



**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](http://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.**



TOWNSHIP OF / CANTON DE  
**Tiny**

**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

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**Date Received:** \_\_\_\_\_

**Complete Application Date:** \_\_\_\_\_

**APPLICATION FOR ZONING BY-LAW AMENDMENT  
AND TEMPORARY USE BY-LAW**

The following information and material is to be provided in an application under  
Subsection 34(10.1) of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended:

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**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: \_\_\_\_\_

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**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 \$240.00 is required to cover such costs.

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**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 (21.59 cm x 27.94 cm) must be submitted with the application. See Section 10 for a specified list of requirements.

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**4. Dimensions of Subject Land (in metric):**

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

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**5. Access to the subject land:** (please check the applicable box)

<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> County Road
<input type="checkbox"/> Municipal road that is maintained all year	<input type="checkbox"/> Right of way
<input type="checkbox"/> Municipal road that is maintained seasonally	<input type="checkbox"/> Private road
<input type="checkbox"/> By water	

5.1 If access to the subject land is by water only, please explain the type of parking and docking facilities either existing or proposed, and the approximate distance of these facilities from the subject land and the nearest public road: \_\_\_\_\_

\_\_\_\_\_

5.2 If access to the subject land is by a private road or right-of-way, please provide legal document(s) that confirm approval for the use of the private road or right-of-way and the link to the nearest public road:

\_\_\_\_\_  
\_\_\_\_\_

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**6. Policy Details**

6.1 The current County of Simcoe Official Plan designation(s) of the subject land is/are:

\_\_\_\_\_  
\_\_\_\_\_

6.2 Explain how this application conforms to the County of Simcoe Official Plan applicable policies:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6.3 The current Township of Tiny Official Plan designation(s) of the subject land is/are:

\_\_\_\_\_

\_\_\_\_\_

6.4 Explain how this application conforms to the Township of Tiny Official Plan applicable policies:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6.5 Is the intent of the application to implement an alteration to a settlement area boundary, or to establish a new settlement area?

Yes                       No

If yes, identify the Township of Tiny Official Plan "Designation" that supports the alteration or establishment, and give a brief explanation of the purpose.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6.6 Is the application to remove land from an area of employment?

Yes                       No

If yes, identify the Township of Tiny Official Plan "Designation" that supports the removal.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6.7 Does the Township of Tiny Official Plan identify the area of this Zoning By-law amendment to be subject to development conditions?

Yes                       No

If Yes, please explain how the application conforms to the official plan policies relating to zoning with conditions.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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## 7. Proposal Details

7.1 The current zoning(s) of the subject land is/are: \_\_\_\_\_

\_\_\_\_\_

7.2 The nature and extent of the rezoning or temporary use requested:

\_\_\_\_\_

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7.3 The reason why the rezoning or temporary use is requested: \_\_\_\_\_

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7.4 The existing use(s) of the subject land is/are: \_\_\_\_\_

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7.5 Are there any building(s) or structure(s) on the subject land?

Yes                       No

If the answer is yes, for each building or structure identify the following:

Type	Setback from Lot Lines (m)				Height (m)	Dimensions or Floor Area
	Front	Rear	Side	Side		

7.6 The proposed use(s) of the subject land is/are: \_\_\_\_\_

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7.7 Are any building(s) or structure(s) proposed to be built on the subject land?

Yes                       No

If the answer is yes, for each building or structure identify the following:

Type	Setback from Lot Lines (m)				Height (m)	Dimensions or Floor Area
	Front	Rear	Side	Side		

7.8 If known, the date the subject land was acquired by the current owner: \_\_\_\_\_

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7.9 If known, the date the existing buildings or structures on the subject land were constructed.

<u>Building or Structure</u>	<u>Date Constructed</u>
_____	_____
_____	_____
_____	_____

7.10 If known, the length of time that the existing uses of the subject land have continued:

<u>Use</u>	<u>Length of Time</u>
_____	_____
_____	_____
_____	_____

7.11 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes if any apply.

Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including Livestock facility or stockyard		
A landfill (active or closed)		
A sewage treatment plant or waste stabilization		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land		
Flood plain		
A rehabilitated mine site (pit & quarry)		
A non-operating mine site within 1 kilometer of the subject land		
An active mine site (pit & quarry)		
An industrial or commercial use, and specify the use(s)		
A municipal or federal airport		

- a. Has the grading of the subject land been altered by adding or removing earth or other material?  
 Yes                       No                       Unknown
  
- b. Has a gas station been located on the subject land or adjacent land at any time?  
 Yes                       No                       Unknown
  
- c. Is there a reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?  
 Yes                       No                       Unknown





## 9. Other Information

9.1 If known, is the subject land the subject of an application under the *Planning Act* for approval of an Official Plan Amendment, a plan of subdivision, a consent or a Site Plan Control?  
 Yes                       No

9.2 If the answer is yes, and if known, the file number of the application is: \_\_\_\_\_  
and the status of the application is: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9.3 If known, has the subject land ever been the subject of an application under Section 34 (i.e. Zoning Amendment) of the *Planning Act*?     Yes    No

9.4 Is there any other information that you think may be useful to the Township and agencies in reviewing this application? If so, explain below or attach on a separate page. For example, if a commercial or industrial use, indicate type of building(s) proposed, parking and loading spaces, total floor area, etc. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9.5 Please list the titles of any supporting documents: (e.g. Storm Water Management Report, Environmental Impact Study, etc.). If document(s) available, please attach to the application.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

9.7 Does the subject land fall within a designated area under any provincial plan or plans? (i.e. Oak Ridges Moraine Plan)  
 Yes    Please List: \_\_\_\_\_                       No  
\_\_\_\_\_  
\_\_\_\_\_

## 10. Public Consultation Strategy

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

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## 11. Survey/Sketch: (Survey or scaled drawing is to accompany the application)

- 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 distances 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, banks of rivers or streams, drainage ditches, wetlands and wooded area within or adjacent to the Subject Land, as well as the location of any septic tank, tile field or well (dug or drilled);
- 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 bedroom units, etc.) or type of retail stores (grocery, restaurant, etc.).

## 12. 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 545/06 is submitted in accordance with Section 34(10.1) of the *Planning Act* R.S.O. 1990 c.P. 1990. In addition, it is acknowledged that the time periods referred to in Section 34(10.3) 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 545/06 is submitted in accordance with Section 34(10.1) of the *Planning Act*, R.S.O. 1990 c.P. 13 as amended.

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## 13. Cost Acknowledgement Agreement

In consideration of the Township of Tiny receiving this application;

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 the:
  - a. Zoning By-law Amendment application, a \$5,000.00 fee payable to the Township of Tiny, representing \$4,000.00 being the municipal administration fee, non-refundable and a \$1,000.00 deposit contingency fee for associated professional services; or
  - b. Temporary Use By-law application, a \$3,000.00 fee payable to the Township of Tiny, representing \$2,000.00 being the municipal administration fee, non-refundable and a \$1,000.00 deposit contingency fee for associated professional services.
  - c. Temporary Use By-law application (Garden Suite), a \$2,000.00 fee payable to the Township of Tiny, representing \$1,000.00 being the municipal administration fee, non-refundable and a \$1,000.00 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 \$1,000.00 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 \_\_\_\_\_ ) \_\_\_\_\_  
in the \_\_\_\_\_ of \_\_\_\_\_ ) Owner  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ ) \_\_\_\_\_  
Owner

\_\_\_\_\_  
Commissioner, etc.

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#### 14. Affidavit or Sworn Declaration/Owner

I/We, \_\_\_\_\_, of the \_\_\_\_\_ of \_\_\_\_\_ in the County/District/Region of \_\_\_\_\_ solemnly declare that all the above statements contained within this 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 \_\_\_\_\_ ) \_\_\_\_\_  
in the \_\_\_\_\_ of \_\_\_\_\_ ) Owner  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ ) \_\_\_\_\_  
Owner

\_\_\_\_\_  
Commissioner, etc.

### 15. Owner's Consent

As of the date of this application, I/We am/are the registered owner(s) of the lands described in this application, and I/We have examined the content of this application, and 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 \_\_\_\_\_ )  
in the \_\_\_\_\_ of \_\_\_\_\_ )      \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ )      Owner  
\_\_\_\_\_ )  
\_\_\_\_\_ )      Owner

\_\_\_\_\_  
Commissioner, etc.

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### 16. 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 of the land that is the subject of this application for approval of Zoning By-law 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 of the land that is the subject of this application for a Zoning By-law 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