

THE CORPORATION OF THE



TOWN OF TECUMSEH

FORM 1 - PLANNING ACT

**APPLICATION FOR REVIEW OF PLAN OF SUBDIVISION/CONDOMINIUM
SUBMISSION TO COUNTY OF ESSEX AS PART OF APPROVAL REVIEW**

1. Name of approval authority: COUNTY OF ESSEX
2. Date application received by Municipality: _____
3. Date application deemed complete by Municipality: _____
4. Name of registered owner: _____

Telephone number: _____ Fax number: _____

E-Mail address: _____

Full Mailing Address: _____

Name of registered owner's solicitor
or authorized agent (if any): _____

Telephone number: _____ Fax number: _____

E-Mail address: _____

Full Mailing Address: _____

Please specify to whom **ALL COMMUNICATIONS** should be sent:

- registered owner solicitor authorized agent

5. Location and description of subject land:
- Concession No. _____ Lot(s) No. _____
- Registered Plan No. _____ Lot(s) No. _____
- Reference Plan No. _____ Part(s) No. _____
- Street Address _____ Assessment Roll No. _____

6. Size of subject parcel in metric units (**or attach a survey or registered plan if more appropriate**):
- Frontage _____ Depth _____ Area _____

7. Are there any easements or restrictive covenants affecting the subject land?

- Yes No

If yes, please provide a description of each easement or covenant and its effect.

8. Has the parcel ever been the subject of an application for approval of a plan of subdivision under Section 51 or for a consent under Section 53 of the Act, as amended, or its predecessors?

Yes

No

If yes, please indicate the file number and the decision.

9. Current Official Plan Land Use designation of subject land: _____

10. Please provide the following information pertaining to the draft development plan:

	Number of units or dwellings	Number of lots or blocks	Area in hectares	Units per hectare	Number of Parking Spaces
RESIDENTIAL					
Detached					
Semi-detached					
Multiple attached					
Apartment					
Seasonal					
Mobile Home					
Other residential					
SUB-TOTAL					
NON-RESIDENTIAL					
Commercial					
Industrial					
Institutional					
Park or Open Space					
Roads					
Other use					
SUB-TOTAL					
TOTAL					

11. If one of the proposed uses referred to in item 10 above is identified as “other residential”, “institutional” or “other use”, please describe the use below:

“other residential” _____

“institutional” _____

“other use” _____

12. Will the proposed use include the addition of permanent fuel storage? Yes No

If yes, how much fuel storage will be installed (in litres)? _____

(Town Confirmation) Application Requires RMO Review? Yes No

13. Access to subject parcel:

- Municipal Road County Road Provincial Highway
 Private Water

If access to the subject land is **BY WATER ONLY**, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

14. Type of proposed water supply:

- Municipally owned and operated Well Other (specify)_____

NOTE:

If the proposed plan of subdivision will permit development of MORE than 5 lots or units on a privately owned and operated individual or communal well, please include the following reports with application submission:

1. A servicing options report; and
2. A hydrological report.

15. Type of proposed sanitary sewage disposal:

- Municipally owned and operated Septic Other (specify)_____

NOTE:

If the proposed plan of subdivision will permit development of FEWER than 5 lots or units on a privately owned and operated individual or communal septic system and MORE THAN 4500 litres of effluent will be produced per day as a result of the development being completed, please include the following reports with application submission:

1. A servicing options report; and
2. A hydrological report.

Service Options Report IS NOT required if LESS THAN 4500 litres of effluent will be produced per day.

BOTH REPORTS WILL BE REQUIRED IF MORE THAN 5 LOTS ARE PROPOSED REGARDLESS OF EFFLUENT PRODUCTION.

16. Type of proposed storm drainage:

- sewers ditches swales Other (specify)_____

17. If the application is for approval of a condominium development:

- (a) Has a site plan for the condominium been approved and has a site plan agreement been entered into? _____
- (b) Has a building permit for the condominium been issued? _____
- (c) Is the condominium under construction or has it been completed? _____
- (d) If construction has been completed, please provide date of completion: _____
- (e) Is the condominium a conversion of a building containing residential rental units? **If yes,** provide the number of units to be converted: _____

18. Explain whether the proposed plan of subdivision **is consistent** with policy statements issued under subsection 3(1) of the Act – (Provincial Policy Statement): _____

19. Explain whether the subject land is within an area of land designated under any provincial plan or plans and if such application conforms to or does not conflict with said plans: **NOT APPLICABLE FOR APPLICATIONS WITHIN TOWN OF TECUMSEH**

20. If known, indicate whether the subject lands contain any areas of archaeological potential: _____

NOTE:

If the proposed plan of subdivision will permit development on land that contains known archaeological resources or areas of archaeological potential, please include the following reports with application submission:

- 1. 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**
- 2. A conservation plan for any archaeological resources identified in the assessment.**

21. If known, indicate whether the subject land is the subject of an application under the Planning Act

- for:
- | | |
|--|--|
| <input type="checkbox"/> Minister's Zoning Order Amendment | <input type="checkbox"/> Approval of a Plan of Subdivision |
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Consent to sever | <input type="checkbox"/> Minor variance |

If known, indicate the file number/name and status of the foregoing application:

I, _____ of the _____ in the County/District/Regional Municipality of _____ solemnly declare that all the statements contained in this application 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.

Dated at the _____ of _____ this _____ day of _____, 20____.

Signature of Applicant, Solicitor or Authorized Agent

Declared before me at the _____ of _____ in the _____ of _____ this _____ day of _____, 20____.

A Commissioner, ect.

AUTHORIZATION

(PLEASE SEE NOTE BELOW)

TO: CLERK
TOWN OF TECUMSEH

Description and Location of Subject Land:

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

_____ of the _____ of _____

to:

1. make an application on my/our behalf to the Council for the Town of Tecumseh;
2. appear on my/our behalf at any hearing(s) of the application; and
3. provide any information or material required by Town Council relevant to the application.

Dated at the _____ of _____ in the _____ of _____,

this _____ day of _____, 20____.

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

***NOTE: This form is only to be used for applications which are to be signed by someone OTHER THAN the owner.**

**Town of Tecumseh Development Services Fee
Schedule (as established by By-law 2023-115)**

	PLANNING FEE	FIRE DEPT. FEE	DEPOSIT ³	TOTAL
Official Plan Amendment	\$4,500		\$500	\$5,000
Zoning By-law Amendment	\$4,000		\$500	\$4,500
-Minor Amendment ²	\$2,000		\$250	\$2,250
Holding (H) Removal By-law	\$1,000		NIL	\$1,000
Temporary Use By-law	\$2,000		\$250	\$2,250
-Renewal of By-law	\$1,000		NIL	\$1,000
Plan of Subdivision/Condominium (Pre-County Submission Review)	\$2,500		\$500	\$3,000
Part Lot Control By-law	\$2,000		NIL	\$2,000
Subdivision Development Agreement	\$6,000		\$3,500	\$9,500
-Amendment of Agreement	\$2,500		\$1,000	\$3,500
Site Plan Control Agreement	\$3,500	\$364	\$500	\$4,364
Amendment and Additions to Existing Buildings	\$2,000	\$364	\$500	\$2,864
NOTES:				
<p>2. A minor zoning By-law Amendment Application is proposed to include change to regulations; ZBA for surplus dwelling severance, a ZBA continued with an OPA application, and Additional Residential Unit (ARU) in an Agricultural Zone.</p>				
<p>3. All costs incurred by the Town for outside technical services over and above the deposit will be reimbursed to the Town by the applicant. An initial deposit has been incorporated in the Application Fees where applicable.</p>				

**ADDITIONAL ESSEX REGION CONSERVATION AUTHORITY (ERCA)
APPLICATION REVIEW FEES**
(TO BE ADDED TO THE TOTAL APPLICATION PAYMENT)

APPLICATION	ERCA REVIEW FEE
Major Official Plan Amendment <i>OR</i> Major Zoning By-law Amendment	\$400
Minor Official Plan Amendment <i>OR</i> Minor Zoning By-law Amendment (ie. Single Unit Dwelling development)	\$275
Combined Official Plan Amendment <i>AND</i> Zoning By-law Amendment	\$400
Site Plan Control	\$200
Draft Plan of Subdivision / Condominium	\$300

Applicant's Signature

Date