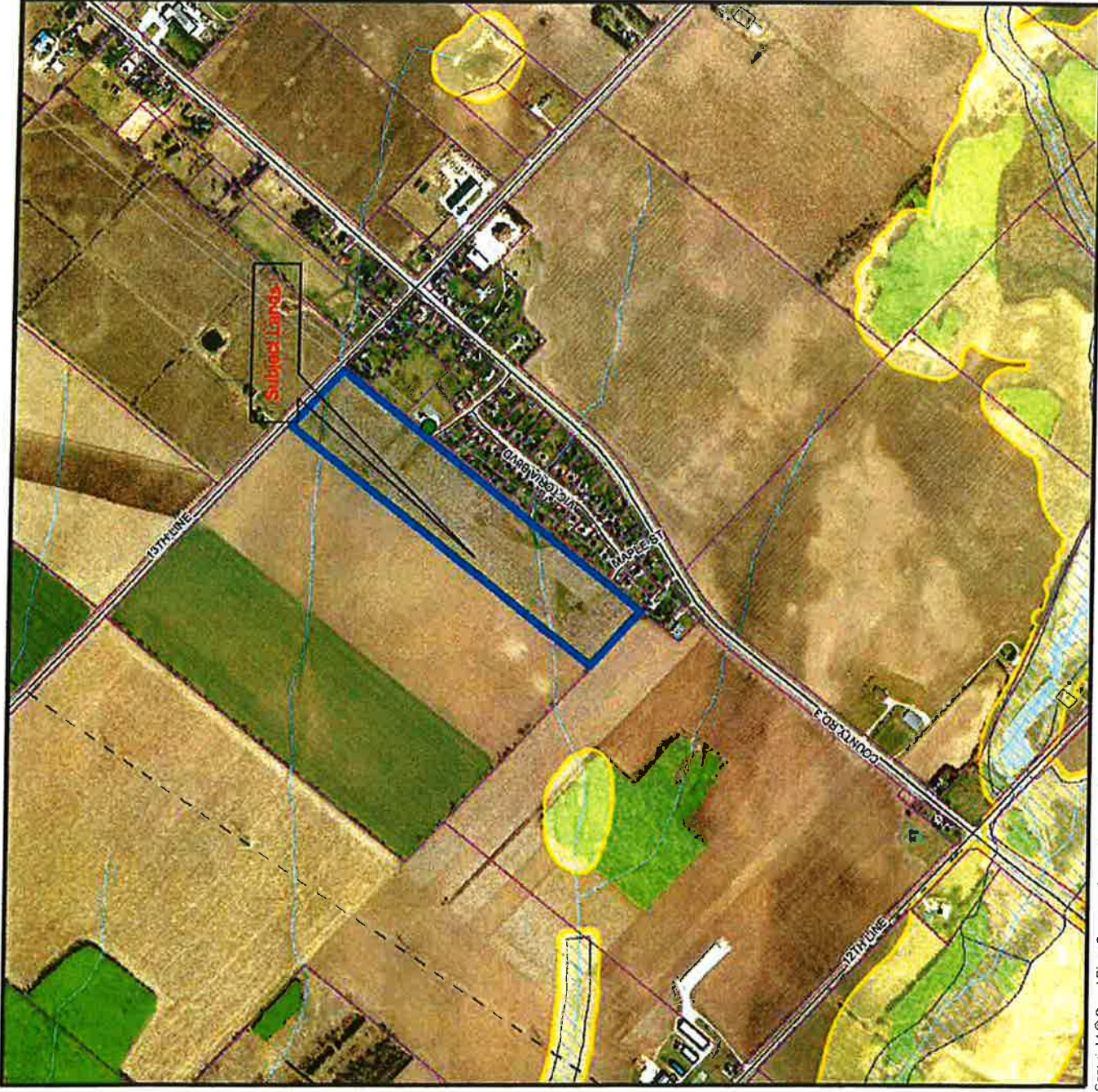
**LEGEND**

- WATERSHED MASK
- MUNICIPAL WELL (SWP)
- HISTORIC PLAQUES (GRCA)
  - Provincial
  - National
- HERITAGE FEATURES (GRCA)
  - Heritage Bridge
  - Other Historic Building
  - Famous Person
  - Historic Event
  - Historic Transportation Route
  - Historic Company
  - Historic Mill
  - Memorial
  - Other Historic Site
  - Museum
  - Plaque: Cemetery
  - River Crossing
- BUILDING - SYMBOLIZED (GRCA)
- BUILDING - TO SCALE (GRCA)
- SOURCE PROTECTION BOUNDARY (GRCA)
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- CONCESSION (NRVIS)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- PARKS (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)
- WOODED AREA (MNR)
- HEDGEROW
- PLANTATION

**GRCA Disclaimer**

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review of a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources, and citations go to:  
[http://grwa.grandriver.ca/docs/Sources/Citations\\_3.htm](http://grwa.grandriver.ca/docs/Sources/Citations_3.htm)



Copyright © Grand River Conservation Authority, 2014

THIS MAP IS NOT TO BE USED FOR NAVIGATION





Re: Application for Draft Plan of Subdivision

As part of draft plan of subdivision application for development of approx. 25 acres of land in Marsville, East Garafraxa, following technical reports have been completed.

	<b>Description</b>	<b>Consultant</b>	<b>Completion Date</b>
1	Hydrogeological Investigation	WSP Group (Genivar Consulting)	May 2014
2	Geotechnical Consultant	WSP Group (Genivar Consulting)	May 2014
3	Environmental Site Assessment	Peto MacCallum Ltd.	November 2009
4	Traffic Impact Study	Edgeweir Consulting	June 2014
5	Functional Servicing Study	Edgeweir Consulting	October 2014
6	Planning Justification Study	IBI	October 2014
7	Archeological Stage I and II	The Archeologists Inc.	July 2014
8	Grading and Servicing Plan	Edgeweir Consulting	October 2014
9	Draft Plan of Subdivision	IBI / Edgeweir Consulting	September 2014
10	Zoning By-Law Amendment Application	IBI	October 2014
11	Application for Approval of a Plan of Subdivision	Owner	February 2014, Revised October 2014

Yours Truly,



Khurram Tunio  
2089 Osbond Road,  
Innisfil ON L9S 0A9  
Cell: 905 836 3072

**Marsville Subdivision**

**LEGEND**

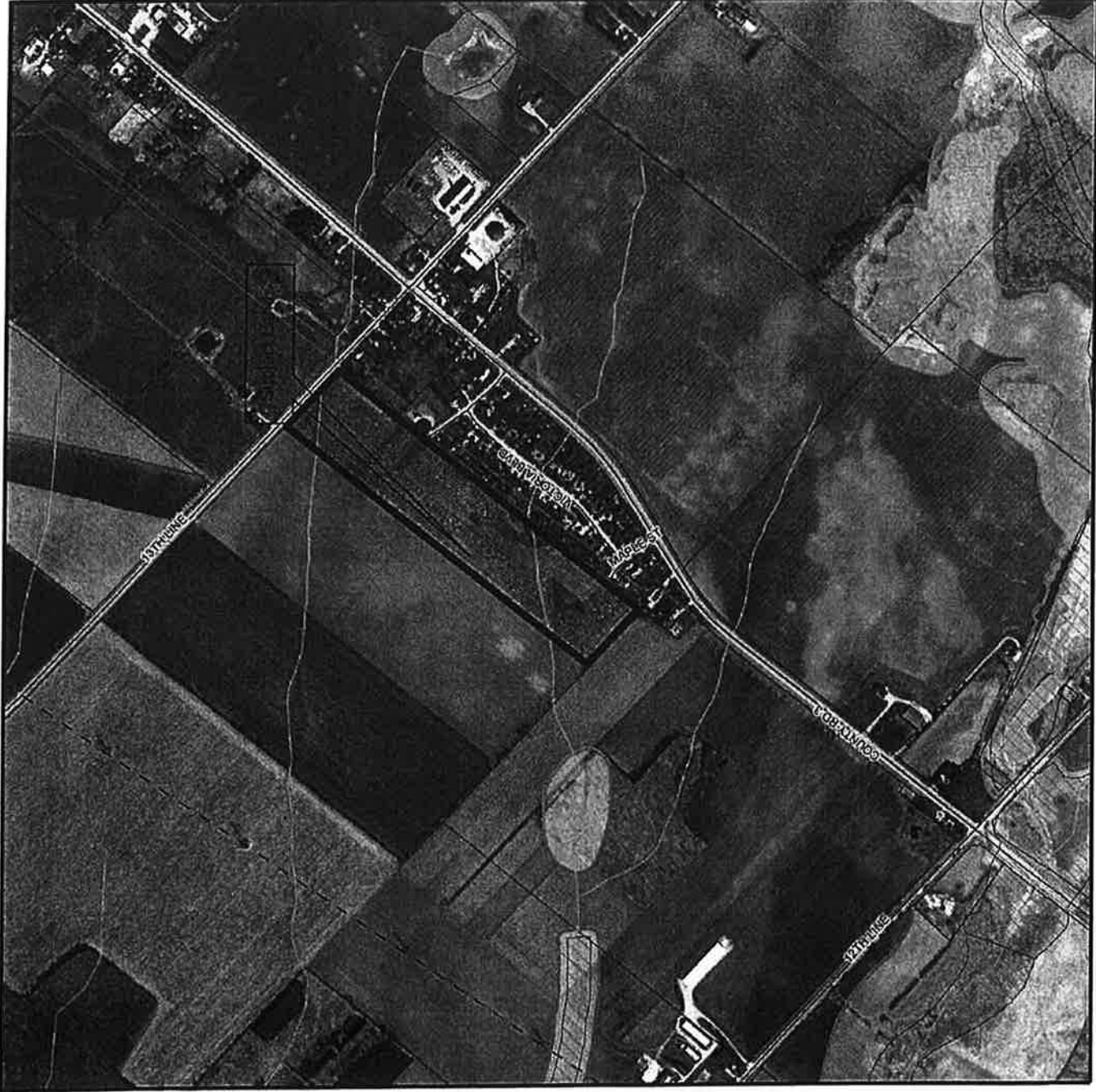
- WATERSHED MASK
- MUNICIPAL WELL (SMWP)
- HISTORIC PLAQUES (GRCA)
  - Provincial
  - National
- HERITAGE FEATURES (GRCA)
  - Heritage Bridge
  - Other Historic Building
  - Famous Person
  - Historic Event
  - Historic Transportation Route
  - Historic Company
  - Historic Mill
  - Monumental
  - River Structure
  - Other Historic Site
  - Museum
  - Pioneer Cemetery
  - River Crossing
- BUILDING - SYMBOLIZED (GRCA)
- BUILDING - TO SCALE (GRCA)
- SOURCE PROTECTION BOUNDARY (GRCA)
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- CONCESSION (NRVS)
- LOTS (NRVS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- PARKS (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVS)
- WOODED AREA (MNR)
- HEDGEROW
- PLANTATION

**GRCA Disclaimer**

This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<https://grca.grandriver.ca/docs/SourcesCitations2.htm>



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Copyright © Grand River Conservation Authority, 2014