



Tiny
TOWNSHIP OF/CANTON DE



SOURCE PROTECTION PLAN PRE-APPLICATION SCREENING FORM

APPLICANT INFORMATION

Name: _____
 Phone: _____
 E-mail: _____ Fax: _____
 Mailing Address: _____
 Municipality: _____ Prov: _____ Postal Code: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM ABOVE)

Name: _____
 Phone: _____
 E-mail: _____ Fax: _____
 Mailing Address: _____
 Town: _____ Prov: _____ Postal Code: _____

PROPERTY INFORMATION

Roll Number: _____
 Legal Description: Lot: _____ Conc. _____
 Lot: _____ Plan: _____
 Street Address: _____
 Land Use: Residential Agricultural Commercial Institutional Industrial
 Other _____

VULNERABLE AREAS ASSESSMENT

Using the Vulnerable Areas Maps found on the Township of Tiny webpage at www.tiny.ca or at the Building and Planning front counter, identify the following information for the property(ies) in question.

Vulnerable Area

Zone: WHPA-A WHPA-B WHPA-C/C1 WHPA-D

Vulnerability Score: _____



TOWNSHIP OF/CANTON DE
Tiny



THE FOLLOWING SECTIONS REFER TO THE INFORMATION PROVIDED IN THE VULNERABILITY ASSESSMENT. PLEASE REFER TO THE SECTION HEADINGS FOR APPLICABLE SECTIONS TO BE FILLED IN.

VULNERABILITY SCORE

If the subject property was found to be located within an area with a well head protection area please check all proposed land uses or activities that apply to the subject property. For more information on the listed land uses or activities please contact the Severn Sound Environmental Association, the Risk Management Office for the Township of Tiny, at 705-527-5166.

- Application of untreated septage to land
- Waste disposal site
- Mine Tailings
- Stormwater management facilities
- Wastewater treatment plants / sewer systems
- On-site sewage systems
- Industrial Effluent
- Application of agricultural source materials
- Storage of agricultural source materials
- Application of non-agricultural source material
- Handling and storage of non-agricultural source materials
- Application of commercial fertilizer
- Handling and storage of commercial fertilizer
- Application of pesticides to land
- Handling and storage of pesticides
- Application of road salt
- Handling and Storage of road salt
- Storage of snow
- Handling and storage of fuel
- Handling and storage of dense non-aqueous phase liquid
- Handling and storage of an organic solvent
- Management of run-off that contains chemicals used in the deicing of aircraft
- The use of land as livestock grazing or pasturing land, an outdoor confinement area, or farm animal yard

ACKNOWLEDGEMENT

I, _____, am the owner / authorized agent of the owner of the subject property as stated in this pre-screening application. I (the owner / authorized agent) certify that I have provided as much information as possible and that all information submitted is to the best of my knowledge the truth.

_____ Date

_____ Signature of Owner / Authorized Agent

Please note that if any of the land uses or activities are checked above, confirmation that the proposed development is not a significant drinking water threat will be required from the Risk Management Office.



Tiny
TOWNSHIP OF / CANTON DE

THE CORPORATION OF THE TOWNSHIP OF TINY
130 Balm Beach Road West, Tiny, Ontario, L0L 2J0
Telephone (705) 526-4204 Fax (705) 526-2372 www.tiny.ca

Date Received: _____

Complete Application Date: _____

APPLICATION TO AMEND THE OFFICIAL PLAN OF THE TOWNSHIP OF TINY

The following information and material is to be provided in an application under Sections 17 & 22 of the *Planning Act*, R.S.O. 1990, c. P. 13 as amended:

1. Owner/Agent

1.1 Name of Owner: _____
Address: _____

Telephone No: _____ Email: _____

1.2 Name of Agent: _____
Address: _____

Telephone No: _____ Email: _____

1.3 Name of person or company having a mortgage, charge or encumbrance on the property:

Address: _____

Telephone No: _____ Email: _____

2. Source Water Protection

2.1 Is the subject property within a Well Head Protection Area (WHPA)?

No Yes

2.2 If yes, have you attached a completed Source Protection Plan Pre-Application Screening Form?

No Yes

*Please note that this application may be delayed and/or refused if the proposed development offends the Source Protection Plan for the South Georgian Bay Lake Simcoe Source Protection Region. If the application requires detailed review by the Severn Sound Environmental Associations (SSEA), the Risk Management Office, a deposit of \$240 is required to cover such costs.

3. Description of Subject Land:*

3.1 Township Lot: _____ Concession: _____
Registered Plan: _____ Lot No: _____
Reference Plan: _____ Part(s): _____
Municipal Address: _____
Roll Number: _____

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

*Note: A copy of a survey or scaled drawing and a reduced copy (21.6 x 27.9 cm) must be submitted with the application. See Section 12 for a specified list of requirements.

4. Dimensions of Subject Land (in metric):

	<u>Land Subject to Amendment</u>	<u>Total Holding</u>
4.1 Frontage:	_____	_____
Depth:	_____	_____
Area:	_____	_____
Width of Road Allowance:	_____	_____

4.2 Does the proposed amendment apply to lands affected by aboriginal land claim negotiations or an area covered by a provincial/aboriginal co-management agreement?
 Yes No Unknown

5. Status of Other Applications Under the *Planning Act*

5.1 Are there any other applications under the ***Planning Act***, including applications before the Ontario Municipal Board, for approval of an official plan amendment, a zoning by-law amendment, a minor variance, a plan of subdivision, a consent or a site plan that includes land:

a) that is the subject of this application

Yes (if known, complete below) No Unknown

Name of the Approval Authority considering the application (e.g. County of Simcoe, Council, Committee of Adjustment, etc.): _____

Type of Application and File No.: _____

Legal description of the land that is the subject of the application:

Purpose of the application and the effect on the proposed official plan amendment:

Current status of the application (e.g. in process, appealed):

b) that is within 120 metres of the subject land

Yes (if known, complete below) No Unknown

Name of the Approval Authority considering the application (e.g. County of Simcoe, Council, Committee of Adjustment, etc.):

Type of Application and File No.: _____

Legal description of the land that is the subject of the application: _____

Purpose of the application and the effect on the proposed official plan amendment: _____

Current status of the application (e.g. in process, appealed): _____

6. Type of Planning Document

Describe the type of planning document subject to this application

6.1 a) Does the planning document only clarify wording or correct mistakes? Yes No

b) Does the planning document propose to add, delete or revise current official plan policy **without** redesignating area of the municipality? Yes No

If Yes to any of the above, proceed to Section 11.

c) Does this plan amendment propose a site specific re-designation of a parcel of land? Yes No

If Yes, proceed to Section 6.2.

6.2 If this is an official plan amendment that is a site specific re-designation of a parcel of land:

a) What is (are) the current designation(s) of the subject land in the Official Plan? _____

b) What land uses are permitted by the current designation(s) on the subject land in the Official Plan?

c) What land uses will be permitted by the proposed designation(s) on the subject land?

d) What is the purpose of and reasons for the proposed Amendment(s)? _____

e) Is this a resubmission of a previous Official Plan Amendment Application?

Yes No

f) Is the application required to alter a settlement area boundary, or to establish a new settlement area?

Yes No

If Yes, identify the Official Plan policies that deal with the alteration or establishment.

g) Is the application required to remove land from an area of employment?

Yes No

If Yes, identify the Official Plan policies that deal with the removal of land from an area of employment.

h) Have you met and consulted with the Township of Tiny Planning Department relative to the intent of this application? Yes No

7. Servicing - To be completed for proposed amendments described in Sections 6.1(c)

7.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from Appendix "A" found at the end of this form. Attach and provide the name of the servicing information/reports as indicated in Appendix "A".

a) Indicate the proposed sewage disposal system _____

b) Indicate the proposed water supply system _____

c) Name of servicing information/report _____

Attached Not Attached (if not attached, where can it be found?) _____

7.2 Indicate in a), b) and d) the proposed access and storm drainage for the subject land. Select the appropriate type from Appendix "B" found at the end of this form. Attach and provide the name of any servicing information, as indicated in Appendix "B".

- a) Indicate the proposed road access. _____
- b) If access is by private road or "right-of-way", please indicate who the owner of the land or road is, who is responsible for its maintenance and whether it is maintained seasonally or all year.

- c) Is water access proposed? Yes No. If Yes, attach a description of the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road. Attached
- d) Indicate the proposed storm drainage system. _____
- e) Is the preliminary stormwater management report attached? Yes No
If not attached as a separate report, where can it be found? _____

7.3 Is the proposed amendment(s) consistent with the recommendations of the watershed plan, if any? Yes No Not applicable

7.4 Does the proposed amendment(s) conform to the master drainage, sub-watershed or shoreline management plan, if any? Yes No Not applicable

7.5 Other Services (check if the service is available)

- Electricity Telephone
 Natural Gas School Bussing

8. Current and Previous Use of the Subject Land - To be completed for proposed plan amendment(s) described in Sections 6.1(c).

8.1 What is the current and previous use of the subject land?

Current Use(s): _____
All previous known uses: _____

8.2 Has there been an industrial or commercial use on the subject land or land adjacent to the subject land? Yes No Unknown
If yes, specify the use _____

8.3 Has the grading of the subject land been changed by adding or removing earth or other material? Yes No Unknown
If yes, specify the use _____

8.4 Has a gas station been located on the subject land or land adjacent to the subject land at any time? Yes No Unknown

8.5 Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land? Yes No Unknown

8.6 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site? Yes No Unknown

8.7 What information did you use to determine the answers to the above questions? _____

8.8 If Yes to 8.2, 8.3, 8.4, 8.5, or 8.6, a previous land use inventory is needed, showing all former uses of the subject land or, if appropriate, the adjacent land.

Is the previous use inventory attached? Yes No
If no, where can it be found? _____

9. Provincial Policy

9.1 Please provide a brief explanation as to how this proposal is consistent with the Provincial Policy Statements issued under subsection 3(1) of the *Planning Act* R.S.O. 1990, c.P.13, as amended.

9.2 Does the subject land fall within a designated area under any provincial plan or plans?

No Yes Please List: _____

9.3 If Yes to 9.2, does this application conform to the plan(s)? Yes No

9.4 Please provide a brief explanation as to conformity.

9.5 Table 1 below lists the features or development circumstances of interest to Council and the County of Simcoe. Complete Table 1 and be advised of the potential information requirements in noted sections.

Table 1 - Significant Features Checklist

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Non-farm development near designated urban areas or rural settlement areas			metres	Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹			metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²			metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³ within 1000 metres			metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site Open/Closed			metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant			metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization pond			metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Controlled access highways or roads, including designated future ones			metres	Evaluate impacts within 100 metres

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater			metres	Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station			metres	Determine possible impacts within 200 metres.
High Voltage electric transmission line			metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors			metres	Will the corridor be protected?
Prime agricultural land			metres	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations			metres	Development to comply with the Minimum Distance Separation Formulae.
Mineral aggregate resource areas			metres	Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations			metres	Will development hinder continuation of extraction?
Mineral and petroleum resource areas			metres	Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries			metres	Will development hinder continued operation or expansion?
Significant wetlands			metres	Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species			metres	Demonstrate no negative impacts

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (√)	NO (√)		
Significant: fish habitat, woodlands southeast of the Canadian Shield, valleylands, areas of natural and scientific interest, wildlife habitat			metres	Demonstrate no negative impacts.
Sensitive groundwater recharge areas, headwaters and aquifers			metres	Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant built heritage resources and cultural heritage landscapes			metres	Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources			metres	Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Great Lakes - St. Lawrence River System			metres	Within the regulatory shoreline assess the impact of development.
Erosion hazards			metres	Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (√)	NO (√)		
Floodplains			metres	<p>Where one-zone flood plain management is in effect, development is not permitted within the flood plain.</p> <p>Where two-zone flood plain management is in effect, development is not permitted within the floodway.</p> <p>Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.</p>
Hazardous sites ⁴ and rehabilitated mine sites			metres	For development on rehabilitated mine sites, an application for approval from the Ministry of Northern Development and Mines should be made concurrently.
Contaminated sites			metres	Assess an inventory of previous uses in areas of possible soil contamination.

1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays (leda), organic soils) or unstable bedrock (Karst topography).

9.6 Regard to the Provincial Policy Statement

For each feature or development circumstance of potential concern identified in Table 1, identify how consistent the development proposal is with the Provincial Policy Statement. Explain below or attach on a separate page.

9.7 For proposed plan amendments that include permanent housing (i.e. not seasonal), complete Table 2 - Housing Affordability. For each type of housing and unit size, complete the rest of the row. For individual residential lots, indicate the lot frontage. Information should be based on the best information available at the time the official plan amendment application is made. If additional space is needed, attach on a separate page.

Table 2 – Housing Affordability

For example: Semi-detached - 10 units; 1000 sq.ft./5.5 metres, \$175,000					
Proposed Use of the Subject Land	Number of units or dwellings	Number of Lots and or Blocks	Lot Frontage & Area hectares (acres)	Density Units/ha (Units/ha)	Number of Parking Spaces
Single, Detached Residential					*
Semi Detached Residential					*
Row , Multiple attached Residential					
Apartment Residential (by unit type, e.g. 1 bedroom)					
Other Residential (specify)					
Commercial				Nil	
Industrial				Nil	
Park, Open Space	Nil			Nil	
Institutional (specify)					
Other (specify)					
TOTALS					

Note: 1 hectare = 2.471 acres

*Response not required except for proposed condominium projects

9.8 Is there any other information which may relate to the affordability of the proposed housing, or the type of housing needs served by the proposed plan amendment?

Yes No If Yes, explain in Section 12 or attach on a separate page.

10. County of Simcoe Official Plan

10.1 What is the County Official Plan designation for the subject land? _____

10.2 Please provide a brief explanation as to how this proposal is consistent with the County of Simcoe Official Plan.

10.3 If the proposal is not consistent with the County of Simcoe Official Plan, have you consulted the County and have you made application to amend the County Official Plan accordingly? [] Yes [] No

10.4 If yes, please provide corresponding file reference. _____

10.5 Have you met and consulted with the County of Simcoe Planning Department relative to the intent of this application? [] Yes [] No

11. Draft Official Plan Amendment

11.1 As set out in the Schedule to Ontario Regulation 543/06 and in accordance with Section 22(4) of the *Planning Act*, R.S.O. 1990 c.P. 13 as amended, a draft Official Plan amendment must be included to consider your application complete. The draft amendment must describe the proposed Official Plan designation with the appropriate Schedules. Appendix "C" can assist you in developing your amendment.

12. Other Information

12.1 Is there any other information that may be useful to the Council and the County of Simcoe reviewing this official plan amendment (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

13. Public Consultation Strategy

13.1 Describe the proposed strategy for consulting with the public regarding this application (provide explanation below)

14. Survey or scaled drawing requirements:

- (a) the boundaries of the Owner's total holdings with dimensions;
- (b) the boundaries of the "Subject Land" with dimensions;
- (c) the location, widths and names of the existing streets or highways which abut the Subject Land;
- (d) the location, size and use of all proposed and/or existing buildings, with dimensions and relationship to the lot boundaries clearly marked thereon;
- (e) the location and size of proposed parking area(s) with dimensions and proposed surfaces marked thereon;
- (f) the location of any landscaping and/or fencing proposed, with the type and height clearly marked thereon;
- (g) natural and artificial features (existing and proposed) such as buildings, railways, highways, pipelines, watercourses, drainage ditches, swamps and wooded areas within or adjacent to the Subject Land, as well as the location of any septic tank, tile bed or well to the Simcoe County District Health Unit specifications;
- (h) the location and direction of any lighting proposed;
- (i) any right-of-ways or other easements;
- (j) the slope of the land, in order to establish the relationship between the grade of abutting highways and the grade of the Subject Land, and to determine the drainage of the land (this information may be given in the form of contours, spot elevations, or written description); and
- (k) indicate scale, north point and legend.

Note: If any of the proposed buildings are to contain separate units, such as an apartment building or shopping plaza, or are of a complex nature, please indicate the type of use (number of 2 bedroom units, etc.) or type of retail (grocery, restaurant, etc.) stores.

15. Acknowledgment of complete application

It is acknowledged that the application will not be deemed to be complete until all of the relevant prescribed information set out in the Schedule to Ontario Regulation 543/06 is submitted in accordance with Section 22(4) of the *Planning Act* R.S.O. 1990 c.P. 1990. In addition, it is acknowledged that the time periods referred to in Section 22(6) of the *Planning Act*, R.S.O. 1990 c.P. 13 do not begin until it has been determined by the Township that all of the relevant prescribed information set out in the Schedule to Ontario Regulation 543/06 is submitted in accordance with Section 22(4) of the *Planning Act*, R.S.O. 1990 c.P. 13 as amended.

16. Cost Acknowledgment Agreement

In consideration of the Township of Tiny receiving this application to amend the Official Plan;

The Owner represents that he/she is/are the registered owner(s) of the lands described in this application; and

The Owner recognizes that there are a number of legal, planning, engineering, and environmental issues to be investigated and resolved which may necessitate time and effort on the part of both the Owner and the Township; and

The Township may find it necessary to engage professional services in consideration of the proposal; and

The Owner, in consideration of the associated professional services, hereby agrees as follows:

1. In this agreement, "expenses" means all professional services and/or consultant's fees and disbursements.
2. The Township agrees to review the application and if necessary retain such additional legal, planning, engineering, and environmental consultants as are necessary to properly evaluate the application.
3. The Owner shall submit with this application a \$10,000.00 fee payable to the Township of Tiny, representing \$8,000.00 being the municipal administration fee, non-refundable and a \$2,000.00 deposit contingency fee for associated professional services.
4. The Owner agrees to be responsible for and agrees to reimburse the Township for all expenses the Township may have incurred in respect of the application.
5. As expenses are incurred by the Township, the Township shall pay the invoice(s) and submit an invoice to the Owner of the disbursements at which time the invoice(s) is to be paid within 30 days.
6. In the event that the invoice(s) remains outstanding for more than 30 days, the Township may halt all work in respect of the application until all arrears are satisfied and a sum sufficient to increase the balance to \$2,000.00 is deposited within the Township.
7. The Owner may withdraw this application at any time, however, shall be responsible for the costs incurred up to the date that the Township of Tiny receives written notice of withdrawal of the application.
8. If an application after being evaluated by the Township is not approved or the application is withdrawn, the deposit noted above or any balance will be refunded to the Owner.
9. This Agreement shall not be construed as acceptance or approval by the Township of the application.

IN WITNESS THEREOF the owner(s) hereto has/have executed this agreement this _____ day of _____, 20__ .

Declared before me at the _____)
_____ of _____) Owner
in the _____ of _____)
this ____ day of _____, 20__)
Owner

Commissioner, etc.

17. Affidavit or Sworn Declaration

I/We, _____ of the _____ of _____ in the County/District/Region of _____ solemnly declare that all the above statements contained within the application are true, and I/We make the above solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and affect as if made under oath, and by virtue of *The Canada Evidence Act*.

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

Commissioner, etc.

18. Owner's Consent

As of the date of this application, I/We are the registered owner(s) of the lands described in this application, I/We have examined the content of this application, I/We certify as to the correctness of the information submitted with the application insofar as I/We have knowledge of these facts, and I/We concur with the submission of this application to the Municipality.

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

Commissioner, etc.

19. Authorization

- a. 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 or the authorization set out below must be completed by the owner.

Authorization of Owner for Agent to Make the Application

I/We _____ am/are the owner(s) of the land that is the subject of this Application for an Official Plan Amendment and I/We authorize _____ to make this application on my/our behalf.

Signature of Owner

Date

Signature of Owner

- b. 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/We _____ am/are the owner(s) of the land that is the subject of this Application for an Official Plan Amendment and for the purposes of the ***Freedom of Information and Protection of Privacy Act***, I/We authorize _____ as my/our agent for this application, to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

Signature of Owner

Date

Signature of Owner

APPENDIX A - Sewage Disposal and Water Supply

Service Type	Potential Information/Reports	
Sewage Disposal	a) Public piped sewage system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or re-zoning.
	b) Public or private communal septic systems	Communal systems for the development or more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ . Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ² .
	c) Individual septic system(s)	Individual septic systems for the development of more than 5 lots/units : servicing options statement ¹ and hydrogeological report ² . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent : hydrogeological report ² & ⁴ .
	d) Other	To be described by the applicant.
Water Supply	a) Public piped water system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or re-zoning.
	b) Public or private communal well(s)	Communal well systems for the development of more than 5 lots/units : servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ . Communal well systems for non-residential development where water will be used for human consumption : hydrogeological report ² .
	c) Individual well(s)	Individual wells for the development of more than 5 lots/units : servicing options statement ¹ and hydrogeological report ² . Individual wells for non-residential development where water will be used for human consumption : hydrogeological report ² .
	d) Communal surface water	Approval of "water taking permit" under Section 34 of the <i>Ontario Water Resources Act</i> is necessary for this type of servicing.
	e) Individual surface water	Servicing options report.
	f) Other	To be described by applicant.

Notes:

1. Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the amendment.
2. Before undertaking a hydrogeological report, consult the County of Simcoe about

- the type of hydrogeological assessment that is expected given the nature and location of the official plan amendment.
3. Where communal services are proposed (water and/or sewage), these services must be owned by the municipality.
 4. A certificate from the Sewage System Approval Agent for the Township of Tiny submitted with this application will facilitate the review.

APPENDIX B - Storm Drainage, Road and/or Water Access

Service Type		Potential Information/Reports
Storm Drainage	a) Sewers b) Ditches or swales c) Other	A preliminary stormwater management report is recommended and should be prepared concurrent with any hydrogeological reports for submission with the amendment. A storm water management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval.
Road Access	a) Provincial highway b) Regional/County	Application for an access permit should be made concurrent with this amendment. An access permit is required from MTO or the County of Simcoe before any development can occur.
	b) Municipal or other public road maintained all year	Detailed road alignment and access will be confirmed when the development application is made.
	c) Municipal road maintained seasonally	Subdivision or condominium development is not usually permitted on seasonally maintained roads.
	d) Right of way/Private Road	Access by right-of-ways on private roads are not usually permitted, except as part of condominium.
Water Access		Information from owner of the docking facility on the capacity to accommodate the proposed development will assist the review.

APPENDIX C - Draft Official Plan Amendment

TOWNSHIP OF TINY
 AMENDMENT NO. ____
 TO THE OFFICIAL PLAN OF
 THE TOWNSHIP OF TINY

Part A – The Preamble

1. Purpose *(Describe current OP designation and your proposal)*

The purpose of this amendment is to provide site specific policies to the Official Plan to recognize a legal non-complying use and to permit the development of a seasonal dwelling in an area designated as 'Environmental – Slope or Low Hazard Special Policy Area', 'Rural', and 'Areas of High Aggregate Potential'. The predominant designation on the subject lands is 'Environmental – Slope or Low Hazard Special Policy Area'.

2. Location (*Provide Legal Description & any significant features on the property*)

This Amendment applies to those lands located in Lot ____, Concession _____. The Amendment also proposes to add a site specific policy to Section 3, Land Use Policy, Subsection 5, Open Space Designations, Part B, Environmental.

Schedule "C", Land Use Plan to the Official Plan of the Township of Tiny will also be modified to identify the subject lands with reference to the specific policy applying to these lands.

3. Basis (*Intention of the amendment*)

This Amendment proposes to provide a site specific policy to Section 3, Land Use Policy, Subsection 5, Open Space Designation, Part B, Environmental, of the Plan and modify Schedule "C" of the Township's Official Plan by identifying the lands which are the subject of this policy with a reference to the policy section.

This Amendment would enable the subject lands to be divided for seasonal residential purposes and permit the subsequent development of a detached residential dwelling unit on a portion of the property subject to the appropriate zoning of these lands.

Part B – The Amendment

The intention of this part of the document, entitled *Part B – The Amendment*, which consists of the following text and Schedule "A", constitutes Amendment No. ____ to the Official Plan of the Township of Tiny.

Details of the Amendment

The Official Plan is amended as follows:

- 1. Section 3, Land Use Policy, Subsection 5, Open Space Designations, Part B, Environmental, is hereby further amended by adding the following to the end of Subsection ____:**

OPA (____) (za) Notwithstanding any other policies of this Plan to the contrary, those lands situated in Lot ____, Concession ____, and identified by the reference "See Policy 3.5.____" may be permitted to develop as a separate lot with a single detached seasonal dwelling unit permitted on each lot, subject to the appropriate approvals."

- 2. Schedule "C", Land Use Plan to the Official Plan of the Township of Tiny is hereby further amended by outlining the area as shown on the attached Schedule "A", and referencing same as "See Policy 3.5.____"**

Implementation

This Amendment shall be implemented in accordance with Section 6, Implementation of the Official Plan of the Township of Tiny.

Interpretation

This Amendment shall be interpreted in accordance with Section 7, Interpretation of the Official Plan of the Township of Tiny.

SCHEDULE "A"

THE TOWNSHIP OF TINY

OFFICIAL PLAN AMENDMENT NO. _____

(please attach appropriate schedule)