



SUBDIVISION/CONDOMINIUM APPLICATION FORM
 (ATTACH CITY OFFICIAL PLAN AMENDMENT/REZONING IF APPLICABLE)

For applying For Approval Under Section 51 of The Planning Act and Section 50 of The Condominium Act

OFFICE USE ONLY		File Name:
City File Number:		Regional File Number:
Date Received: Date Received (Completed):		Amount Paid:
APPLICATION TYPE		
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Condominium	<input type="checkbox"/> City Official Plan Amendment (Additional form required)
<input type="checkbox"/> Condominium Exemption	<input checked="" type="checkbox"/> Zoning By-law Amendment (Additional form required)	

1. **A COMPLETE APPLICATION includes** both prescribed and required information:

Information Prescribed by O. Reg. 544/06 is mandatory, must be provided and is indicated in *italics*

Required information (normal type) is necessary for efficient processing and a proper planning evaluation. Without it, the application could be refused.

Please Attach:

- 1.1 ___ 1 original of the completed application form and declaration; 20 copies of the application form for subdivisions and 10 copies of the application form for condominiums
- 1.2 ___ 35 copies of the draft plan of subdivision with key maps; 10 copies of a draft plan of condominium with key maps, (folded to 8-1/2" x 14" size); The plan of subdivision map is to contain information required under Section 51(17) of the Planning Act, as well as: legend, map scale, boundary of property to be subdivided, north marker, address, registered plan number, lot and concession, date plan prepared and date of any revisions, name of person or firm who prepared the plan, all landowners names, signatures and date, and the Ontario land surveyor's name, signature and date.
- 1.3 ___ Application Fee(s);
- 1.4 ___ Pre-Consultation Agreement completed by the City and Region;
- 1.5 ___ 8 copies of all supporting technical and background information reports shown as required by the Pre-Consultation Form and this application form; (In addition, please provide a CD containing PDF versions of all technical reports.)
- 1.6 ___ Digital Map File (Two copies of GIS Shape File or AutoCAD 2007 or earlier, on CD)

Please list the reports or studies that accompany this application (and supply 8 copies of each).

2. LOCATION OF LAND

- 2.1 General Description North side of Stonehaven Drive, and Bird Boulevard
- 2.2 Lot(s)/Block(s) 4 Concession(s) 1 Registered Plan No. 20M-857
20M-794
- 2.3 Street Address (if appropriate) 5209 Stonehaven Drive
- 2.4 Are there any easements or restrictive covenants affecting the subject lands? YES X NO
If YES, describe the easement or covenant and its effect Resident access and servicing easements.
Please refer to enclosed Planning Justification Report

3. APPLICANT INFORMATION

3.1 Complete the information below and indicate one contact as the Prime Contact. All communications will be directed to the Prime Contact.

NAME	ADDRESS	PHONE/FAX
Registered Owner(s)* <i>Halton District School Board</i>	2050 Guelph Line Burlington, Ontario L7P 5A8	Bus. 905-335-3665 x.3375
		Fax
		E-Mail/www: renzallad@hdbs.ca
		Home
Applicant(s) <i>IBI Group - Michael Lipkus</i>	55 St. Clair Avenue West Toronto, ON M4V 2Y7	Bus. (416)-596-1930 x.61329
		Fax (416)-596-0644
		E-Mail/www: michael.lipkus@ibigroup.com
		Home
Agent (eg. Planning Consultant) <i>Same as applicant above</i>		Bus.
		Fax
		E-Mail/www:
		Home
Solicitor		Bus.
		Fax
		E-Mail/www:
Other (Specify)		Bus.
		Fax
		E-Mail/www:

3.2 Which of the above is the Prime Contact? IBI Group - Michael Lipkus

4. PROPOSED LAND USE Please fill out the table below:							This Section For Condominium Applications Only	
PROPOSED USES	No. of Residential Units	No. of Lots /Blocks (as labeled on plan)		Area in Hectares	Density Proposed (Specify Units per Hectare)	Parking Provided	Floor Cover - age M²	Bedroom Count (Specify by No. of residential Units)
		Lots	Blocks					
RESIDENTIAL								
Detached Dwellings	10	1-10		0.62ha	8.72	2/dwelling		
Semi-detached Dwellings								
Row, Townhouse (Multiple Attached) Dwellings	8		1	0.14ha	9.18	2/unit		
Apartments Residential - less than 2 bdrms - 2 bdrms or more								
Other (Specify) Easement Block	N/A		2	0.02ha	N/A	N/A		
NON-RESIDENTIAL								
Neighbourhood Commercial								
Other commercial								
Industrial								
Local and Community Park						N/A		
Open Space and Hazard Lands						N/A		
Institutional (Specify)								
Road Allowances	N/A		3	0.1ha	N/A	N/A		
Other (Specify)								
TOTAL								

5.0 ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY:

New Building

- a) Has the City of Burlington approved a site plan? YES _____ NO X
Site Plan File # _____
- b) Has a site plan agreement been entered into? YES ___ NO X
- c) Has a building permit been issued? YES ___ NO X
- d) Is the proposed development under construction? YES _____ NO X
- e) If construction is completed, indicate date of completion _____

Existing Building

- a) Is this a conversion of an existing building containing rental residential units?
YES ___ NO X
- Date of Construction of existing building N/A
- If YES, indicate the number of units to be converted. _____ Units
- b) Have the existing tenants been surveyed for their position on the proposed conversion?
YES _____ NO X
- If YES, provide the results of the survey. (attach material if necessary) _____
-
- c) The applicant is advised that an Engineering report, indicating the structural integrity of the building(s) proposed to be converted may be required as part of the processing of the application.

6.0. STATUS OF OTHER PLANNING APPLICATIONS

6.1 a) What is the land use designation of the site in the approved Regional Official Plan?
Urban Area

b) Has a separate application for a Regional Official Plan (and/or Provincial Plan) Amendment been made? YES ___ NO X FILE # _____
OTHER ___(explain) _____

6.2 a) What is the land use designation of the site in the Burlington Official Plan?
Residential - Low Density

b) Has a separate application for a City Official Plan Amendment been made?
YES ___ NO X FILE # _____
OTHER (explain) _____

6.3 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?

YES ___ NO X UNKNOWN ___. If YES, and if known, indicate the application file number and the decision made on the application.

6.4 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Official Plan, zoning by-law or zoning order amendment application?

YES X NO ___ UNKNOWN ___ If YES, and if known, indicate the file numbers and the status of the applications.
Zoning By-Law Amendment submitted concurrently

6.5 Does the proposal conform with the existing: Regional Official Plan? YES X NO ___
Burlington Official Plan? YES X NO ___

NOTE: Section 7 of this application deals with all of the Servicing aspects of the proposal. Does this proposal conform with all servicing policies (i.e. phasing plans) of the approved Burlington and Region of Halton Official Plans?
YES X NO ___

6.6 a) What is the existing zoning of the subject lands? D and RO3
Does the proposal conform to the existing zoning? YES ___ NO X

b) Has a separate application for a zoning by-law amendment been made?
YES X NO ___

7. SERVICING				
	Yes	No	Studies Required	Attached
Water Supply and Sewage				
<i>a) Public Services: (are the responsibility of the Region of Halton)</i>				
7.1 municipal sanitary sewers	X		none	N/A
7.2 municipal piped water	X		none	N/A
<i>b) Private Services: NOT APPLICABLE</i>				
7.3 Wells and/or septic for a residential subdivision, with five or more lots (or units)			-Hydrogeological Study -Servicing Options Report	
7.4 Wells and/or septic for a residential subdivision only, with six or more lots (or units)			-Justification Study - including information on known water quality problems, depth of overburden, and soil types	
7.5 Any development on individual private services not covered in 6.3 and 6.4			-Hydrogeological Study	
7.6 Septics for a residential subdivision only, with fewer than five lots (or units), and 4500 litres of effluent or less produced per day			-Hydrogeological study	
7.7 Septics for a residential subdivision only, with fewer than five lots (or units), and more than 4500 litres of effluent produced per day			-Hydrogeological Study -Servicing Options Report	
Storm Drainage (is the responsibility of the City)				
7.8 sewers	X		Stormwater Management Study	Yes
7.9 ditches, swales				
7.10 other (specify)				
Roads and Access				
7.11 public road	X		Traffic Management Study may be required (see Pre-consultation form)	Yes
7.12 private road			not usually permitted	n/a

8. LAND USES FOR THE SITE AND SURROUNDING AREA

8.1 Location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest

3 lots located at 2474 Sutton Drive - Halton District School Board

8.2 What is the current use of the Subject land? *Vacant lands*

8.3 What were the previous uses of the Subject land, if known?

Landscaping Company

8.4 Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? YES _____ NO *X*

8.5 Subsurface Rights

Are the subsurface rights and the surface rights to the property held by the same owner? YES *X* NO ___

If the answer is NO, who owns the subsurface rights? _____
(Please have the owner complete the declaration on page 12)

8.6 *Does the subject land contain any areas of archaeological potential, or will the plan permit development of land that contains known archaeological resources or areas of archaeological potential?*

YES ___ NO *X*

If YES, attach an Archaeological Assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI of the Ontario Heritage Act and a Conservation Plan for any archaeological resources identified in the assessment.

9. PROVINCIAL POLICY

9.1 *Is the subject land within an area designated under any of the following Provincial Plan(s)?*

Greenbelt Plan _____ Niagara Escarpment Plan _____

Growth Plan for the Greater Golden Horseshoe X Parkway Belt West Plan _____

Attach a Planning Justification Report which explains how the requested application conforms to or does not conflict with the applicable Provincial Plan(s)

Indicate pages in the report on which this discussion takes place: _____

9.2 *Attach a Planning Justification Report which explains how the requested application is consistent with the Comprehensive Provincial Policy Statement.*

Indicate pages in the report on which this discussion takes place: _____

10.0 PRELIMINARY ENGINEERING INFORMATION

If Regional services are proposed, or existing please submit a Pre-engineering Report satisfactory to the Region of Halton (8 copies) with the necessary drawings which indicate the proposed or existing overall servicing scheme and which also covers the following points:

Sanitary Sewers:

- a) Location of existing sewers on/or adjacent to the proposed development.
- b) If the land to be developed is 2ha or more, what will be the influence on trunk and semi-trunk mains in the area?
- c) Will existing installations have to be adjusted or relocated to serve the proposed development?

Watermains:

- a) Location of existing watermains on/or adjacent to the proposed development.
- b) If development presents a major increase in demand, what effect is anticipated on the existing serviced area?
- c) If lands beyond the proposed development are to be serviced through this development, suitable arrangements are to be indicated.
- d) Will existing installations have to be adjusted or relocated to serve the proposed development?
- e) Identify the pressure zones within which the proposed development lies.
- f) Indicate the existing level of fire protection adjacent to the proposed development and the expected level of fire protection to the proposed development (static and residual pressures and expected flows).

Storm Sewers:

- a) Indicate the quantity and direction of drainage.
- b) For open ditches, indicate culverts, their size and the ditch inverts.
- c) Show all topography within a 46 metre radius of the proposed streets.
- d) Show all square iron bars and monuments.

Subdivision/Condominium File No. _____

CITY OF BURLINGTON

DECLARATION

This must be completed by the Applicant for the proposed development site.

I, Michael Lipkus of the City of Toronto
(name of applicant) (name of City, Town, Township, etc.)
in the Region/County/District of _____ do solemnly declare that all of the statements
contained in the application for draft plan of subdivision

(description)


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:

The City of Toronto in the
Region/County/District of _____
(municipality)
Province of Ontario this 10th day of
July 2017.



Signature of Applicant
Michael Lipkus
Please Print Name of Applicant



Commissioner of Oaths
Jennifer Jane Ooster, Notary Public,
City of Toronto, limited to the attestation
of instruments and the taking of affidavits,
for IBI Group and its affiliates.
Expires 29th day of May 2018.

OWNER'S AUTHORIZATION (If the Owner is NOT the Applicant)
(If Multiple Owners, An Authorization Letter From Each Owner Is Required)

PLEASE PRINT

If an agent is employed, the owner(s) must complete the following (or provide similar authorization on the face of the draft plan):

I, (we) Halton District School Board
being the _____
(name(s) of owner, individuals or company)
registered owner(s) of the subject lands, hereby authorize IBI Group

(name of agent)
to prepare and submit a draft plan of subdivision/condominium for approval.



Signature
May 16 / 17

Day Month Year

