



Planning and Economic Development Department



Application for the Removal of Part Lot Control

Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East, 4th Floor
P.O. Box 623, Whitby, Ontario L1N 6A3
Telephone (905) 668-7711

Office Use only

File Number	Date of Receipt
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Submission of this application constitutes tacit consent for authorized Regional and area municipal staff representatives to inspect the subject lands or premises, and to carry out any inspections, tests and investigations as may be required.

Completeness of the Application:

The information in this form must be provided by the applicant. This information must be provided with the appropriate fee(s) and technical information or reports in order for the application to be deemed complete under the Planning Act. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, if the required information is not provided, the application may be returned until these materials are submitted.

Submission Requirements (Please check items included in your submission):

One (1) electronic copy and one (1) paper copy of a fully completed application form is submitted

Cover letter from the Area Municipality

Registered 40M Plan(s)

Registered 40R Plan(s)

Part Lot Control Exemption By-law Approval Fee:

Region of Durham: \$250.00 and \$100.00 per unit for units in excess of 5 units plus the area municipality fee as outlined below:

- a. Township of Brock: \$1,095.00
- b. Township of Scugog: \$1,200.00 Base Fee + \$98.00 per lot
- c. Township of Uxbridge: \$500.00 (By-law Preparation Fee) + \$1,820.00 (Application Fee)



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1. Contacts:

Registered Owner:

Name _____
Mailing Address _____
Telephone Work _____ Cell _____ Home _____
Fax _____ Email _____

Applicant:

Name _____
Mailing Address _____
Telephone Work _____ Cell _____ Home _____
Fax _____ Email _____

Agent:

Name _____
Mailing Address _____
Telephone Work _____ Cell _____ Home _____
Fax _____ Email _____

Matters related to this application should be sent to (please select one):

Registered Owner Applicant Agent

The applicant is (please select one):

Registered Owner Lessee of land/tenant Prospective Owner Agent

2. Description of Subject Lands:

Location of Land:

Area Municipality _____ Area (Hectares) _____
Municipal Address _____

Description:

Former Township _____ Lot(s) _____ Concession(s) _____

Legal Description:

Registered Plan Number _____ Reference Plan Number _____
Assessment Roll Number _____
Lot(s) / Block(s) _____ Part Number(s) _____

Site Dimensions:

Frontage (metres) _____ Average Depth (metres) _____
Average Width (metres) _____ Area (square metres per hectare) _____

Other Details:

Date the site was acquired by the current Registered Owner, if known Unknown

Date(s) existing buildings and structures were constructed on the property, if known Unknown

Length of time the existing uses on the site have continued, if known Unknown

3. Interests and Encumbrances:

Are there any existing easements, rights-of-way or restrictive covenants affecting the subject lands? Yes No
If Yes, please describe and its effect:

Are there any Aboriginal land claims negotiations affecting the subject lands or is the subject land covered by a Provincial/Aboriginal co-management agreement? Yes No
If Yes, please describe:

Does the Registered Owner have an interest in nearby or adjoining lands? Yes No
If Yes, please indicate the location and area of nearby or adjoining lands which the Registered Owner has an interest:

4. Existing and Proposed Use of the Subject Land:

Existing use:

Proposed use:

5. Current Land Designations:

Durham Regional Official Plan designation: _____

Township Official Plan designation: _____

Current Zoning: _____

6. Lands Subject to Other Applications

Please indicate if the subject land was ever subject of an application for approval for any of the following applications as applicable:

Type of Application	Submitted	File Number	Purpose and Effect of Application	Status of Application
Durham Regional Official Plan Amendment	Yes No			
Plan of Subdivision / Condominium	Yes No			
Zoning By-law Amendment	Yes No			
Township Official Plan Amendment	Yes No			
Application for Minor Variance	Yes No			
Application for Consent	Yes No			
Application for Site Plan Approval	Yes No			
Other	Yes No			

7. Purpose of Application:

Purpose:

Why is the removal of Part Lot Control being requested:

For how long do you need Part Lot Control lifted:

8. Servicing and Infrastructure:

Water Service:

Existing type of water service:

- A municipal piped water system
- A privately owned and operated individual or communal well

Proposed type of water service:

- A municipal piped water system
- A privately owned and operated individual or communal well
- A lake or other water body
- Other means (specify) _____

Sewage Disposal:

Existing type of sewage disposal:

- A municipal sanitary sewage system
- A privately owned and operated individual or communal septic system
- Other means (specify) _____

Proposed type of sewage disposal:

- A municipal sanitary sewage system
- A privately owned and operated individual or communal septic system
- Other means (specify) _____

Storm Drainage:

Existing method of storm drainage:

- Storm Sewers
- Ditches
- Drainage Swales
- Other means (specify) _____

Proposed method of storm drainage:

- Storm Sewers
- Ditches
- Drainage Swales
- Other means (specify) _____

9. Access to the Subject Property:

Existing access to the subject property is by:

- Provincial Highway
- Municipal Road that is maintained all year or seasonally
- Right-of-way
- Water
- Other (specify) _____

Proposed access to the subject property is by:

Provincial Highway

Municipal Road that is maintained all year or seasonally

Right-of-way

Water

Other (specify) _____

10. Soil and Groundwater Assessment:

Has the Region of Durham's Site Screening Questionnaire, which is attached to this application, been completed for this site, and submitted with your application?

Yes No

Has the Phase 1 or Phase 2 Environmental Site Assessment (ESA), Remedial Work Plan (RWP) or Record of Site Condition (RSC) in accordance with the Ministry of the Environment, Conservation and Parks Guideline been completed and provided for this site?

Yes No

11. Woodlots / Woodlands:

Does the subject property contain one or more woodlots as defined below?

Yes No

For the purposes of defining a woodlot, the diameter of a tree is measured at a point which is 1.4 metres (4.5 feet) above the highest point of the undisturbed ground at the base of the tree. With that in mind, a "woodlot" is defined as any area which has a minimum of:

- (a) 1,000 trees per hectare (400 trees/acre) of any size;
- (b) 750 trees per hectare (300 trees/acre) which measure more than 5 centimetres (2 inches) in diameter;
- (c) 500 trees per hectare (200 trees/acre) which measure more than 12.5 centimetres (5 inches) in diameter; or
- (d) 250 trees per hectare (100 trees/acre) which measure more than 20 centimetres (8 inches) in diameter.

For further information on "woodlots", refer to the Regional Municipality of Durham's Tree Conservation By-law 148-91 and any amendments thereto.

12. Minimum Distance Separation from Existing Livestock Facilities:

Are there one or more livestock barns or manure storage facilities located within 750 metres of the subject land for a Type A land use* and 1,500 metres for a Type B?

Yes No

* The Ontario Ministry of Agriculture and Rural Affairs, in their MDS Implementation Guidelines states that Type A land uses are characterized by uses that have a lower density of human occupancy, habitation or activity, such as residential dwellings on lots zoned agriculture and Type B land uses are characterized by uses that have a higher density of human occupancy, habitation or activity, such as residential subdivisions or major recreational uses.

13. Acknowledgements and Affidavit or Sworn Declaration:

Owner's Authorization:

If the applicant is **not** the owner of the subject land, the owner must complete the following written authorization:

Authorization of Owner (please print):

I, _____ own the subject land and I authorize
_____ to make this application.

Date _____

Signature of Owner _____

Authorization of Owner(s) for Disclosure of Personal Information:

I, _____ own the subject land and, for the purposes of the Freedom of Information and Protection of Privacy Act, consent to the disclosure of any personal information provided in the processing of this application, under the Planning Act, to any person or public body.

Date _____

Signature of Owner(s) _____

Affidavit or Sworn Declaration of Owner(s) or Applicant:

I/We _____ of the _____
(name of owner or applicant) (name of City, Town, Township, etc.)

in the Region/County/District of _____ solemnly declare that all of the statements contained in the application for consent and all supporting documents are true and complete, 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."

Declared before me at:

_____ in the Region/County/District of
_____ this _____ day of
_____, in the year _____.

Commissioner of Oaths

Owner(s)/Agent(s)

Site Screening Questionnaire Form



Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East
Whitby, ON L1N 6A3
Telephone: 905.668.7711
Toll Free: 1.800.372.1102
www.durham.ca

Site Screening Questionnaire for Identifying Potentially Contaminated Development Sites in the Regional Municipality of Durham

This form must be completed for all planning applications unless two original copies and a digital copy of the applicable Environmental Site Assessment (ESA) work prepared in accordance with Ontario Regulation (O.Reg.) 153/04, as amended, is submitted to the approval authority in support of this development proposal. If you have any questions about this questionnaire, please contact the Regional Municipality of Durham as identified above.

Landowner Name: _____

Mailing Address (Street No. and Name): _____

Location of Subject Lands (Municipal Address): _____

Lot(s): _____ Concession(s): _____ Registered Plan #: _____

Former Township: _____ Municipality: _____

Related Planning Application(s) and File Number(s) _____

1. What is the current use of the property? Check the appropriate use(s):

Category 1: Industrial Commercial Community

Category 2: Residential Institutional Parkland

Category 3: Agricultural Other

Note: daycare facilities and a property that contains a religious building(s) are considered institutional uses. See Ontario Regulation 153/04, as amended, for definitions.

2. Does this development proposal require a change in property use that is prescribed under the *Environmental Protection Act* and O.Reg. 153/04 (e.g. a change to a more sensitive use from Category 1 to 2; 2 to 3; or 1 to 3 as identified under Question 1)?

Yes

No

If yes to Question 2, a Record of Site Condition must be filed on the Provincial Environmental Site Registry.

3. Has the property or any adjacent lands ever been used as an Enhanced Investigation Property (e.g. industrial uses; chemical warehousing; automotive repair garage; bulk liquid dispensing facility, including a gasoline outlet and/or a dry-cleaning equipment)?

Yes

No

4. Has fill (earth materials used to fill in holes) ever been placed on the property?

Yes

No

5. Is the property or any adjacent lands identified as a wellhead protection zone? (Please review the Ministry of the Environment, Conservation and Parks [Source Protection Information Atlas](#) to confirm)

Yes

No

6. Is the property within 250 metres from an active or decommissioned landfill/dump, waste transfer station or Polychlorinated Biphenyl (PCB) storage site?

Yes

No

7. Has the property ever stored/generated/accepted hazardous materials requiring Hazardous Waste Information Network (HWIN) registration or other permits?

Yes

No

8. Does the subject lands or lands abutting it previously or currently support one or more of the Potentially Contaminating Activities identified in Table 2 of Schedule D of O.Reg 153/04, as amended (see attachment)?

Yes

No

If Yes was selected in any of the questions above, a Phase One ESA (and possibly a Phase Two ESA) at a minimum prepared in accordance with O.Reg. 153/04, is required. Please submit two hard copies and a digital copy of the Phase One and/or a Phase Two ESA that satisfies the requirements of O.Reg 153/04, as amended.

ESA's may be waived at the Region's discretion provided that the Applicant/Qualified Person (QP) can demonstrate that the response(s) does not pose a risk to human health and the environment to the Region's satisfaction (e.g. consent applications relating to easements, leases, mortgages, correction of title as well as location of off-site Potentially Contaminated Activities; and direction of surface and groundwater flow etc.).

The Region must be granted third party reliance on all ESA work through the completion of its Reliance Letter and Certificate of Insurance. Regional third-party reliance is not required if a Record of Site Condition is filed on the Environmental Site Registry for the proposed property use and/or the Ministry of the Environment, Conservation and Parks (MECP) issues a notice of a Certificate of Property Use where applicable.

Note: The Region may scope the Environmental Site Assessment requirements for minor development proposals on Enhanced Investigation Properties (e.g. accessory structures) or determine if additional environmental work is required.

Declarations:

This form must be completed and signed by both a Qualified Person and the property Owner(s) or Authorized Agent for all development applications made under the Planning Act and reviewed by the Region of Durham Planning Department.

A QP sign-off may be waived by the Region for the following Land Division Committee application types: leases; mortgages; title corrections; re-establishment of lot lines (where title inadvertently merged); minor lot line adjustments (at the discretion of the Region); as well as minor variances; minor zoning by-law amendments (e.g. where there is no physical development, the addition of a new non-sensitive land use), and/or part lot control applications where site contamination was recently addressed by a related planning application. For a full list of QP exemptions, please see the Regional Municipality of Durham's Soil and Groundwater Assessment Protocol.

Where a QP sign-off is required on this form, the completion of a Regional Reliance Letter and Certificate of Insurance may be waived.

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe that the subject property contains contaminants at a level that would interfere with the proposed property use. I am a Qualified Person in accordance with Ontario Regulation 153/04 and carry the required liability insurance in accordance with the Regional Municipality of Durham's Soil and Groundwater Assessment Protocol.

Qualified Person:

Name (Please Print) _____

Signature: _____

Name of Firm: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail Address: _____

Date: _____

Professional Seal:

Property Owner, or Authorized Officer:

Name (Please Print) _____

Signature: _____

Name of Company (if Applicable): _____

Title of Authorized Officer: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail Address: _____

Date: _____

Regional File Number: _____

Area Municipal File Number: _____

List of Potentially Contaminating Activities

Table 2 – Ontario Regulation 153/04

Records of Site Condition – Part XV.1 of the *Environmental Protection Act*

Ministry of the Environment, Conservation and Parks

Item	Potentially Contaminating Activity (PCAs)
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage
3.	Airstrips and Hangars Operation
4.	Antifreeze and De-icing Manufacturing and Bulk Storage
5.	Asphalt and Bitumen Manufacturing
6.	Battery Manufacturing, Recycling and Bulk Storage
7.	Boat Manufacturing
8.	Chemical Manufacturing, Processing and Bulk Storage
9.	Coal Gasification
10.	Commercial Autobody Shops
11.	Commercial Trucking and Container Terminals
12.	Concrete, Cement and Lime Manufacturing
13.	Cosmetics Manufacturing, Processing and Bulk Storage
14.	Crude Oil Refining, Processing and Bulk Storage
15.	Discharge of Brine related to oil and gas production
16.	Drum and Barrel and Tank Reconditioning and Recycling
17.	Dye Manufacturing, Processing and Bulk Storage
18.	Electricity Generation, Transformation and Power Stations
19.	Electronic and Computer Equipment Manufacturing
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage
21.	Explosives and Firing Range

Item	Potentially Contaminating Activity (PCAs)
22.	Fertilizer Manufacturing, Processing and Bulk Storage
23.	Fire Retardant Manufacturing, Processing and Bulk Storage
24.	Fire Training
25.	Flocculants Manufacturing, Processing and Bulk Storage
26.	Foam and Expanded Foam Manufacturing and Processing
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
28.	Gasoline and Associated Products Storage in Fixed Tanks
29.	Glass Manufacturing
30.	Importation of Fill Material of Unknown Quality
31.	Ink Manufacturing, Processing and Bulk Storage
32.	Iron and Steel Manufacturing and Processing
33.	Metal Treatment, Coating, Plating and Finishing
34.	Metal Fabrication
35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
36.	Oil Production
37.	Operation of Dry-Cleaning Equipment (where chemicals are used)
38.	Ordnance Use
39.	Paints Manufacturing, Processing and Bulk Storage
40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
42.	Pharmaceutical Manufacturing and Processing
43.	Plastics (including Fibreglass) Manufacturing and Processing
44.	Port Activities, including Operation and Maintenance of Wharves and Docks
45.	Pulp, Paper and Paperboard Manufacturing and Processing
46.	Rail Yards, Tracks and Spurs

Item	Potentially Contaminating Activity (PCAs)
47.	Rubber Manufacturing and Processing
48.	Salt Manufacturing, Processing and Bulk Storage
49.	Salvage Yard, including automobile wrecking
50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
51.	Solvent Manufacturing, Processing and Bulk Storage
52.	Storage, Maintenance, Fueling and Repair of Equipment, Vehicles, and Material used to Maintain Transportation Systems.
53.	Tannery
54.	Textile Manufacturing and Processing
55.	Transformer Manufacturing, Processing and Use
56.	Treatment of Sewage equal to or greater than 10,000 litres per day
57.	Vehicles and Associated Parts Manufacturing
58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products

Note: the above-noted PCAs may change from time-to-time. Please refer to the Provincial Brownfields Regulation O.Reg.153/04 for the official list of PCAs.