



THE CORPORATION OF THE
CITY OF ST. CATHARINES

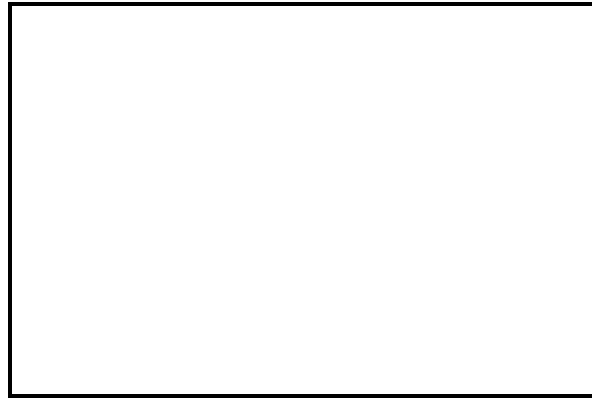
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PLANNING SERVICES
Development

CONDOMINIUM DRAFT PLAN APPROVAL

CONDOMINIUM FILE NUMBER 60.46.
SUBMISSION NUMBER _____
AMANDA NO: _____ CD



Property Location: _____ (Municipal Address)

Name of Applicant: _____ (Agent Owner)

PREAMBLE

It is the responsibility of the applicant or authorized agent to complete this form and to supply all of the documents required by the Condominium Act, Planning Act and the Planning Services Department of the City of St. Catharines, including the following:

1. 22 paper prints of draft plan - folded not larger than legal size (8 ½ x 14") signed by owner and surveyor.
(Refer to Schedule 'A' of this form for plan requirements under Section 51(17) of the Planning Act).
2. 20 copies of completed condominium application form signed by owner and agent (if any).
3. 1 legible paper print or mylar of draft plan reduced to letter (8 ½ x 11") or legal (8 ½ x 14") size.
4. Municipal application fee \$ _____.
5. Supporting studies and information (e.g. reserve fund study, structural engineering report, etc.) that may be required.

All information is to be forwarded to the:

Planning Services Department, City of St. Catharines, Box 3012, City Hall
50 Church Street, St. Catharines, ON, Canada L2R 7C2
Phone No. (905) 688-5600 ext. 1719, Fax No. (905) 688-5873, E-mail: ps@stcatharines.ca

Applicants should review this application with the Planning Services Department before submitting.

PLEASE PRINT ALL INFORMATION

1. APPLICANT INFORMATION

REGISTERED OWNER(S) OF PROPERTY: _____

MAILING ADDRESS: _____

POSTAL CODE: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

EMAIL: _____

2. AGENT, SOLICITOR OR PLANNING CONSULTANT

NAME: _____

TITLE: _____

MAILING ADDRESS: _____

POSTAL CODE: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

EMAIL: _____

3. ONTARIO LAND SURVEYOR NAME:

NAME: _____

TITLE: _____

MAILING ADDRESS: _____

POSTAL CODE: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

EMAIL: _____

4. AUTHORIZATION (To be filled out if agent etc. is not Registered Owner)

I/We _____ hereby authorize and direct
_____ to make this application on the property known municipally as
_____ for which I/we are the registered owner(s).

Witness

Signature

Date

Address

**5. PLAN DETAILS
CONDOMINIUM BREAKDOWN**

Land use	No. of Units	No. of lots/blocks	Area in hectares	No. of units per hectare	No. of parking spaces
Residential: Single-detached					
Semi-detached/ duplex					
Multiple attached (townhouses)					
Apartments					
Commercial					
Industrial					
Park and Open Space					
Institutional (specify)					
Roads					
Other (specify)					
TOTAL					

Proposed Type of Condominium:

It is a “freehold” or “leasehold” condominium? _____

If it is a freehold condominium, what type is it?

- a) Common Element Condominium
- b) Phased Condominium
- c) Vacant Land Condominium
- d) Standard Condominium

If this is a common element condominium, please provide the location of the lands intended to have an interest in the proposed common element(s).

6. PROPERTY LOCATION AND DESCRIPTION

Municipal Address _____

Legal description of the lands (Lot and Registered Plan or Concession)

Easements and/or restrictive covenants affecting the lands

Description _____

Effect _____

Property Information

Lot (Street) frontage	_____	feet	_____	metres
		feet		metres
Depth	_____		_____	
		feet		metres
Area	_____		_____	

Width of abutting road allowances _____

Type of access to subject land:

- | | |
|---|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Regional Road |
| <input type="checkbox"/> Municipal Road maintained all year | <input type="checkbox"/> Other Public Road |
| <input type="checkbox"/> Municipal Road maintained seasonally | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Water access | <input type="checkbox"/> Private Road |

Municipal water Available? Connected?

Sanitary Sewer Available? Connected?

Storm Sewer Available? Connected?

Is the condominium i) under construction? No Yes
ii) completed construction? No Yes

Is the condominium a conversion of a rental unit?
 No Yes Number of units to be converted _____.

10. LAND USE

Present use of land _____

Previous use of land (e.g. orchard, gas station, industrial plant)

Use of abutting land north _____ east _____
south _____ west _____

Are there any existing buildings on the subject land? No Yes

Type of existing building on subject land? _____

Date of Construction _____

11. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

Complete the consent of the owner concerning personal information set out below.
I, _____ am the owner of the land that is subject of this application for approval of a condominium description and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Signature

Day Month Year

12. DECLARATION

I, _____ of the City of
_____, solemnly declare that:

All 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 it made under oath and by virtue of the Canada Evidence Act.

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

Signature of Owner or Authorized Agent

A Commissioner

Name of Owner or Authorized Agent

Position/Title

Signature

Date

Corporate Seal

SCHEDULE A
LEGISLATIVE REQUIREMENTS FOR SUBDIVISION APPROVAL ADAPTED FROM THE
PLANNING ACT (INCLUDES CONDOMINIUMS)

Section 51:

- i) Subsection 17; Information required to be shown on the draft plan:
 - (a) the boundaries of the land to be subdivided, certified by an Ontario Land Surveyor;
 - (b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
 - (c) on a small key plan, on a scale of not less than one centimeter to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which he 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 such land forms the whole or part;
 - (d) the purpose for which the lots are to be used;
 - (e) the existing uses of all adjoining lands;
 - (f) the approximate dimensions and layout of the proposed lots;
 - (g) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, swamps, and wooded areas within or adjacent to the land proposed to be subdivided;
 - (h) the availability and nature of domestic water supplies;
 - (i) the nature and porosity of the soil;
 - (j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land;
 - (k) the municipal services available or to be available to the land proposed to be subdivided; and
 - (l) the nature and extent of any restrictive covenants or easements affecting the land proposed to be subdivided.
- ii) Subsection 19; The approval authority may refuse to accept or further consider the application until the prescribed information and material, the required fee and the draft plan are received and the time period referred to in subsection (34) does not begin until the day the draft plan, information, material, and fee are received.
- iii) Subsection 24; In considering a draft plan regard shall be had among other matters to the health, safety, convenience and welfare of the future inhabitants.
- iv) Subsection 25; The Region may impose such conditions as deemed reasonable including a condition of that land be dedicated or the requirements met for park and other public recreation purposes under section 51.1 and/or that such highways or road widenings be dedicated as deemed necessary by the approval authority.
- v) Subsection 26; Every municipality and the Region may enter into subdivision agreements imposed as a condition for draft approval.