



THE CITY OF PORT COLBORNE
THE PLANNING ACT - SECTION 53
APPLICATION FOR

CONSENT

This application form is to be used by persons applying to the City of Port Colborne Committee of Adjustment for approval for Consent to Sever.

The Applicant is required to provide appropriate answers to all questions on the application form. If all prescribed information is not provided, the application will not be accepted.

SUBMISSION OF APPLICATION:

Please submit the completed application form together with fees and other information as set out herein to:

City of Port Colborne
Heather Mahon
Secretary - Treasurer of the Committee of Adjustment
City Hall
66 Charlotte Street
Port Colborne, Ontario L3K 3C8
Telephone: 1-905-835-2900
FAX: 1-905-835-2939
Email: planning@portcolborne.com



COMPLETENESS OF APPLICATION:

The information required in this application form complies with the *Planning Act* and will assist in ensuring a complete evaluation. The *Planning Act* allows City Council to refuse to accept or further consider any application that does not provide the information, material and fees prescribed.

A Consent approved by the Committee of Adjustment of the City of Port Colborne must be reviewed by the Regional Municipality of Niagara and several other regional or provincial agencies. The Region has additional fees / information requirements.

PRE-CONSULTATION / OFFICIAL PLAN POLICY AND PROVINCIAL POLICY STATEMENT:

To help you complete the application form, please call and make an appointment with the Planning and Development Services Division at City.

In making decisions on planning applications, Committee of Adjustment shall have regard to Official Plan Policy and be consistent with the Province of Ontario's Provincial Policy Statement which came into effect on March 1, 2005. Both provide policy direction on matters relating to land use planning and development. A Copy of the Provincial Policy Statement can be obtained from the Ministry of Municipal Affairs web site (www.mah.gov.on.ca) and clarification of Official Plan Policy can be received from the Planning & Development Services Division.

To avoid delays, the applicant must be informed of Official Plan Policy and the Provincial Policy Statement and to pre-consult with City, Regional and, if necessary, Provincial planning agencies before submitting an application. Through pre-consultation, agencies will discuss Official Plan Policy and the Provincial Policy Statement.

PROCEDURES FOR PROCESSING APPLICATIONS FOR CONSENT

Under the provisions of Sections 50 and 53 of the Planning Act, as amended, the approval of the Committee of Adjustment is required for land transactions covering the separation of a parcel of land from existing holdings. This approval is called a "consent". Consent is also required for leases, rights-of-way or easements if such extend beyond a period of 21 years and to mortgage or discharge a mortgage over part of a parcel of land.

As provided for by the Planning Act and Regulation 197/96 under The Act, every application for consent must be brought to the attention of certain authorities and to property owners within 60 metres of the subject land, either by personal service or prepaid first class mail or by posting notice of the application at every separately assessed property in the area that constitutes the subject land. In addition, and by policy of the City Council and the Committee of Adjustment, other agencies will be consulted if the location of the subject lands falls within their respective field of responsibility. Refer to "A Suggestion to the Applicant".

Section 69(3) of the Planning Act states that a filing fee may be paid "under protest" and thereafter appealed to the Ontario Municipal Board against the levying of the fee or the amount of the fee, by giving written notice of appeal to the Ontario Municipal Board within 30 days of payment of the fee.

It is this Committee's policy to conduct a public hearing on each application for consent. Notice of this hearing is circulated to the applicant/agent / solicitor and all other persons or agencies as required at least 14 days prior to the date of hearing.

Prior to the hearing, members of the Committee may examine the lands which are the subject of the application. To assist the members and other interest persons or agencies in locating the lands under consideration, the applicant will be required to place one or more posters, 14 days prior to the hearing, on the lands subject of the application. This poster MUST remain in place for the entire 14 day period. If removed, the meeting date will be re-scheduled as proper notice will not have been given. The poster and instructions for its use will be given to the applicant / agent / solicitor by the Secretary-Treasurer of the Committee when application is made or shortly thereafter.

Following the hearing, the applicant / agent / solicitor is notified in writing of the decision of the Committee. In addition, any other person or agency who files a written request for the decision of the Committee will be sent a copy of the decision.

Anyone objecting to the decision of the Committee or the condition(s) imposed by the Committee may appeal either the decision and/or the conditions of consent to the Ontario Municipal Board within 20 days after the giving of the notice of decision. A copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. The notice of appeal, together with written reasons supporting the appeal and the fee, by certified cheque or money order payable to the Minister of Finance, must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Ontario Municipal Board. The fee is \$125.00 for the first application to be appealed and \$25.00 for each additional related consent appeal. All parties to the appeal will receive any further notice concerning the appeal directly from the Ontario Municipal Board.

Prior to final consent being issued, written proof must be submitted to the Secretary-Treasurer to the effect that any conditions imposed by the Committee in granting consent have been fulfilled. According to the *Planning Act*, if the consent granted by the Committee is conditional, the conditions must be fulfilled within one year of the giving of the notice of decision. Failure to do so will cause the consent to lapse.

POLICIES

In addition to the matters set out in "Procedures for Processing Applications for Consent", the Committee has adopted the following general policies:

THE REQUIREMENTS TO COMPLETE ONE APPLICATION ARE:

- One fully completed application for consent form signed by the applicant(s) or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.
- A letter of authorization for the applicant(s) for applications which are signed by someone other than the owner(s).
- Fifteen (15) copies of a preliminary drawing showing all information referred to in SUPPLEMENTARY INFORMATION REQUESTED TO ASSIST THE CITY.
- Payment of the appropriate fee. Cheques are to be made payable to "The City of Port Colborne". (See the attached copy of By-law 4806/31/06)

If an application is being made to convey a parcel of land together with or subject to a right-of-way or easement, a separate application form and fee will not necessarily be required for the right-of-way or easement.

Someone must be present at the hearing to represent the application.

Decisions of the Committee are made in public.

In granting consent to an application, the Committee may impose conditions as requested by municipal or other agencies including, but not limited to:

- That payment of 5% of the value of the subject parcel be made to the City for parks purposes or dedication of 5% of the land to the City for parks purposes.,
- That an agreement with the City be entered into for installation of such municipal services as may be required, at the expense of the applicant and to standards acceptable to the City,
- That the reapportionment of the assessment for municipal drains applies,
- That the land be deeded gratuitously to the City or Regional Municipality for road widening purposes,

APPLICATION FEES

The application fee (See the attached copy of By-law 4806/31/06) must be submitted at the time of application as cash or as a certified cheque or a money order payable to the Treasurer of the City of Port Colborne. The City will bill the applicant / agent the cost of the newspaper notice if required. Submission of the Staff Recommendation Report to Council is dependant upon receipt of advertising payment.

REGIONAL REVIEW AND APPROVAL FEES

There is a fee for the planning review carried out by Niagara Region in place of Provincial Ministries. It should be provided to the City to be submitted to the Region at the time of the preliminary review. If this does not occur, then the fee will be due at the time the application is submitted to the Region for review (usually at the time of the Notice of Public Meeting). The applicant is responsible for paying any fees required by Regional Niagara. Failure to pay the Region's fee may result in the Region refusing to consider the Consent Application until the fee has been received. The Region's fees are available on its web site (www.regional.niagara.on.ca).

SUPPLEMENTARY INFORMATION REQUESTED TO ASSIST THE CITY

To assist the City of Port Colborne in processing the Consent application the following supplementary information / sketches are requested:

1. As provided for in Ontario Regulation 197/96, as amended, and as required by this Committee of Adjustment, an application must be accompanied by fifteen (15) copies of a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor, showing the information set out below. In the case of multiple applications, one set of fifteen drawings plus one extra copy for each additional application will suffice.
 - i). The boundaries and dimensions of the land abutting the land subject of this application also owned by the owner of the land subject of this application.
 - ii) The distance between the land and the nearest township lot line or landmark such as a bridge or railway crossing.
 - iii) The boundaries of the land, the part that is to be severed and the part that is to be retained.
 - iv) The location of all land previously severed from the parcel originally acquired by the current owner of the land.
 - v) The approximate location of all natural and artificial features on the land and on the adjacent land that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - vi) The existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - vii) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
 - viii) If access to the land is by water only, the location of the parking and boat docking facilities to be used.
 - ix) The location and nature of any easement affecting the land.
 - x) The location, size and type of all existing and proposed (if known) buildings and structures on the land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
 - xi) The location and nature of any easement affecting the land.
 - xii) Parking areas, loading spaces, driveway entrance / exits
 - xiii) Existing and proposed servicing [e.g. water, storm and sanitary
2. One (1) copy of each separate type of plan reduced to legal size.
3. One (1) copy of an Ontario Land Surveyor's Plan or Reference Plan to describe the subject lands.
4. One (1) copy of a Registered Deed including full legal description of the subject lands.

APPLICATION FORM AND SKETCH

It is required that ONE copy of this application form be filed with the Secretary - Treasurer of City of Port Colborne Committee of Adjustment, together with the sketch (referred to above), accompanied by the appropriate fee per application (By-law 4192/28/02), in cash or by cheque made payable to THE CITY OF PORT COLBORNE.

NIAGARA PENINSULA CONSERVATION AUTHORITY REVIEW

In the Region's review of development applications on behalf of several Provincial Ministries, assistance may be required from the Niagara Peninsula Conservation Authority. Fees which are payable directly to Authority vary depending on the location and on the type of application. For land: abutting or within 15 metres of a water course; on or within 30 metres of the Lake Erie shoreline; on land identified as "Hazard Land" or "Environmental Protection" by the Port Colborne Official Plan or Zoning Bylaw; or within a groundwater recharge / discharge area, aquifer or headwater on the property or within 30 metres of the property, the Regional Municipality (on behalf of the Niagara Peninsula Conservation Authority) will charge an additional Plan Review Fee. These fees are provided on the Regional Niagara web site (www.regional.niagara.on.ca).

NOTICE REQUIREMENTS

Notice of Public Hearing of Council MUST be posted on the property where it is clearly visible and legible from a public highway or other place to which the public has access, at every separately assessed property in the area to which the application applies or, where posting on the property is impractical, at a nearby location chosen by the Manager of Planning and Development Services. The notice of public hearing must be posted 14 days prior to the hearing and must remain in that location until after the hearing is held. If the notice is removed during this 14 day period, the public hearing date may be rescheduled.

APPLICATIONS REQUIRED

One copy of this application form is to be filed for each subject parcel, together with the required copies of the preliminary drawing and the applicable application fee in cash, money order or by cheque made payable to the City of Port Colborne.

PLEASE TYPE OR USE BLACK INK

1. OWNER

1.1 Registered Owner(s): Ralph Rotella

Mailing Address: _____

City: Port Colborne Province: Ontario

Postal Code: _____ Telephone: _____

Fax: _____ Email: _____

1.2 Owner's SOLICITOR (if any): _____

Mailing Address: _____

City: _____ Province: _____

Postal Code: _____ Telephone: _____

Fax: _____ Email: _____

1.3 Owner's Authorized AGENT (if any): Lanthier + Gilmore Surveying Ltd.

Mailing Address: 173 Clarence St.

City: Port Colborne Province: Ontario

Postal Code: _____ Telephone: 905 835 5477

Fax: 905 835 5477 Email: lanthier.gilmore@bellnet.ca

1.4 MORTGAGES, Charges and other Encumbrances:

List the name(s) and address(es) of any mortgages, charges or other encumbrances in respect of the land.

1.5 The date the Subject Land was acquired by the Current Owner:

May 27 2015

1.6 Owner's ONTARIO LAND SURVEYOR (if any): Lanthier + Gilmore Surveying Ltd.

Mailing Address: 173 Clarence Street

City: Port Colborne Province: Ontario

Postal Code: _____ Telephone: 905 835 5477

Fax: 905 835 5477 Email: lanthier.gilmore@bellnet.ca

1.7 All communications should be sent to the:

Owner _____ Solicitor _____ Agent ☒

2. LOCATION:

Former Municipality Amberstone

Concession No. 2 Lot(s) 30 Registered Plan No. _____ Lot(s) _____

Reference Plan No. _____ Part(s) _____

Name of Street Northland Avenue Street No. 480

- 2.1 Type of proposed transaction: (Check appropriate space/s)
- ☒ Creation of New Lot

☐ Disposal of Surplus Farm Dwelling
- ☐ Addition to Lot

☐ Farm Retirement Lot
- ☐ Mortgage or Charge

☐ Partial Discharge of Mortgage
- ☐ Lease

☐ Right-of-way
- ☐ Easement

Reason for proposed transaction:

create 4 new lots

2.2 If a lot addition, identify the lands to which the parcel will be added:

2.3 Name of person(s), if known, to whom land or interest in land is intended to be conveyed, leased or mortgaged:

3. OFFICIAL PLAN AND ZONING

3.1 What is the current designation of the land in the Official Plan and the Regional Plan

Port Colborne Official Plan urban residential

Regional Policy Plan

3.2 What is the Zoning of the land (By-law 1150/97/81)?

R1, I-3A5, EP3A7

3.3 Is the proposal consistent with Provincial policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O., as amended?

Yes No

4. Are there any existing EASEMENTS OR RESTRICTIVE COVENANTS affecting the land?

Yes No ☒

If "Yes" describe the easement or covenant and its effect:

5. Type of ACCESS

Provincial Highway

Regional Road

Municipal Road maintained all year

☒

Other Public Road

Municipal Road maintained seasonally

Right-of-Way

Water Access

Private Road

6. What type of WATER SUPPLY is proposed?

Publicly owned and operated piped water supply ✓
Lake _____
Well (private or communal) _____
Other (specify) _____

7. What type of SEWAGE DISPOSAL is proposed?

Publicly owned and operated sanitary sewage system ✓
Septic system (private or communal) _____
Other (specify) _____

8. What type of STORMWATER DISPOSAL is proposed? (Check appropriate space)

Publicly owned and operated storm water system ✓
Other (specify) _____

9. DESCRIPTION OF PARCEL TO BE SEVERED (in metric units): Part No. on sketch 1

Frontage 21.08 Depth 68.58 Area 1445.6m²
Existing Use Residential Proposed Use Residential

Existing and proposed buildings and structures on the subject land. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____
Proposed: _____

10. DESCRIPTION OF PARCEL TO BE RETAINED (in metric units): Part No. on sketch 5

Frontage 42.70 Depth 68.58 Area 3014.3m²
Existing Use Residential Proposed Use Residential

Existing and proposed buildings and structures on the land to be retained. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: One Storey Brick/stone
" " "
Proposed: _____

11. Has the land ever been the subject of an application for approval of a PLAN OF SUBDIVISION or a CONSENT?

Yes X No _____ Unknown _____

If the answer is "Yes", please provide the following information:

File Number _____
Decision _____

12. HAS ANY LAND BEEN SEVERED from the parcel originally acquired by the owner of the land?

Yes _____ No X

If the answer is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name _____
Land Use on severed parcel _____
Date parcel transferred _____
Consent file number (if known) B

6. What type of WATER SUPPLY is proposed?

Publicly owned and operated piped water supply _____

Lake _____

Well (private or communal) _____

Other (specify) _____

7. What type of SEWAGE DISPOSAL is proposed?

Publicly owned and operated sanitary sewage system _____

Septic system (private or communal) _____

Other (specify) _____

8. What type of STORMWATER DISPOSAL is proposed? (Check appropriate space)

Publicly owned and operated storm water system _____

Other (specify) _____

9. DESCRIPTION OF PARCEL TO BE SEVERED (in metric units):

Part No. on sketch 2

Frontage 21.08 Depth 68.58 Area 1357.0m²

Existing Use Residential Proposed Use Residential

Existing and proposed buildings and structures on the subject land. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____

Proposed: _____

10. DESCRIPTION OF PARCEL TO BE RETAINED (in metric units):

Part No. on sketch 5

Frontage _____ Depth _____ Area _____

Existing Use _____ Proposed Use _____

Existing and proposed buildings and structures on the land to be retained. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____

Proposed: _____

11. Has the land ever been the subject of an application for approval of a PLAN OF SUBDIVISION or a CONSENT?

Yes _____ No _____ Unknown _____

If the answer is "Yes", please provide the following information:

File Number _____

Decision _____

12. HAS ANY LAND BEEN SEVERED from the parcel originally acquired by the owner of the land?

Yes _____ No _____

If the answer is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name _____

Land Use on severed parcel _____

Date parcel transferred _____

Consent file number (if known) B _____

(See Part 1 App)

6. What type of WATER SUPPLY is proposed?
Publicly owned and operated piped water supply _____
Lake _____
Well (private or communal) _____
Other (specify) _____
7. What type of SEWAGE DISPOSAL is proposed?
Publicly owned and operated sanitary sewage system _____
Septic system (private or communal) _____
Other (specify) _____
8. What type of STORMWATER DISPOSAL is proposed? (Check appropriate space)
Publicly owned and operated storm water system _____
Other (specify) _____

9. DESCRIPTION OF PARCEL TO BE SEVERED (in metric units): Part No. on sketch 3
Frontage 21.41 Depth 68.58 Area 1468.5m²
Existing Use Residential Proposed Use Residential

Existing and proposed buildings and structures on the subject land. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____

Proposed: _____

10. DESCRIPTION OF PARCEL TO BE RETAINED (in metric units): Part No. on sketch _____
Frontage _____ Depth _____ Area _____
Existing Use _____ Proposed Use _____

Existing and proposed buildings and structures on the land to be retained. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____

Proposed: _____

11. Has the land ever been the subject of an application for approval of a PLAN OF SUBDIVISION or a CONSENT?
Yes _____ No _____ Unknown _____
If the answer is "Yes", please provide the following information:
File Number _____
Decision _____

12. HAS ANY LAND BEEN SEVERED from the parcel originally acquired by the owner of the land?
Yes _____ No _____
If the answer is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:
Grantee's (Purchaser's) name _____
Land Use on severed parcel _____
Date parcel transferred _____
Consent file number (if known) B

6. What type of WATER SUPPLY is proposed?

Publicly owned and operated piped water supply _____

Lake _____

Well (private or communal) _____

Other (specify) _____

7. What type of SEWAGE DISPOSAL is proposed?

Publicly owned and operated sanitary sewage system _____

Septic system (private or communal) _____

Other (specify) _____

8. What type of STORMWATER DISPOSAL is proposed? (Check appropriate space)

Publicly owned and operated storm water system _____

Other (specify) _____

9. DESCRIPTION OF PARCEL TO BE SEVERED (in metric units):

Part No. on sketch 4

Frontage 21.41 Depth 68.58 Area 1468.5m²

Existing Use Residential Proposed Use Residential

Existing and proposed buildings and structures on the subject land. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____

Proposed: _____

10. DESCRIPTION OF PARCEL TO BE RETAINED (in metric units):

Part No. on sketch _____

Frontage _____ Depth _____ Area _____

Existing Use _____ Proposed Use _____

Existing and proposed buildings and structures on the land to be retained. For each existing and / or proposed building or structure, the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, and the height of the building or structure and the dimensions or floor area of the building or structure IN METRES. Please use additional sheets if necessary:

Existing: _____

Proposed: _____

11. Has the land ever been the subject of an application for approval of a PLAN OF SUBDIVISION or a CONSENT?

Yes _____ No _____ Unknown _____

If the answer is "Yes", please provide the following information:

File Number _____

Decision _____

12. HAS ANY LAND BEEN SEVERED from the parcel originally acquired by the owner of the land?

Yes _____ No _____

If the answer is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name _____

Land Use on severed parcel _____

Date parcel transferred _____

Consent file number (if known) B _____

13. OTHER APPLICATIONS:

13.1 If known, identify whether the subject land or any land within 120 metres of the subject land is the subject of an application made by the applicant for approval of:

Official Plan Amendment

Zoning By-law Amendment

Minor Variance

Plan of Subdivision

Consent

Site Plan

13.2 If the answer to the above is yes, and if known, provide the following for each application noted:

File number of the application

Name of the approval authority considering the application

Lands affected by the application

Purpose of the application

Status of the application

Effect of the application on the proposed amendment

14 ALL EXISTING, PREVIOUS AND ADJACENT USE OF THE LAND

14.1 ALL EXISTING USE

Residential

Industrial

Commercial

Institutional

Agricultural

Parkland

Vacant

Other

14.2 What is the length of time the existing use(s) of the land have continued?

14.3 Are there any buildings or structures on the subject land?

Yes

No

If yes, for each existing building or structure, complete the following for each building or structure:

Type of building or structure	Setback from the front lot line (in metres)	Setback from the rear lot line (in metres)	Setback from the side lot line (in metres)	Setback from the side lot line (in metres)	Height (in metres and number of storeys)	Dimensions or floor area (in metres)	Date of Construction
1 Storey	19.3	21.8	5.9	6.1	1	625.6m ²	

14.4 ALL PREVIOUS USE

Residential

Industrial

Commercial

Institutional

Agricultural

Parkland

Vacant

Other

14.5 ADJACENT USE(S)

NORTH

SOUTH

EAST

WEST

Residential

Industrial

Commercial

Institutional

Agricultural

Parkland

Vacant

Other

14.6 If Industrial or Commercial, specify use

14.7 Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?

Yes

No

Unknown

14.8 Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

Yes

No

Unknown

14.9 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes

No

Unknown

14.10 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes

No

Unknown

14.11 Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?

Yes

No

Unknown

14.12 Have the lands or adjacent lands ever been used as a weapons firing range?

Yes

No

Unknown

14.13 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational / non-operational public or private landfill or dump?

Yes

No

Unknown

14.14 If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?

Yes _____ No _____ Unknown X

14.15 Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*

Yes _____ No _____ Unknown X

* Possible uses that can cause contamination include: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. Any industrial use can result in potential contamination. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

If previous use of property is industrial or commercial or if the answer was YES to any of the above, please attach a previous use inventory showing all former uses of the land, or if applicable, the land(s) adjacent to the land

ACKNOWLEDGMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and standards pertaining to contaminated sites. I further acknowledge that the City of Port Colborne is not responsible for the identification and / or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Port Colborne, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Date August 23 2016 Signature of Owner Cara Morozuk

14.16 Are there any buildings designated under the Ontario Heritage Act?

Yes _____ No X _____ Unknown _____

14.17 If there are any existing buildings on the site, briefly describe them and indicate their proposed use

14.18 If there has been industrial or commercial uses on the property, a previous use inventory is needed. Is a previous use inventory attached?

Yes _____ No X _____

NIAGARA PENINSULA CONSERVATION AUTHORITY

PRESCREENING CRITERIA

1. Is there land on the property identified in the Official Plan and/or Zoning by-law as "hazard lands"?
Yes _____ No X Unknown _____
2. Is there a watercourse or municipal drain on the property or within 15 metres of the property?
Yes _____ No X Unknown _____
3. Is the property located on or within 30 metres of the Lake Erie shoreline?
Yes _____ No X Unknown _____
4. Is there a valley slope on the property?
Yes _____ No X Unknown _____
5. Is there known localized flooding or a marsh/bog area on or within 30 metres of the property?
Yes _____ No X Unknown _____

Date August 23 2016

Signature of Applicant(s) Carol Moroziuk

Please note:

If the applicant is not the owner of the subject land or there is more than one owner, written authorization of the owner(s) is required (Complete Form 1) indicating that the applicant is authorized to make application.

I/We Carol Moroziuk
of the City/Town/Township of Port Colborne
in the County/District/Regional Municipality of Niagara

solemnly declare that all the statements contained in this application are true, and I/we 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 PORT COLBORNE

in the REGION of NIAGARA

This 23rd day of AUGUST

A.D. 2016

Mahon

) TO BE SIGNED IN THE PRESENCE OF A
) COMMISSIONER FOR TAKING AFFIDAVITS

Carol Moroziuk

(Signature of applicant(s), solicitor or authorized agent)

Mary Heather June Mahon, a Commissioner,
etc., Regional Municipality of Niagara, for the
Corporation of the City of Port Colborne.
Expires May 29, 2019.

A Commissioner, etc.

Personal information collected on this application will become part of a public record. Any questions regarding this collection should be directed to: Ashley Grigg, Freedom of Information and Privacy Officer: 66 Charlotte Street, Port Colborne, Ontario L3K 3C8 (905) 835-2900 Ext. 106.

FOR OFFICE USE ONLY

(Not to be completed by the applicant)

Date of Receipt of Completed Application

Public Hearing Date

Adjourned Public Hearing Date

Checked for Completeness by

PROCESSING

Date

Accepted by Manager of Planning and Development Services:

Circulated:

Comments received;

Solicitor

Engineer

C.B.O.

Fire Chief

C. N. Power

Region

NPCA

MTO

MOE

Other

Notice of Public Meeting

Public Meeting

Committee Approval

Notice Given

Final Day for OMB Appeal

AUTHORIZATION

LOCATION OF SUBJECT LANDS:

480 Northland Avenue

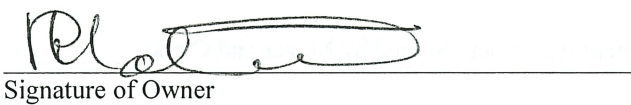
I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

Lanthier + Gilmore Surveying Ltd.

of the City of Port Colborne of Regional Municipality of Niagara
to make an application on my/our behalf to the Council or the Committee of Adjustment for the City of Port Colborne
for transaction concerning an application for Official Plan Amendment / Zoning By-law Amendment / Consent to Sever /
Minor Variance or Permission / Draft Plan of Subdivision or Condominium / Site Plan Control Approval (please circle
the appropriate application) in accordance with the *Planning Act*.

Dated at the City of Port Colborne
in the Regional Municipality of Niagara
this 23rd day of August 2016


Signature of Witness


Signature of Owner

Signature of Witness

Signature of Owner

Signature of Witness

Signature of Owner

This form is only to be used for applications which are to be signed by someone other than the owner or where more than one owner giving authorization to another owner.

If the registered owner is a corporation, in addition to the signatures of the authorized signing officers, the corporate seal must be affixed.

Where the Owner is without a spouse, common-law or legally married, the Owner is required to sign only once. Where the spouse of the Owner is not an owner, the spouse is required to sign. Spouse shall include a common-law spouse as defined within the *Family Law Reform Act*.

OMB Appeal _____

OMB Hearing _____

OMB Decision _____

Final Day to Satisfy Conditions _____

Condition _____ Satisfied _____

Condition _____ Satisfied _____

Condition _____ Satisfied _____

Condition _____ Satisfied _____

Condition _____ Satisfied _____

Condition _____ Satisfied _____

Development Agreement Signed by Owner _____

Development Agreement Signed by Mayor and Clerk _____

Development Agreement sent to City Solicitor _____

Registration _____

Instrument No. _____

Final Approval _____