

APPLICATION FOR OFFICIAL PLAN AMENDMENT

www.townofbwg.com

Proponents are encouraged to consult with the Community Planning Division prior to submitting applications.

Please complete all applicable sections of the application form. An incomplete application will be returned to the applicant. For assistance, please contact the Community Planning Division at 905- 778-2055.

All personal information on this form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act and the Planning Act, R.S.O. 1990, c. P.13, as amended, and will be used for the purposes of reviewing this application only. Questions regarding this collection may be directed to the Manager of Community Planning, 305 Barrie Street, Unit 2, P.O. Box 419, Bradford, Ontario, L3Z 2A9, Telephone: 905-778-2055, ext. 1401, Fax: 905-778-2070.

DEVELOPMENT HISTORY

Are there previous development applications on the subject lands?	☐ Yes	☐ No	☐ Don't Know
---	------------------------------	-----------------------------	-------------------------------------

If yes, previous file number(s), date and type of application(s):

PROPERTY INFORMATION

Municipal Address:			
Registered Plan No.:		Lot/Block No(s):	
Reference Plan No.		Part(s):	
Roll No.:		Lot & Concession No:	
Date Subject Land Was Acquired By Current Owner (if known):			
Is the property listed or designated under the Ontario Heritage Act?			

OWNER/APPLICANT INFORMATION

Property Owner Information (check one):	☐ Person(s)	☐ Company
Registered Land Owner:		
Name:		
Application Contact:		
Address:		
Municipality:	Province:	Postal Code:
Telephone #:	Fax #:	
Email:		
Designate to Which all Correspondence will be Sent:		

Designate to Which all Invoices will be Sent:	
--	--

AGENT, SOLICITOR OR PLANNING CONSULTANT

Firm:					
Application Contact:					
Address:					
Municipality:		Province:		Postal Code:	
Telephone #:		Fax #:			
Email:					

DETAILS

Approximate Area of Subject Land (metric):		
Does the requested amendment change, replace or delete a policy in the Official Plan:	☐ Yes	☐ No
If yes to above, what policy is to be changed, replaced or deleted:		
Does the requested amendment add a policy to the Official Plan:	☐ Yes	☐ No
What is the purpose of the amendment:		
What is the current land use designation:		
What land uses are permitted by the current designation:		
Does the requested amendment change or replace a designation in the Official Plan:	☐ Yes	☐ No
If yes to above, what is the designation to be changed or replaced:		

What land uses will the requested amendment permit:

Describe existing land uses of surrounding lands.

North:

South:

East:

West:

CONSERVATION AUTHORITY

Is the subject land regulated by a conservation authority?

☐ Yes ☐ No

If so, which one?

☐ Lake Simcoe Region Conservation Authority ☐ Nottawasaga Valley Conservation Authority

****Please note that additional fees may apply as determined by the conservation authority.**

PROVINCIAL PLANS AND POLICY STATEMENT INFORMATION

Is the application consistent with policy statements under subsection 3(1) of the *Act*:

☐

Yes

☐

No

Is the subject land within an area of land designated under any provincial plan or plans, including **Lake Simcoe Protection Plan**? If **yes**, explain whether the application conform to or does not conflict with the applicable provincial plan or plans:

☐

Yes

☐

No

ASSOCIATED APPLICATIONS

Are there any other applications for approval under the *Planning Act*, i.e., Zoning By-law amendment, plan of subdivision, site plan, consent or minor variance that includes land:

- that is the subject land	☐ Yes	☐ No	☐ Unknown
- that is within 120 metres of the subject land	☐ Yes	☐ No	☐ Unknown

If yes to above, complete the following:

Type of application(s) and File No(s):

--

Name of approval authority considering application(s):

--

Purpose of the application(s) and the effect on the subject Official Plan amendment:

--

Status of application(s):

--

PUBLIC CONSULTATION STRATEGY

Please advise of the applicant's proposed strategy for consulting with the public with respect to the application.

ACKNOWLEDGEMENT OF PUBLIC INFORMATION AND DISTRIBUTION

The information collected on this form is considered to be a public record as defined by section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

By submitting this application, the owner/applicant grants the Town of Bradford West Gwillimbury permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either online or through other means for the purpose of application review.

OWNER'S AUTHORIZATION

If an agent is used, the owner must complete this section. If there is more than one owner, a separate authorization from each individual or corporation is required. Attach an additional page(s) in the same format as this authorization if necessary.

I, _____ being the registered owner of the subject lands, hereby

authorize (print name of agent)

to submit the above application to the Town of Bradford West Gwillimbury and appear on my behalf at any hearing(s) of the application and to provide any information or material required by the Town relevant to the application. I also agree to allow the Town of Bradford West Gwillimbury, its employees and agents to enter upon the subject property for the purposes of conducting a survey, inspection and tests that may be necessary to this application.

I understand that all the information, documents and drawings and plans provided with this application will be made available to the public, as required by the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

In accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy

Act, R.S.O. 1990, c.M.56, I hereby consent to the Town of Bradford West Gwillimbury making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation.

Signature:

Date:

Printed Name of Signatory:

Title:

OWNER'S/AGENT'S SIGNATURE

I, _____ of Town/City of _____

in the County/Region of _____ solemnly declare that:

All of the above statements and the statements contained in all of the exhibits submitted 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 if made under oath and by virtue of the "Canada Evidence Act".

As of the date of this application, I am (*circle one of the following*) the registered *Owner* or the *Agent* for the owner of the lands described in this application, I have examined the contents of this application, I certify as to the correctness of the information submitted with the application insofar as I have knowledge of these facts, and I concur with the submission of this application to the Municipality.

I agree to pay the Planning Application Non-Refundable Fee and Working Deposit as established by By-law to the Town of Bradford West Gwillimbury at the time of filing this application and any costs which exceed this deposit. I also agree to pay to the Town any fees and charges as established by By-law, associated with engineering review and site monitoring by the Town or Peer Review Consultants in relation to the development proposed in the subject application. I understand that no assurance is given that the payment of the deposit will result in approval of the application.

I understand that all the information, documents and drawings and plans provided with this application will be made available to the public, as required by the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Declared before me at the Town/City of _____)

_____)
in the County/Region _____)

of _____ this _____ day _____)

of _____ 20 _____)

Signature of Owner or Agent

Signature of Commissioner, Notary Public, etc.

PLEASE NOTE:

The Town may seek to recover any costs incurred by the Municipality in the defense of Council approved development applications and Ontario Municipal Board Hearings. The Town's participation in such hearings may depend on an applicant's commitment to offset those costs.

Only complete applications accompanied by the necessary supporting materials, required application fee and working deposit will be processed. Please contact the Community Planning Division to determine if additional submission materials are required.

Supporting Material Required with Application

1. One (1) copy of a REGISTERED DEED OF TITLE for the subject lands.
2. Two (2) copies of a LEGAL PLAN OF SURVEY **folded** to 21.5 cm x 28 cm and one (1) reduced copy (28 cm x 43 cm maximum).
3. USB or CD containing PDF copies of entire submission.
4. Six (6) copies of the DRAFT OFFICIAL PLAN AMENDMENT (land use schedule no larger than 28 cm x 43 cm).
5. If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed; the following is required:
 - a servicing options report; and
 - a hydrogeological report.
6. **Additional Submissions**
 - Six (6) copies of a Planning Justification Report by a certified Registered Professional Planner (RPP) that explains the purpose of the amendment, describes its benefits and assesses the application's compliance with the Town's Official Plan, County of Simcoe Official Plan, Growth Plan for the Greater Golden Horseshoe, Provincial Policy Statement and the Lake Simcoe Protection Plan.
 - Prior to applying, consult with the Community Planning Division to determine additional submission requirements. Such requirements may include six (6) copies of one or more of the following:
 - Environmental Impact Study
 - Land Needs Analysis
 - Market Impact Study
 - Agricultural Lands Impact Study
 - Master Environmental Servicing Plan
 - Traffic Impact Study
 - Financial Impact Study

TARIFF OF FEES

Pursuant to Section 69 of the *Planning Act* for the
Processing of Applications Made in Respect to Planning Matters

APPLICATION TYPE	APPLICATION FEE	\$5,000 WORKING DEPOSIT REQUIRED¹ (in addition to application fee)
Official Plan Amendment	\$36,835.00	✓
Administrative Fee Legal & Consultant invoices received for application	5% of Invoice ²	
Engineering Department – Review and Monitoring ³	Review fees invoiced separately	

NOTES: ¹ The working deposit is used to cover a variety of expenses including advertising, public meeting, drafting, planning, engineering and legal costs. As accounts are received from the Town's lawyer, planner, engineer, administrative staff member or consultant, they will be paid by the Town and then submitted to the Developer along with the Town's 5% administrative cost, for reimbursement. After the file is closed and upon application, the balance of the deposit fee will be refunded to the applicant.

² Administrative fee will be added as invoices are processed for payment.

³ Engineering Review and Monitoring Fees are invoiced separately on an ongoing basis for Town Engineering staff time and External Engineering Peer Review consultants works. Engineering Staff time is invoiced in accordance with the Town's Fee and Charges By-law.

⁴ Application Fees are subject to change with the Town's Fees and Charges By-law, and any amendment(s) thereto.

For Office Use Only

<i>Date Received:</i>	<i>Fee Received:</i>	<i>Fee Required:</i>
<i>Application Rec'd by:</i>		
<i>Outstanding Requirements:</i>		

Date Application Deemed Complete: