

CITY OF SARNIA
Planning & Building Department
Telephone: (519) 332-0330 X3344
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255 North Christina Street
P.O. Box 3018
Sarnia, Ontario
N7T 7N2

City Of Sarnia
Plan of Subdivision and/or Condominium Description
Application for Approval

NAMES

1. a) Name of Applicant and Full Mailing Address:

Phone No. _____ Fax No. _____

email address _____

b) Name of Applicant's Agent, Planning Consultant, and/or Consultant Engineer and full Mailing Address:

Phone No. _____ Fax No. _____

E-Mail Address _____

c) Name of Registered Owner(s) of Subject Land(s) and full Mailing Address:

Phone No. _____ Fax No. _____

email address _____

d) Name of Ontario Land Surveyor and full Mailing Address:

Phone No. _____ Fax No. _____

email address _____

AUTHORIZATION

I/we _____ am/are the owners of the land that is the subject of the draft plan of subdivision application/condominium description and I/we authorize

_____ to make this application on my/our behalf.

_____ Date

_____ Owner's signature

LOCATION/DESCRIPTION OF SUBJECT LANDS PROPOSED TO BE SUBDIVIDED

2. a) Municipal address (if applicable):

b) Legal Description (Lot/Concession/Registered Plan Numbers):

3. Total area of land(s) proposed to be subdivided: _____ hectares

4. Description of any adjoining land(s) in the same ownership:

5. Easements or restrictive covenants affecting the land(s) proposed to be subdivided (please describe):

PLANNING INFORMATION FOR SITE

6. What is the current use of the subject lands?

7. Current Official Plan Designation _____

8. Current Zoning _____

9. Total Area of Lands (in hectares) _____

10. Existing Use of Lands _____

11. Will the Plan as proposed require an amendment either to the Official Plan and/or Zoning By-law:

Yes

No

12. Has the land ever been subject of an application for plan of subdivision, consent to sever, minor variance, official plan amendment, zoning amendment or Minister's zoning order?

Yes

No

Do Not Know

If yes, provide details (file number, decision):

PROPOSED LAND USE

13. Indicate the intended use of land in the proposal. Please use the following definitions for residential buildings:

- Detached Residential: a single detached dwelling unit
- Semi-Detached: a residential building containing 2 dwelling units
- Multiple Attached Residential: a residential building having 3 or more units with individual access to the street
- Apartment Residential: a building having 3 or more dwelling units each with access to the street via a common corridor

Proposed Use	No. of Units	No. of Lots /Blocks	Hectares	Parking Provided (No. of spaces)	Density Proposed (units/ Hectare)
Detached Residential				N/A	
Semi-Detached Residential				N/A	
Multiple Attached Residential					
Apartment Residential					
Seasonal Residential (cottage or chalet)					
Mobile Home					
Other Residential					
Commercial					
Industrial					
Institutional					
Parks, Open Space	N/A			N/A	N/A
Roads	N/A			N/A	N/A
Other Use					
TOTAL					

14. Please provide a description of any uses identified as "other residential", "institutional" or "other use."

Utilities and Services on Adjoining Lands: (mark with an "X" if existing)

15. Sanitary Sewage

- (a) Municipal system
- (b) Individual septic
- (c) Communal septic
- (d) Other

16. Storm Water Sewage

- (a) Sewers
- (b) Ditches
- (c) Swales
- (d) Other

17. Water Supply

- (a) Municipal piped water
- (b) Private well
- (c) Communal well
- (d) Lake or other water body
- (e) Other

18. Electric Power

19. Natural Gas

Utilities and Services for the Proposed Subdivision: (mark with an "X" if proposed)

20. Sanitary Sewage

- (a) Municipal system
- (b) Individual septic
- (c) Communal septic
- (d) Other

21. Storm Water Drainage

- (a) Sewers
- (b) Ditches
- (c) Swales
- (d) Other

22. Water Supply

- (a) Municipal piped water
- (b) Private well
- (c) Communal well
- (d) Lake or other water body
- (e) Other

23. Electric Power

24. Natural Gas

25. If private services are proposed, please specify:

26. Have necessary approvals been obtained from the County of Lambton and/or Ministry of Environment for proposed private services?

- Yes (If yes, attach copies of appropriate certificates)
No

27. If the Plan would permit development of 5 or more lots or units on privately owned and operated individual or communal wells provide the following:

- (i) a servicing options report; and
- (ii) a hydrological report.

- 28.** If the Plan would permit development of 5 or more lots or units on privately owned and operated individual or communal septic systems provide the following:
- (i) a servicing options report; and
 - (ii) a hydrological report.
- 29.** If the Plan would permit development of fewer than 5 lots or units on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day from the development, provide the following reports;
- (i) a servicing options report; and
 - (ii) a hydrological report.
- 30.** If the Plan would permit development of fewer than 5 lots or units on privately owned and operated individual or communal septic systems and 4500 litres of effluent or less would be produced per day as a result of the development being completed, provide a hydrogeological report.
- 31.** Type of access to land(s): (mark with an "X")
- a) Provincial highway
 - b) Year-round municipal road
 - c) Seasonal municipal road
 - d) Private right-of-way
 - e) Water
- 32.** If access to the subject land will be by water only, indicate the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.
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- 33.** Does the subject land contain any areas of archaeological potential?
- Yes No
- 34.** If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential provide the following:
- 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.

35. Are there any existing buildings on the land(s) proposed to be subdivided? If so, are they to be retained, demolished, or otherwise removed?

36. Is this an application for approval of a condominium description?

Yes No If yes, please complete the following

a) Indicate the type of condominium to be created

Common Elements Condominium
Phased Condominium
Vacant Land Condominium
Leasehold Condominium

b) Has a site plan been approved for the proposed condominium?

Yes No

c) Has a building permit been issued for the proposed condominium?

Yes No

d) Is the proposed condominium presently under construction or has it been completed?

Under construction ; Completed ; If completed, Date of completion _____

e) Is the proposed condominium a conversion of a building containing residential rental units?

Yes No

If yes, attach a list showing the following information for each unit:

- i) whether the unit is occupied or vacant
- ii) the rent
- iii) the number of bedrooms

Total number of units in the building: _____

f) Total number of parking spaces shown on the draft plan for detached and semi-detached residential uses: _____

37. Is the Plan consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act?

Yes No

38. Is the subject land located within an area of land designated under any Provincial Plan(s)?
Yes No

39. a) The proposed subdivision must be consistent with the Provincial Policy Statement. Please review the policies carefully to ensure that they are addressed. Special studies or reports may be required to be submitted along with this application in order to allow a proper review. If the necessary studies are not submitted, the application may be deemed incomplete, and the time limits on the approval process as set out by the Planning Act will not apply.

b) Identify any supporting documents/reports being submitted along with this application.

DECLARATION

I, _____ of the _____

of _____, in the County of _____, do solemnly declare that all above statements contained in this application and 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**.

SIGNATURE OF OWNER OR AGENT

(to be signed in the presence of a Commissioner of Oaths)

Declared before me at the _____ of _____ in

the County of _____, this _____ day of _____, 2_____.

COMMISSIONER, etc.

CITY OF SARNIA FEE SCHEDULE

Application for Subdivision (10 or more units)	\$8,946.00
Application for Subdivision (5 - 9 units).....	\$7,647.25
Application for Condominium.....	\$8,946.00
Application for Condominium Conversion	\$3,323.50

The fee payable online, or by credit, debit or cheque payable to: "The Corporation of the City of Sarnia" must accompany each application before it can be processed.

ST. CLAIR REGION CONSERVATION AUTHORITY FEE SCHEDULE

Confirm required fee with the St. Clair Region Conservation Authority.

Please make cheque payable to: St. Clair Region Conservation Authority

THIS SECTION TO BE COMPLETED BY STAFF

Application Received by the Planning and Building Department for Review:

DATE: _____ SIGNATURE OF PLANNER: _____

Application Accepted as Complete:

This _____ day of _____, 2_____.

Director of Planning and Building

Revised January, 2024