



Site Plan Control Application
Development Services Department
 8 Carleton St South
 Thorold, ON L2V 5C2
 905-227-6613

Office Use Only					
File #		Date reviewed		Pre-consultation	

- Please Type or Print Clearly.
- All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, **C.P.13**

Date received

TYPE OF APPLICATION ^[1]			
Site Plan Control	☐	Site Plan Amendment	☐
Signed Site Plan	☐	Site Plan Control Extension	☐
Cash-in-lieu of Parking Agreement	☐	Telecommunication Tower	☐
^[1] Is this application resulting from an active work order? ☐ Yes ☐ No Applications resulting from work orders have a 100% fee surcharge			

APPLICANT SUBMISSION CHECKLIST	
☐ A copy of the Pre-application Consultation Notes.	☐ All applicable application fees - cash, debit or by cheque made payable to the City of Thorold.
☐ Attached studies, reports and/or drawings requested/required in a high-quality digital copy prepared by an accredited professional.	☐ Any required review fees for the Region or NPCA made payable to the applicable agency.
☐ Large format drawings and plans are to be reduced to one (1) paper copy (<u>11" x 17"</u>) of a sketch (<u>in metric units</u>), to scale.	☐ One (1) original hard copy submission and (1) high-quality digital copy submission of the application, signed by the owner and agent, if applicable.
☐ All documents and drawings MUST be in compliance with AODA. Planning applications WILL NOT be deemed complete unless all application material is AODA compliant.	☐ Cost estimates associated with the development including all on and off-site works.

1A. CONTACT INFORMATION

Name of registered owner(s)		Company Name	
Mailing address		Unit Number	Postal Code
Province	Email		Telephone
Name of authorized agents(s)		Company Name	
Mailing address		Unit Number	Postal Code
Province	Email		Telephone
Name of lawyer(s)		Company Name	
Mailing address		Unit Number	Postal Code
Province	Email		Telephone
Name of Ontario Land Surveyor(s)		Company Name	
Mailing address		Unit Number	Postal Code
Province	Email		Telephone
Contact for all future correspondence	☐ Registered Owner	☐ Agent	☐ Lawyer
			☐ Surveyor

1B. MORTGAGEE/CHARGE (IF ANY)

Name		Company Name	
Mailing Address		Unit Number	Postal Code
Province	Email		Telephone

2. SUBJECT PROPERTY

Municipal Address		Assessment Roll Number	
Legal Description			
Date subject lands acquired	Lot Area (metric)	Lot frontage (metric)	Lot depth (metric)
Description of any existing easements or restrictive covenants affecting the subject land, if applicable:			

3. PROPOSED DEVELOPMENT SUMMARY

Briefly describe the proposed development, including the type of use, number of units or buildings, and general scale.

Briefly explain why this application is being made and what approvals are being requested.

4. CONCURRENT APPLICATIONS OR PREVIOUS APPLICATION(S) ON THIS PROPERTY

Are the subject land or land within 120 metres subject of an application by the applicant under the Act for a Minor Variance or Consent, an amendment to an Official Plan, a Zoning By-law or Minster's zoning order or approval of a Plan of Subdivision or a Site Plan? If yes, provide the requested information below.

☐ Yes

☐ No

☐ Unknown

Application type	File Number	Status

If Yes, provide the name of the approval authority, the lands affected, purpose and status of the application and the effect of the application on the requested Amendment on a separate sheet.

5. PROVINCIAL PLAN CONFORMITY

Describe how the application is consistent with the policy statements issued under Section 3(1) of the Planning Act, 1990, R.S.O., as amended:

Is the subject land within an area designated under the following provincial plan(s)?Greenbelt Plan ☐ Yes ☐ NoNiagara Escarpment Plan ☐ Yes ☐ No

If the answer to any of the above is “Yes”, please explain how the application conforms or does not conflict with the applicable plan(s):

6A. OFFICIAL PLAN CONFORMITY

Niagara Region Official Policy Plan designation(s)

City of Thorold Official Plan designation(s)

7A. ZONING BY-LAW CONFORMITY

City of Thorold Zoning By-law designation(s)

8A. EXISTING BUILDING, STRUCTURES AND USES (if applicable)

Please identify the existing use(s) of the subject land and the length of time the existing use(s) have continued:

Date subject land was acquired	1	2	3	4	5
Type of building or structure					
Construction date					
Existing use(s)					
Time the existing use(s) have continued					
Front setback (m)					
Rear setback (m)					
Side yard setback (m)					
Side yard setback (m)					
Height (m)					
Number of Storeys					
Gross floor area (m ²)					
Lot coverage (m ²)					

8B. PROPOSED BUILDING, STRUCTURES AND USES

Please identify the proposed use(s) of the subject land:

Type of building or structure					
Construction Date					
Proposed use(s)					
Front Setback (m)					
Rear setback (m)					
Side yard setback (m)					
Side yard setback (m)					
Height (m)					
Number of Storeys					
Gross floor area (m ²)					
Lot coverage (m ²)					

10. ACCESS & SERVICING**Select all means of access that apply to the subject land**

☐ Provincial Highway	☐ Municipal Road maintained seasonally	☐ Right-of-Way
☐ Regional Road	☐ Other Public Road	☐ By water only
☐ Municipal Road maintained all year	☐ Private Road	☐ Other:

If access to the land is by water only, the parking & docking facilities to be used & the approximate distance of these facilities from the land & the nearest public road:

Water supply provided by	Sewage disposal provided by	Storm drainage provided by
☐ Publicly owned & operated piped water system	☐ Publicly owned & operated sanitary sewage system	☐ Sewers
☐ Privately owned & operated individual or communal well	☐ Privately owned & operated individual or communal septic system	☐ Ditches
☐ Lake or other water body	☐ Other (specify):	☐ Swales
☐ Other (specify):		☐ Other (specify):

Will the requested amendment permit the development on a privately owned or operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed?

☐ Yes☐ No☐ Unknown

If yes, please provide a servicing options report and a hydrogeological report.

11. SERVICING REPORTS

Will the proposed development trigger any of the following servicing conditions?

☐ Development of more than five (5) lots/units on privately owned or operated wells
☐ Development of more than five (5) lots/units on privately owned or operated septic systems
☐ Development of fewer than five (5) lots/units with more than 4500 L/day effluent
☐ Development of fewer than five (5) lots/units with 4500 L/day or less effluent

If any of the above apply, the appropriate servicing options report and/or hydrogeological report must be provided.

12. CONSULTATION STRATEGY

Provide a brief outline of the proposed strategy for consulting with the public in regard to this application (if applicable).

13. AFFORDABLE HOUSING

Are any affordable housing units being proposed? ☐ Yes ☐ No

If yes, please describe below:

14. ARCHAEOLOGICAL POTENTIAL

Does the subject land contain any areas of archaeological potential?

☐ Yes

☐ No

☐ Unknown

If yes and the plan would permit the development of land that contains known archaeological resources or areas of archaeological potential, provide (a) an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and (b) a conservation plan for any archaeological resources identified in the assessment.

DRAWING REQUIREMENTS

Please refer to the Stie Plan Review Guidelines, available at the following [link](#). Plans and drawings to accompany this application **must** be prepared by an Ontario Land Surveyor, and must show the following information:

- ☐ Graphic scale & north arrow
- ☐ All drawings must be legible and in metric scale
- ☐ All text and details in drawings must be fully readable/legible with appropriately scaled font size and line work
- ☐ All drawings must be prepared by an accredited professional.
- ☐ All drawings must be fully coordinated. Basic information, such as building footprints and site features, must be coordinated on all plans
- ☐ All drawings must indicate the municipal address and legal description of the subject property
- ☐ All drawings must indicate the drawing name and number
- ☐ All drawings must include a date of production and a schedule of revisions
- ☐ All drawings must include the owner's information (name, address, phone number)
- ☐ All drawings must include the consultant's information (name, address, phone number) and signed stamp, as appropriate
- ☐ The boundaries of the land proposed to be developed, certified by an Ontario land surveyor
- ☐ Detail drawings showing signage, garbage enclosures, fence detail and screening of mechanical equipment must be shown on all Site Plans and/or Landscape Plans
- ☐ The existing uses of all adjoining lands
- ☐ The approximate dimensions and layout of the proposed lots and if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units
- ☐ Natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided