

CORPORATION OF THE TOWNSHIP OF CRAMAHE

Updated 23 December 2014

APPLICATION FOR SITE PLAN APPROVAL

This application and required supporting material must be filed with the (Township) Clerk, or in her absence, the Chief Building Official and must be accompanied by the required application fee payable to the Township of Cramahe. ***** AN APPOINTMENT IS REQUIRED *****

1.0 CONTACTS

1.1 Registered Property Owner(s): _____

Mailing Address: _____
(street number) (Street name) (Town/Township)

Postal Code: _____ Tel: (bus) _____ Ext. _____

Email: _____ Tel: (home) _____ (fax) _____

1.2 Agent/Applicant: _____

Mailing Address: _____
(street number) (Street name) (Town/Township)

Postal Code: _____ Tel: (bus) _____ Ext. _____

Email: _____ Tel: (home) _____ (fax) _____

Indicate to whom correspondence is to be sent (check one please):

Owner

Applicant/Agent

1.3 Indicate any mortgages, holders of charges or other encumbrances with respect to the subject property (attach a separate page if required).

Name: _____

Mailing Address: _____
(street number) (Street name) (City/Town/Township)

Postal Code: _____ Telephone: _____ Ext _____ Fax _____

2.0 LOCATION AND DESCRIPTION OF PROPERTY

2.1 Municipal Address: _____
(Street number) (Street name) (Town/Township)
Lot Number(s): _____ Concession: _____ Township of Cramahe
Reference Plan No.: _____ Part No.: _____
Registered Plan No. (if applicable): _____ Parcel No.: _____

2.2 Dimensions: Lot Frontage: _____ m (_____ ft.)
Lot Depth: _____ m (_____ ft.)
Lot Area: _____ m² (_____ ft.²) _____ ac _____ ha

2.3 Are there any easements or restrictive covenants affecting the subject lands?
 No Yes *If Yes, describe the easement or covenant and its effect.*

3.0 PLANNING INFORMATION

3.1 Official Plan (Land Use) Designation: _____

3.2 Provincial Plan Designations (Oak Ridges Moraine or Source Protection Plan for the Trent Region): _____

3.3 Existing Zoning: _____

3.4 Existing Use(s) of Property and any Buildings: _____

3.5 Nature of Proposal or Proposed use(s) of Property and any Buildings: Be as specific as possible in describing how the land and structure(s) will be used and whether you intend to construct new, add to existing, alter the site, demolish, etc. If additional space is required, please attach a separate page.

3.6 Buildings or Structures:

Existing (*Date of Construction*): _____

Proposed: _____

3.7 Existing Use of Abutting Properties:

North: _____ South: _____

East: _____ West: _____

4.0 DEVELOPMENT DATA

4.1 Total Building Coverage (ground floor area measured from outside walls):

i) Main Building:

Proposed: _____ m² (_____ ft.²) + Existing: _____ m² (_____ ft.²) =

Total: _____ m² (_____ ft.²) (_____ % of lot area)

ii) Accessory Buildings:

Proposed: _____ m² (_____ ft.²) + Existing: _____ m² (_____ ft.²) =

Total: _____ m² (_____ ft.²) (_____ % of lot area)

4.2 Gross Floor Area (all floors above grade measured from outside walls):

ii) Main Building:

Proposed: _____ m² (_____ ft.²) + Existing: _____ m² (_____ ft.²) =

Total: _____ m² (_____ ft.²)

ii) Accessory Buildings:

Proposed: _____ m² (_____ ft.²) + Existing: _____ m² (_____ ft.²) =

Total: _____ m² (_____ ft.²)

4.3 Building Height:

i) Main Building:

Proposed: _____ m (_____ ft.) Existing: _____ m (_____ ft.)

ii) Accessory Building:

Proposed: _____ m (_____ ft.) Existing: _____ m (_____ ft.)

4.4 Sign (Type/ Description): _____

Surface Area: _____ m² (_____ ft²)

4.5 Loading Spaces: No. of Spaces: _____

Dimensions (m): Length: _____ m (_____ ft.)

Width: _____ m (_____ ft.)

Vertical Height Clearance: _____ m (_____ ft.)

4.6 Parking: No. of Spaces: _____

No. of Barrier-Free Spaces (*included in the above total*): _____

Standard: Length: _____ m (_____ ft.) Width: _____ m (_____ ft.)

Barrier-Free: Length: _____ m (_____ ft.) Width: _____ m (_____ ft.)

4.7 Estimated Start Date of Construction: _____

mm/dd/year

Estimated Completion Date of Construction: _____

mm/dd/year

Estimated Cost of Site Works (excluding buildings): \$ _____

4.8 Access: (*check appropriate space*)

Provincial Highway

County Road

Municipal Road

Private Road

Right of Way

4.9 Site Servicing (*Check appropriate box*)

i) Water:

Municipal Water

Privately owned and operated individual well

Privately owned and operated communal well

Lake or other water body

Other means _____

ii) Sewage Disposal:

Municipal Sewage

Privately owned and operated individual septic system Class _____

Privately owned and operated communal septic system

Other means _____

5.0 SUPPORTING INFORMATION

The following must be submitted to the Clerk along with this application form*:

- i) Application fees payable to the Township of Cramahe and other agencies
- ii) Copy of the Deed for the Property **1 copy**
- iii) Property Survey Plan **1 copy**
- iv) Site Plan (see attached examples and requirements) **5 copies**
- v) Landscape Plan **5 copies**
- vi) Site Servicing Plan **5 copies**
- vii) Grading and Drainage Plan **5 copies**
- viii) Site Lighting Plan (Commercial and Industrial only) **5 copies**
- ix) Storm Water Management Report **3 copies**
- x) Studies/Approvals required by Municipality
Contact Planner, Chief Building Official or Clerk for Requirements
- xi) An electronic (PDF) copy of all documents submitted **1 USB/CD**
- xii) Agency Approvals i.e. Ministry of the Environment and Climate Change; Ministry of Transportation; Ministry of Natural Resources and Forestry; Department of Fisheries and Oceans; Conservation Authority; Certificate of Insurance; Financial Security

Additional information, depending on the nature of the development, may be required prior to entering into a Site Plan Agreement with the Municipality. Please refer to the Municipality's Site Plan Agreement Application Guide.

***All drawings submitted for Site Plan Approval must be folded to a size not larger than 9"x12".**

6. AUTHORIZATION

6.1 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.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

6.2 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.

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application 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 used in this application or collected during the processing of the application.

Date

Signature of Owner

6.3 Consent of the Owner

Complete the consent of the owner concerning personal information below.

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

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or 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.

Date

Signature of Owner

7. DECLARATION

Note: All Applicants shall ensure that a 'Complete Application' under the *Planning Act* has been made before completing this Declaration

I _____ hereby declare that the information contained in this application and on the attached plans and drawings and any associated information submitted with this application are, to the best of my knowledge, a true and complete representation of the purpose and intent of this application.

And further, I _____ hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the municipality on request, to be applied to such costs, and for which the municipality will account.

Sworn (or declared) before me

at the _____

in the _____

this _____ day of _____, 20____

Commissioner of Oaths signature

Owner or Agent signature

APPENDIX 1

1.0 Drawing Requirements

This section of the guide sets out the detail which should appear on each drawing submitted in support of an application for site plan approval. Please use the “check boxes” when preparing drawings to ensure that the Township’s drawing requirements are fulfilled. Please note that this is a standard list which covers drawings prepared in conjunction with most forms of development. Additional detail may be required for certain projects. The Township reserves the right to request additional drawing detail where it is deemed necessary. All drawings submitted for site plan approval must be folded to a size not larger than 9”x12”.

1.1 Information – Common to All Drawings

The information listed below **should appear on all drawings** except the Survey Plan, Floor Plan and Elevations. (Please refer to the specific sub-headings for lists of data to appear on these drawings).

- | | |
|--|--|
| <ul style="list-style-type: none"> a) Border, legend containing pertinent project information, the firm(s) responsible for preparation of the drawing, date, scale, job reference number, and a revision block; <input type="checkbox"/> b) Key plan, north arrow, and bar scale; <input type="checkbox"/> c) Concession and lot number, registered plan number, block and lot reference and/or municipal address wherever applicable; <input type="checkbox"/> d) Property lines including bearings and distances of the subject property; <input type="checkbox"/> e) Dimensional reference to the nearest intersection of public roads; <input type="checkbox"/> f) Existing and/or proposed street widening and 0.3 metre reserves; <input type="checkbox"/> g) Easements or rights-of-way on or adjacent to the site; <input type="checkbox"/> h) Abutting road right-of-way width and centre lines including any adjacent municipal installations including, but not | <ul style="list-style-type: none"> limited to, traffic islands, utility poles, fire hydrants, catch basins, manholes, sidewalks, transformers, signs, etc.; i) Proposed name(s) of private road(s); <input type="checkbox"/> j) Existing and proposed driveways and existing accesses and driveways of adjacent properties including those on properties on the opposite side of the road to that of the subject site; <input type="checkbox"/> k) Existing watercourses, swale, culvert, retaining wall, embankment, catch basin, and other man-made or natural features on or adjacent to the site; <input type="checkbox"/> l) Location and size of existing trees and shrubs; <input type="checkbox"/> m) Existing contours or spot elevations extending a minimum of five (5) metres beyond the property boundary; <input type="checkbox"/> n) Buildings or structures on adjacent lots and mutual features such as parking areas, etc. within five (5) metres of the subject property boundary; <input type="checkbox"/> o) Location of existing and proposed buildings and accessory facilities, vehicular and pedestrian entrances, projections, canopies, ground signs, etc.; p) Layout of parking spaces, aisles, and driveways; <input type="checkbox"/> q) Layout of pedestrian accesses, sidewalks, courts, and entrances; <input type="checkbox"/> r) Location and form of garbage disposal facilities; <input type="checkbox"/> s) Normal water level and established floodplain boundary of any adjacent rivers or watercourses; <input type="checkbox"/> t) Adjacent property owned or controlled by the applicant; <input type="checkbox"/> u) Proposed phasing of the development; <input type="checkbox"/> v) Stamps, signature, and date by a member-in-good-standing of the OAA, <input type="checkbox"/> |
|--|--|

OALA, APEO, OLS, etc., as may be required.

3.2 Survey Plan

- a) a current property survey or registered plan, certified and dated by an Ontario Land Surveyor, must accompany the submission for Site Plan Approval.

3.3 Site Plan

- a) Dimensions and height of all existing and proposed buildings, structures, and accessory facilities;
- b) Dimension of front, side, and rear yards and the distance between each building on the site and between buildings on the site abutting property lines measured perpendicular from the property line to the nearest point on the buildings;
- c) Layout of parking and loading spaces, aisles, driveways, curbs, ramps, and lay-bys, etc. showing dimensions, curve radii and proposed materials, parking for the handicapped, vehicular circulation routes (show whether one or two way), and fire routes;
- d) Development Data legend showing gross site area, net site area (gross area minus road widening), gross building floor area, building coverage as a percentage of gross site area, landscaped area in square metres, and as a percentage of gross site area, parking spaces required and provided, density and breakdown or different land uses including unit sizes, maximum building height, etc.;
- e) Label general areas proposed to be landscaped such as location of berms, areas to be planted, sodded or seeded, walkways, etc.;
- f) Location, height, and type of existing and proposed fences or walls;
- g) Location and design of garbage disposal facilities;
- h) Proposed staging of the development of the property;

- i) Location, height, and direction of exterior lighting;
- j) Approximate location and height of buildings or structures on adjacent sites;
- k) Location and extent of exterior ground floor privacy areas (i.e. patios, decks, porches, etc.);
- l) Proposed snow storage areas;
- m) Location, height, and design detail of proposed free standing signs;
- n) Location of main and secondary entrances, emergency exits, overhead doors, etc.;
- o) Location of 1.2 metre (4 feet) wide easements to ensure that the **owners** of interior units of any block of townhomes have a right of access across abutting units' yards for maintenance access to their units.

3.4 Landscape Plan

- a) Existing trees, accurately located in plan and clearly specified as to its type, caliper, and condition. Existing trees to be removed must be indicated with a broken line;
- b) Proposed planting plan, using a key system to indicate the full botanical name, common name, quantity, caliper, height, spread, condition, and special remarks;
- c) Edges of mass planting beds;
- d) Location and dimensions of natural and man-made features such as berms, catch basins, swales, ponds, ditches, and storm water retention areas;
- e) Location, dimensions, and proposed surface materials for walkways, courts, entrances, walls, and fences;
- f) Location (site lighting plan) of exterior site lighting;
- g) Proposed snow storage and garbage storage areas;

- h) Installation details for proposed tree planting, shrub planting, shrub spacing, groundcover, fence, wall and screen details, walkways, ramps, pre-cast paving stone installation, and specialty patterns or treatments, etc.

3.5 Elevations

- a) Border, legend containing pertinent project information, the firm(s) responsible for the preparation of the plan, date, and scale;
- b) Include four main exterior elevations of the building(s) indicating the following:
 - i. Design concept of the proposed building(s);
 - ii. Details of public areas and special features;
 - iii. Entrances, doors, arcades, etc.;
 - iv. Recesses, projections, and special features;
 - v. Proposed exterior finishing materials;
 - vi. Finished grade, floor, and roof elevations;
 - vii. Proposed signs, lights, equipment, and equipment housing;
 - viii. Outline elevations of adjacent buildings drawn in correct relationship to the proposal.

3.6 Floor Plan(s)

- a) Border, legend containing pertinent project information, the firm(s) responsible for the preparation of the plan, date, and scale;
- b) Show general layout, proposed uses and dimensions of the interior space;

3.7 Site Servicing Plan

- a) Location, size, length, material, proposed grade, class of pipe, and invert elevations at all connections of all storm and sanitary sewer pipes;

- b) Location, size, and grade of private sanitary and storm drain connections;
- c) Invert, finish grade elevation, and numbers for all manholes;
- d) Where utilities cross, show the obvert of the lower pipe and the invert of the upper pipe;
- e) Adequate easements must be given for protection;
- f) Manholes, catch basin manholes, and catch basins;
- g) Ditches and swales must show slope of ditch and side slopes;
- h) Location, size, and material of water mains, and firefighting siamese connections;
- i) Hydro transformer vaults and access routes or pads;
- j) Location, size, and elevation of all existing underground utility lines on or adjacent to the site;
- k) Existing centre line of road and boulevard grades;
- l) Insulation on all sewers with less than 1.5 metres of cover.

3.8 Grading and Drainage Plan

- a) Existing and proposed contours or spot elevations throughout the site, along the property line, and on abutting properties within 5 metres of the subject property boundary;
- b) Benchmarks;
- c) Elevations of existing and proposed catch basins, manholes, and culverts on site, within adjacent road allowances and on abutting properties within 5 metres of the subject property boundary;
- d) Proposed method of land drainage and stormwater retention/disposal methods including soakways, ponding areas, and

intended direction of surface flow. Include details as required;

- e) Proposed ponding elevations of both the 5 and 100 year ponding areas;
- f) Location and detail of surface water outlets; [minimum culvert size 0.45 m (18 inches)]
- g) Location and detail of swales (minimum grade 1.5%);
- h) Direction of surface flow (arrows showing the percent of slope);
- i) Proposed material, elevations, and grading of driveways, ramps, walkways, and curbs;
- j) Cross-sectional details of curbs and pavement including asphalt, granular, base and sub-grade;
- k) Location and extent of proposed curb and road cuts;
- l) Construction details of proposed retaining walls or similar features;
- m) Spot elevations at top and bottom of curbs, breaks in slopes, high points, etc.;
- n) Location and finished elevation of catch basins and manholes;
- o) Features (trees, planting beds, berms, hard surface areas, rock outcrops, etc.) that are to be preserved and that are proposed;
- p) Finished ground elevation (proposed) at the building line;
- q) Finished first floor elevation of all buildings on site;
- r) Top of foundation and underside of footing elevations;

3.9 Composite Utility Plan (Residential Development Only)

- a) Correct lotting as shown on the registered plan or property survey;

- b) Location of sanitary sewers, storm sewers, and watermains;
- c) Show driveways that require clearances from transformers and fire hydrants;
- d) Utility service drop locations;
- e) Sewer lateral service locations;
- f) Streets, dimensioned for both roadway and utilities;
- g) Typical utility road cross-section;
- h) Streetlighting system (if applicable);
- i) Street furniture (i.e. pedestals);
- j) Canada Post mail boxes;
- k) Closest location which hard and soft landscaping may be placed in relation to street furniture;
- l) Utilities sharing the same trench are to be indicated on the drawing as a single line with the appropriate initial to detail which utilities reside in the trench (i.e. H=Hydro).

3.10 Site Lighting Plan (Commercial and Industrial Developments Only)

A Site Lighting Plan may be required for commercial and industrial developments. The Public Works Department should be contacted regarding special lighting design requirements within municipal rights-of-way. The following information must be shown on the Lighting Plan.

- a) Location, height, and direction of exterior lighting;
- b) Writing layout from hydro service to all fixtures;
- c) Fixture details (i.e. sectional view specifying manufacturer, materials, etc.);
- d) Illumination pattern and footprint for proposed fixture layout (may be required, check with Department Staff);