

TOWN OF PETROLIA

Application for Site Plan Approval

File Number _____

Assess Roll No. 3819-000 - _____ Street Address _____

1. Name of Owner: _____
(If numbered company please also indicate the name of principal(s))

Address: _____
Street Name *P.O. Box*

City *Province*

Postal Code

() - _____ () - _____
Telephone Number *Fax Number*

Email Address

Authorized Agent: _____
(If numbered company please also indicate the name of the principal(s))

Agent interest in subject lands/application: _____

Address: _____
Street Name *P.O. Box*

City *Province*

Postal Code

() - _____ () - _____
Telephone Number *Fax Number*

Email Address

All correspondence should be sent to: ☐ owner ☐ agent

Who can be contacted during the day for further information? ☐ owner ☐ agent

Title and name of person who has authority to enter into
The Site Plan agreement (name on Deed) _____

2. Date subject land was acquired by owner: _____

Name of holder of any mortgage (or charge or encumbrance): _____

Address: _____

3. Location of property/legal description:

Lot Number(s), Concession and survey: _____

Registered Plan Number/Lot No.: _____

Reference Plan/Part No.: _____

4. Current Designation in Official Plan: _____

Current Zoning: _____

Does the project comply with the Zoning By-law: Yes _____ No _____

5. Proposed Use of Property _____

Existing Use of Property _____

Most recent use of the property if vacant _____

How long has the use been in existence _____

6. Restrictions:

Please indicate the nature of any restrictive covenants or easements/rights-of-way affecting the
subject lands.

7. Servicing – Road Access:

Provincial Highway ☐

Municipal Road ☐

County Road ☐

Right-of-way ☐

Private Road ☐

New access required ☐

8. Servicing - Drinking water is provided to the subject land by:

Municipal Piped Water ☐

**Privately owned and operated well ☐

Easement to a well ☐

The existing well is encased ☐

The existing well is not encased ☐

The distance between the well and Septic system is _____(m) _____ ft)

Other (specify) _____

9. Servicing – sewage disposal is provided to the subject land by:

Municipal Sewer System ☐

**Privately owned and operated
individual or communal septic system ☐

Other (specify) _____

If there is a septic system on the property, is it in good working order? ☐ yes ☐ no

****Certificate may be required to confirm the septic system is in compliance with the Ontario Building Code.**

10. Servicing – Storm drainage is provided to the subject land by:

☐ sewers ☐ ditches ☐ swales ☐ other (specify) _____

11. Is any portion of the property currently assessed for drainage works?
(constructed under the Drainage Act, R.S.O. 1980)

☐ yes ☐ no

12. Other applications – Indicate if the subject land is or has been subject to an application under the Planning Act for:

☐ Official Plan amendment (under Section 22):

File No. _____ Status _____

☐ Plan of Subdivision (under Section 51):

File No. _____ Status _____

☐ Zoning By-law amendment (under Section 34):

File No. _____ Status _____

☐ Consent (under Section 53):

File No. _____ Status _____

☐ Variance/Permission (under Section 45):

File No. _____ Status _____

☐ Site Plan (under Section 41):

File No. _____ Status _____

13. Other related matters (please explain):

Applications/Approvals from other agencies _____

Work orders _____

Certificates of approval _____

Designation under other Acts (ie: Ontario Heritage Act, Brownfield Legislation)

Reports or Studies (ie: environmental assessments, archaeological, drainage)

PLEASE NOTE :

It is the responsibility of the applicant to ensure that the application contained herein is fully completed and all the information requested is incorporated in the proper manner prior to submission of the application.

Incomplete applications will result in delays and additional costs in processing the application. Please ensure that all information requested is included prior to submission of the application.

Three original copies of the completed application form and all accompanying plans, survey, sketches, etc., together with the required application fee must be filed with the Town of Petrolia.

Application processing will not commence until a complete application with all necessary accompanying information is received.

The application must be accompanied by a Site Plan drawn on ledger size 11" x 17" paper drawn at such a scale that the proposed development occupies at least 75% of the ledger paper. The Site Plan must conform to all zoning regulations and is to include the following information; as a minimum

- a) a Key Plan showing the locations of the subject property in the Municipality;
- b) a true dimensions of the property;
- c) a north directional arrow;
- d) the location, height, floor area, dimensions and use of all existing and proposed buildings and structures, the use of open lands and outdoor storage areas;
- e) the dimensions of front, rear and side yard setbacks and the location and typical dimensions of off-street parking spaces, off-street loading facilities;
- f) the location and type of existing and proposed landscaped areas, planting strips and islands and other surface amenities;
- g) all buildings, structures, pavements, fences, poles, sidewalks, driveways, hedges, trees and hydrants within three (3) metres (10') of the site;
- h) a written indication of the architectural style and features of the proposed building;
- i) all existing and proposed on-site drainage improvements.
- j) All natural features such as wood lots, steep slopes, watercourses and top of bank elevation, etc;
- k) The location of private water supply and sewage disposal facilities;
- l) The application may be required to be accompanied by a copy of the deed to the subject property.
- m) Walkways and walking ramps, including the surfacing thereof, and all other means of pedestrian access/egress.
- n) Facilities for lighting, including flood lighting of the land or of any buildings or structures.
- o) Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials.

The application must also be accompanied by an identical copy of the Site Plan without a Key Plan, which shall be used for the registration of any legal agreement.

Development Agreement

Some Site Plans require the applicant to enter into a Development Agreement to provide for all items needed to properly service and develop the site.

The applicant has the option of using his/her own Solicitor or the Town will prepare the Agreement.

Fees

Additional Legal Fees may be applicable to the application for the following:

- Preparation of a Development Agreement or Amended Development Agreement;
- Preparation of an Easement; Lease Agreement; or any other legal document as may be required;
- Registration of Agreements;

Timing

Site Plans vary considerably in their complexity. Therefore, the time period needed for processing will vary from approximately 4 weeks or longer.

For Municipal Use

Date Application Received

Completed Application Checked

Date

Initials

By making this application, permission is hereby granted to any Municipal Staff member and Town Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

DECLARATION OF APPLICANT

I/We, _____, of the _____ of _____ in the _____ of _____, solemnly declare that:

1. All the statements contained in this application and provided by me 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. I have been advised that incomplete and/or inaccurate information will delay the processing of my application and result in additional costs to me.
2. I hereby acknowledge receiving and reviewing the user fee tariff and have reviewed the tariffs relating to planning matters. I further understand and agree to be bound by the tariff and specifically agree that I shall pay full cost recovery for any items with a tariff listed as such. I agree that such costs, if not paid for forthwith after being invoiced, shall be paid by the Town and added to my municipal tax bill and collected in the same manner as taxes.

Signature of Owner/Authorized Agent

Date

Witness

Date

SCHEDULE "A"**Environmental Site Screening Questions**

Previous Use of Property

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Parkland |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Oil Field |

Other Uses : Please Provide Details _____

If Industrial or Commercial, specify use:

Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

Has there been petroleum or other fuel stored on the subject land or adjacent lands?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

Are there or have there ever been underground storage tanks, oil/gas wells or buried waste on the subject land or adjacent lands?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

Have the lands or adjacent lands ever been used as a weapons firing range?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private landfill or dump?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which contain designated substances (e.g. asbestos, PCB's)?

- ☐
- Yes
- ☐
- No
- ☐
- Unknown

Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*

☐ Yes ☐ No ☐ Unknown

*Possible uses that can cause contamination include: oil field operations, operation of electrical transformer stations, disposal of waste materials, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

If previous use of property is industrial or commercial, or if YES to any of questions above, please attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.

ACKNOWLEDGEMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and guidelines and the Town's Official Plan policies pertaining to contaminated sites. I acknowledge that as a condition of approval of this application that the Town may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the Town of acknowledgement of this Record of Site Condition by the Ministry of Environment. I acknowledge that the Town may require the qualified person signing the Record of Site Condition to submit to the Town a Declaration acknowledging that the Town may rely on the statements in the RSC. I further acknowledge that the Town of Petrolia is not responsible for the identification and/or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the Town of Petrolia, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Date

Signature of Applicant(s)(Owner)

Completed Forms are to be submitted, along with the required application fee to:

**Town of Petrolia
411 Greenfield Street
Petrolia, Ontario N0N 1R0**