TOWN OF MIDLAND
Application for SUBDIVISION/CONDOMINIUM

IT IS REQUIRED THAT YOU CONSULT WITH THE TOWN PLANNING AND BUILDING SERVICES PRIOR TO SUBMITTING YOUR APPLICATION.

APPLICATION CHECKLIST
Please ensure you have completed the following prior to submitting your application:

- Fully complete all sections of the application.
- Sign application in all appropriate locations and obtain signed authorization from the Owner(s) if you are acting as their Agent.
- Declaration of Owner(s)/Agent must have a Commissioner’s stamp and signature.
- Application fees made payable to the Town of Midland.
  - Plan of Subdivision
    - Application Fee $10,000.00
    - Deposit $5,000.00
    - Agreement Preparation $5,000.00
  - Plan of Condominium
    - Application Fee $7,500.00
    - Deposit $3,000.00
    - Agreement Preparation $5,000.00
  - Extension of Draft Plan Approval or Change in Draft Plan Condition $2,000.00
- Plan (in metric) in accordance with the requirements of the Planning Act along with digital copies of the plan in Adobe Acrobat .pdf format.
- Copy of any correspondence, approvals or permits from outside agencies/departments.
- Copy of all studies and reports required to be submitted with your application in accordance with the requirements determined by the Town at the consultation meeting. Two (2) hard copies of the reports and a .pdf copy shall be submitted to the Town with the Application.
- Copy of your completed Consultation Form or Record of Meeting from Planning and Building Services, if you chose to use this service.
ADDITIONAL REQUIREMENTS

WHERE YOUR PROPERTY FRONTS ON PROVINCIAL HIGHWAY 12 OR HIGHWAY 93
Please be advised that you will need to consult with the Ministry of Transportation (MTO) directly respecting your planning application and may need to obtain a number of permits and/or approvals. Please contact the MTO Corridor Management Officer at 416-235-3509 or access the MTO Highway Corridor Management website at http://www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml or https://www.hcms.mto.gov.on.ca/. Town approvals and/or permits may be delayed or restricted where MTO permits and approvals have not been obtained.

WHERE YOUR PROPERTY FRONTS ON COUNTY ROAD 93 (NORTH OF HIGHWAY 12) OR COUNTY ROAD 25 (BALM BEACH ROAD)
Please be advised that you will need to consult with the County of Simcoe respecting your planning application and may need to obtain a number of permits and/or approvals. Please contact the County Engineering Technician at 705-726-9300, ext. 1371 or access the County website for the required application forms and fees at www.simcoe.ca/dpt/trs/permits. Town approvals and/or permits may be delayed or restricted where County permits and approvals have not been obtained.

NOTICE SIGNS

On March 25, 2013 the Town of Midland Adopted a Notice Signs – Procedures and Protocols policy which applies to Plan of Subdivision/Plan of Condominium Applications. Please see attached information regarding the posting of Notice Signs.

Council members and/or Town staff may conduct site inspections of your lands. By submitting this application, you are authorizing the Town to access your lands for the purposes of conducting the required site inspection. Please be advised that where access is by water or by summer maintained municipal road or by private road, the consideration of the application may be delayed during the winter until such time as safe access can be obtained to the lands.

You may be required to submit a copy of the deed for the subject land. If access is provided by private road/right-of-way from a municipal road, attach a copy of the deed indicating if the access is registered on title.

Your application will not be processed until it is complete. A complete application will be determined in accordance with the requirements of the Planning Act, the Provincial Policy Statement, and the Town of Midland Official Plan. Please be advised that technical and supporting studies submitted as part of a complete application may be required to be peer reviewed. If a Peer Review is required, the cost will be at the expense of the applicant in accordance with policies of the Midland Official Plan. The Planning and Building Services Department will obtain prior authorization to proceed with the peer review from the applicant.

To expedite the processing of your application please ensure it is complete upon submission. Incomplete applications will be returned for re-submission. We will not hold incomplete applications in our office.
If you require additional assistance regarding this application, please contact the Planning and Building Services at:

Town of Midland  
575 Dominion Avenue  
Midland, Ontario  L4R 1R2  
(705) 526-4275 ext. 2214  
Fax: (705) 526-9971
TOWN OF MIDLAND
Application for

[ ] PLAN OF SUBDIVISION  [ ] PLAN OF CONDOMINIUM
[ ] DRAFT PLAN EXTENSION  [ ] DRAFT PLAN EXTENSION
[ ] RED LINE REVISIONS  [ ] RED LINE REVISIONS

OFFICE USE ONLY

<table>
<thead>
<tr>
<th>Application No.: MD-T</th>
<th>Date of Application:</th>
</tr>
</thead>
<tbody>
<tr>
<td>File Name:</td>
<td></td>
</tr>
<tr>
<td>Civic Address:</td>
<td></td>
</tr>
</tbody>
</table>

Application Complete:
[ ] Yes  [ ] No

Fee Received:
[ ] Yes  [ ] No

Property Sign Installed:

Date:

Notice posted:

Date:

ROLL # 4374-______ - ______ - ________ - 0000

1. PRIMARY CONTACT: __________________________________________
All communication will be directed to the Primary Contact only.

2. CONTACT INFORMATION:
   a) Registered Owner(s): ________________________________________
      (List all owners and contact information if multiple exist)
      Address Line 1: ____________________________________________
      Address Line 2: ____________________________________________
      City: ____________________   Postal Code: _________________
      Home Phone: _______________   Cell Phone: __________________
      Business Phone: ___________   Fax: _________________________
      Email Address: ___________________________________________
b) **Agent:** ____________________________________________________________

   Mailing Address: ______________________________________________________

   Home Phone: ____________________ Home Fax: _________________________

   Business Phone: ____________________ Business Fax: ____________________

   Email Address: ______________________________________________________

b) **Planner:** _________________________________________________________

   Mailing Address: ______________________________________________________

   Phone Number: _______________ Fax Number: _________________________

   Email Address: ______________________________________________________

c) **Surveyor:** _________________________________________________________

   Mailing Address: ______________________________________________________

   Phone Number: _______________ Fax Number: _________________________

   Email Address: ______________________________________________________

d) **Solicitor:** _________________________________________________________

   Mailing Address: ______________________________________________________

   Phone Number: _______________ Fax Number: _________________________

   Email Address: ______________________________________________________

e) **Engineer:** _________________________________________________________

   Mailing Address: ______________________________________________________

   Phone Number: _______________ Fax Number: _________________________

   Email Address: ______________________________________________________

3. **DESCRIPTION OF SUBJECT LANDS:**

a) **Concession(s):** ____________________________________________________

b) **Lot(s):** ____________________________________________________________

c) **Registered Plan No.:** _______________ **Lot(s)/Block(s):** ____________
d) Reference Plan No. : _________________________ Part(s): __________

e) Geographic Township (former municipality): ______________________

f) Civic Address: _________________________________________________

g) Dimensions of the existing subject lands:

<table>
<thead>
<tr>
<th>Frontage (m)</th>
<th>Depth (m)</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

h) Are there any easements, covenants or rights-of-way affecting the subject lands:
   - [ ] Yes
   - [ ] No

If yes, indicate and describe the purpose of the easement, covenant or right-of-way:

________________________________________________________________________
________________________________________________________________________

4. PROVINCIAL PLANS AND POLICIES – OFFICIAL PLAN AND ZONING INFORMATION:

a) Official Plan (current designation of subject lands):_______________

b) Zoning (current zoning of subject lands): _________________________

c) The subject land is within an area of land designated under any Provincial plan or plans:
   - [ ] Yes
   - [ ] No

d) If yes to above, does the application conform to or does not conflict with the applicable Provincial plan or plans:
   - [ ] Yes
   - [ ] No

e) Is the plan consistent with the policy statements issued under subsection 3(1) of the Planning Act?
   - [ ] Yes
   - [ ] No
f) If yes to above, please describe how:______________________________________________
______________________________________________
______________________________________________


g) Does the subject land contain any areas of archaeological potential?
   ☐ Yes
   ☐ No

   If yes, please provide 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 a conservation plan for any archaeological resources identified in the assessment.

5. DESCRIPTION OF PROPOSED PLAN:

a) Please provide the number of units or dwellings for each of the following:

   Detached Residential                  __________
   Semi-detached Residential            __________
   Multiple Attached Residential        __________
   Apartment Residential                __________
   Seasonal Residential                 __________
   Mobile Home                          __________
   Other Residential                    __________
   Commercial                           __________
   Industrial                           __________
   Institutional                        __________
   Other Use                            __________

   **Total Number of Units or Dwellings:** __________
b) Please provide the number of lots or blocks shown on the draft plan and the area of the land in hectares for each of the following uses:

<table>
<thead>
<tr>
<th>Use</th>
<th>No. of Lots Or Blocks</th>
<th>Area of Land in Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Residential</td>
<td></td>
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<tr>
<td>Semi-detached Residential</td>
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<tr>
<td>Multiple Attached Residential</td>
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<tr>
<td>Apartment Residential</td>
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<tr>
<td>Seasonal Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
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<tr>
<td>Other Residential</td>
<td></td>
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<tr>
<td>Commercial</td>
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<tr>
<td>Industrial</td>
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<tr>
<td>Park or Open Space</td>
<td></td>
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<tr>
<td>Institutional</td>
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<tr>
<td>Roads</td>
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<tr>
<td>Other Use</td>
<td></td>
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<tr>
<td><strong>Total:</strong></td>
<td></td>
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</tbody>
</table>

![Table](image)

c) Please provide the number of units or dwellings per hectare and the number of parking spaces for each of the following uses:

<table>
<thead>
<tr>
<th>Use</th>
<th>No. of Units Or Dwellings/Hectare</th>
<th>No. of Parking Spaces (per unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Residential</td>
<td></td>
<td></td>
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<tr>
<td>Semi-detached Residential</td>
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<td>Multiple Attached Residential</td>
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<tr>
<td>Apartment Residential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Seasonal Residential ________   ________
Mobile Home ________   ________
Other Residential ________   ________
Commercial ________   ________
Industrial ________   ________
Institutional ________   ________
Other Use ________   ________
Total: ________   ________

d) Please provide a description of use if one of the proposed uses, under Section a, b or c, is identified as “other residential”, “institutional”, or “other use”:

________________________________________________________________
________________________________________________________________
________________________________________________________________

e) If the application is for approval of a condominium description, please provide information on:

a) Whether a site plan for the proposed Condominium had been approved and whether a site plan agreement has been entered into.

b) Whether a building permit for the proposed Condominium had been issued.

c) Whether the proposed Condominium is under construction or has been completed.

d) If construction has been completed, the date of completion.

e) Whether the proposed Condominium is a conversion of a building containing residential rental units, and in that case the number of units to be converted.

6. EXISTING USES:

a) Existing uses of the subject land:

________________________________________________________________
________________________________________________________________
________________________________________________________________
b) Length of time that the existing uses have continued: ________________

c) Dimensions of all existing buildings or structures on subject land (metric)*:

<table>
<thead>
<tr>
<th>Building / Structure</th>
<th>Ground Floor Area (m²)</th>
<th>Gross Floor Area (m²)</th>
<th># of Stories</th>
<th>Length (m)</th>
<th>Width (m)</th>
<th>Height (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
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<td>4.</td>
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</tbody>
</table>

*Attach separate sheet if more than 4 structures exist

d) Location of all buildings and/or structures on the subject land (metric)*:

<table>
<thead>
<tr>
<th>Building / Structure</th>
<th>Front Yard (m)</th>
<th>Interior Side Yard (m)</th>
<th>Exterior Front Yard (m)</th>
<th>Rear Yard (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
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<td>4.</td>
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7. ACCESS:

a) Access to the subject land is provided by: _______________________
   - Provincial Highway
   - County Road
   - Municipal road (year round)
   - Municipal road (seasonal)
   - Private Road / Right-of-Way
   - Water

b) If access to the subject land is by water only, indicate the following:
   Provide written confirmation of parking and docking facilities.

   Docking facility: _______________________

   Distance from docking to subject land: _______________________

To the north: __________________________________________

To the south: __________________________________________

To the west:  ___________________________________________

To the east:  ___________________________________________
Distance from docking to nearest public road: ________________

Parking facility: ____________________________________________

Distance from docking to parking: ____________________________

Distance from parking to nearest public road: ________________

8. SERVICES:

a) Water is provided to the subject land by:
   - Town
   - Private well
   - Privately owned/operated communal well
   - Lake or other water body
   - Other: ________________________________________________

b) Sewage disposal is provided to the subject land by:
   - Town
   - Private sewage system
   - Privately owned/operated communal sewage system
   - Other: ________________________________________________

c) Storm drainage is provided to the subject land by:
   - Town Storm Sewers
   - Ditches
   - Swales
   - Natural
   - Other: ________________________________________________

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

<table>
<thead>
<tr>
<th>Application</th>
<th>File #</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consent (Section 53)</td>
<td></td>
<td></td>
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<tr>
<td>Minor Variance (Section 45)</td>
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<tr>
<td>Zoning By-law (Section 34)</td>
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<tr>
<td>Official Plan (Section 22)</td>
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<tr>
<td>Site Plan (Section 41)</td>
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</tbody>
</table>
10. PUBLIC CONSULTATION STRATEGY

Describe the proposed strategy for consulting with the public regarding this application (provide explanation below or attach as a separate document):

______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________

11. PLANS REQUIRED:

Please attach 2 copies of the draft Plan, drawn to scale, in metric. A digital copy of each plan shall also be submitted in Adobe Acrobat .pdf format.

Minimum requirements will be a sketch showing the following:

- The boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor.
- The locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts.
- On a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part.
- The purpose for which the proposed lots are to be used.
- The existing uses of all adjoining lands.
- The approximate dimensions and layout of the proposed lots.
- Natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided.
- The availability and nature of domestic water supplies.
- The nature and porosity of the soil.
- Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided.
- The Municipal services available or to be available to the land proposed to be subdivided.
- The nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements.
- Label the lots numerically (i.e.: Lot 1, Lot 2)
- North arrow and scale.
12. AUTHORIZATION BY OWNER:
Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company’s by-laws.

I (we), ___________________________ the undersigned, being the Registered Owner(s)

Registered Owner(s) of the subject land, hereby authorize ____________________

Agent
to act as my Agent with respect to the preparation and submission of this Application.

__________________________________________        _________________
Signature of Owner                Date
(If Corporation, I have the authority to bind the Corporation)
13. FREEDOM OF INFORMATION AND PRIVACY:

Personal information contained in this form, collected and maintained pursuant to Section 53 of *The Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Town considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Town photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning and Building Services at the Town of Midland at (705)526-4275 ext. 2215.

__________________________________________________________________________ Date

Signature of Owner

__________________________________________________________________________ Date

Signature of Owner

__________________________________________________________________________ Date

Signature of Witness
14. DECLARATION OF OWNER/AGENT:

*Must be signed by the Owner(s)/Agent in the presence of a Commissioner.*

I __________________________________ (Owner(s)/Agent) of the ________________________ of _________________________ in the (Town/Township/City)

County/District/Regional Municipality of _______________________________

do solemnly declare that all of 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.

Declared before me at the ________________________ of __________________________ in the County/District/Regional (Town/Township/City)

Municipality of ________________________ this ____day of ____________________.

___________________________________ ______________________________
Signature of Owner     Signature of Agent (if applicable)

___________________________________ __________________________
Signature of Commissioner    Commissioner’s Stamp

15. ADDITIONAL FEES:

If Planning, Engineering and/or legal fees are incurred by the Town pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

___________________________________________        _________________
Signature of Owner(s)/Agent         Date

Please submit this application to the Town of Midland Planning and Building Services at:

Town of Midland
575 Dominion Avenue
Midland, Ontario
L4R 1R2
(705) 526-4275 ext. 2214
Fax: (705) 526-9971