



Application for Approval of a Plan of Subdivision or Condominium Section 51 of the *Planning Act*

Complete Application

Specific information requested within this application is mandatory to provide, as it is prescribed by Schedule 1 to Ontario Regulation 544/06 made under the *Planning Act* and includes a number of studies that may be required as part of the application.

This application form also sets out other information that may be needed as permitted under the Official Plan for The Municipality of Red Lake. To ensure the quickest and most complete review, this other information must be submitted with the complete application. In the absence of information, it may not be possible to do a complete review, which may result in delay and possible refusal of the application.

Early Consultation

Prior to formally submitting an application, the applicant and/or agent are encouraged to contact staff of the Municipal Office to discuss the development proposal. Early consultation is beneficial, as the applicant can review the proposal with Municipal staff and discuss what supporting documents and information may be required.

Submission of the Application

The Municipality requires:

- ✓ A copy of the *Parcel Identification Number* abstract from the Kenora Land Titles office or Terranet dated not older than 6 months; and the Assessment Roll (Tax Bill) for proof of ownership
- ✓ All measurements in metric units (i.e. centimeters, metres, kilometers; 1 foot = 0.308 metres)
- ✓ The application to be completed in blue or black ink only
- ✓ Colour photos of the subject location from the ground (not aerial), if available
- ✓ The original signed, and witnessed copy of the application. Note: the Secretary-Treasurer (Planning Administrator) is a Commissioner of Oaths.
- ✓ The application fee
- ✓ Parkland conveyance (5% land or payment in lieu)

If you are unfamiliar with making *Planning Act* applications or have difficulty with the application process you are encouraged to retain a planning consultant. Generally, for completion of the application and in preparation of a good site sketch, you may consult the Red Lake Municipal Planning Department.

Contact information for the Red Lake Municipal Planning Office is below:

Planning Department
Corporation of the Municipality of Red Lake
2 Fifth Street
P.O. Box 1000
Balmertown, ON P0V 1C0
Phone: (807) 735-2096 ext. 236
Fax: (807) 735-2286
Email: planning@red-lake.com



FILE NUMBER

MUNICIPALITY OF RED LAKE APPLICATION FOR SUBDIVISION APPROVAL

Planning Act, R.S.O. 1990, c. P13, s. 51; 1996, O. Reg. 544/06, Schedule

- DRAFT PLAN APPLICATION – \$2,000
- SUBDIVISION AGREEMENT, UP TO 20 LOTS \$2,000; 21-50 LOTS \$4,000; 51 LOTS AND UP \$6,000

THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC. THIS APPLICATION, INCLUDING INFORMATION ABOUT YOUR PROPOSAL, WILL BECOME PART OF THE PUBLIC AGENDA OF COUNCIL AND COMMITTEES. NOTICE OF THE APPLICATION MAY ALSO BE PLACED INTO THE NEWSPAPER

NAME OF OWNER(S)		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)	
ADDRESS	POSTAL BOX	STREET ADDRESS	POSTAL BOX
POSTAL/ ZIP CODE	PROV./ STATE	POSTAL/ ZIP CODE	PROV./ STATE
TELEPHONE		TELEPHONE	
EMAIL		EMAIL	

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY? SUCH AS A MORTGAGE, EASEMENT OR RESTRICTIVE COVENANT?

IF YOU ANSWERED YES TO THE ABOVE, PLEASE PROVIDE A DESCRIPTION AND AFFECT OF THE ABOVE ON THE SUBJECT LAND:

PROPERTY INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS

STREET ADDRESS AND TOWN SITE NAME

DIMENSIONS OF SUBJECT LAND

Frontage (metres):

Depth (metres):

Area (hectares):

OFFICIAL PLAN – HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED?

ZONING BY-LAW – HAS SITE SPECIFIC ZONING BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED OR NOT PERMITTED?

EXPLANATION OF HOW THIS PROPOSAL IS SUITED TO SURROUNDING USES

DATE SUBJECT LAND WAS ACQUIRED ON:
ARE THE MINERAL RIGHTS CROWN OR PATENTED?
ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?
IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?

EXISTING USES of subject land:	LENGTH OF TIME the existing uses of the subject land have continued:

EXISTING BUILDINGS AND STRUCTURES - Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - Front lot line setback: Height in metres.....
DATE CONSTRUCTED Rear lot line setback: Dimensions:
Side lot line setback: Floor Area:
Side lot line setback:

TYPE - Front lot line setback: Height in metres.....
DATE CONSTRUCTED Rear lot line setback: Dimensions:
Side lot line setback: Floor Area:
Side lot line setback:

ACCESS – Access to the subject land will be provided by:

Provincial Highway Seasonally maintained Municipal road
 Year round maintained Municipal road Right-of-way
 Private road Water

WATER ACCESS – Where access to the subject land is provided by water only:

Docking facilities (specify) Parking facilities (specify)
distance from subject land distance from subject land
distance from nearest public road distance from nearest public road

PROPOSED USES is this application for approval of:

a plan of subdivision, or; a condominium

WATER is or will be provided to the subject land by:

Publicly-owned/operated piped water system Lake or other water body
 Privately-owned/operated individual well Other means (specify)
 Privately-owned/operated communal well

If the plan would permit development of more than five lots or units on privately owned and operated individual or communal well the following studies will be required:

a) a serving options report; and
b) a hydrogeological report

SEWAGE DISPOSAL is or will be provided to the subject land by:

- Publicly-owned/operated sewage system Privy
 Privately-owned/operated individual septic system Other means (specify)
 Privately-owned/operated communal septic system

If the plan would permit the development of five or more lots or units on privately owned and operated individual or communal septic systems, the following studies will be required:

- a) a servicing options report;
b) a hydrogeological report.

*Properties to be serviced by private sewage systems will require a preliminary soils inspection. It is the responsibility of the applicant to arrange an inspection with the Northwestern Health Unit.

If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal sewage system, and 4500 litres of effluent or less would be produced per day as a result of the development being completed, a hydrogeological report would be required.

If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal sewage system, and more than 4500 litres of effluent would be produced per day as a result of the development being completed,

- a) a servicing options report, and;
b) a hydrogeological report must be provided.

STORM DRAINAGE is or will be provided to the subject land by:

- Sewers Ditches Swales Other means (specify)

ENVIRONMENTAL ASSESSMENT

Are the water, sewage, or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?

- Yes No

If Yes, how do you propose to meet the requirements of the *Environmental Assessment Act*? Please specify in detail.

If No, please attach a letter from your Engineer detailing why the proposal is not subject to the *Act*.

WASTE DISPOSAL – What is the expected type and volume of waste to be produced on the subject land? How will this waste be managed? i.e. Pick-up, etc.

OTHER APPLICATIONS – if known, indicate if the subject land has or will be the subject of an application under the Act for:

- official plan amendment (under section 54) File Status

If Yes please describe in detail: _____

- plan of subdivision (under section 51) File Status

If Yes please describe in detail: _____

- approval of a site plan File Status

If Yes please describe in detail: _____

- consent (under section 53) File Status

If Yes please describe in detail: _____

- zoning by-law amendment (under section 34) File Status

If Yes please describe in detail: _____

*If another form of application under the Planning Act must be attained prior to this application, it must be submitted with this application for subdivision

Are you aware of any *Planning Act* Applications currently being proposed for any properties within 120 metres of the subject property? If Yes please describe:

CHECK AND DESCRIBE AS APPLICABLE:

Does the Owner own any adjoining property? Yes No

If Yes please describe in detail: _____

Is there any reason to believe that the site may be environmentally contaminated? Yes No

If Yes please describe in detail: _____

Has an industrial or commercial use been on or adjacent to the property? Yes No

If Yes please describe in detail: _____

Has lot grading been changed by adding or removing earth or other material? Yes No

Has the Ministry of the Environment or any other ministry advised the owners that the property is or may be contaminated?
 Yes No

If Yes please describe in detail: _____

Are there any known Natural Heritage values existing on the site? Yes No

Is it known whether the subject lands may contain any areas of archaeological potential? Yes No

If the plan would permit development on land that contains known archaeological resources or areas of archeological potential,
 a) 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
 b) a conservation plan for any archaeological resources identified in the assessment.

DRAFT PLAN

FOR EARLY CONSLTATION PURPOSES, PLEASE PROVIDE A HAND DRAWN SKETCH OF THE PROPOSED NUMBER OF LOTS OR BLOCKS. A DRAFT PLAN OF SURVEY MAY BE REQUESTED LATER IN THIS PROCESS FOR SUBDIVISION APPROVAL.

WHAT IS THE TOTAL NUMBER OF LOTS OR BLOCKS PLANNED FOR AREA?

WHAT IS THE PROPOSED USE OF THE PROPOSED LOTS OR BLOCKS? PLEASE ANSWER WITHIN THE TABLE BELOW:

Housing Type	Number of Units or Dwellings	Number of lots and/or Blocks on the Draft Plan	Area (ha) of each housing type	Density (units/ dwellings Per ha)	Number of parking spaces
Detached residential					
Semi-detached residential					
Link or multiple attached residential					
Row or Townhouse					
Mobile home/ trailer					
Apartment residential					
Other residential					

Seasonal residential					
Commercial					
Industrial					
Institutional (specify)					
Park or open space	n/a			n/a	n/a
Roads	n/a			n/a	n/a
Other (specify)					

If the application is for a Condominium, please answer the following questions:

What is the type of condominium proposed? (standard, phased, vacant land, leasehold).

If the application is for approval of a condominium description, the number of parking spaces proposed for detached and semi-detached residential use.

Has a site plan for the proposed condominium been approved and a site plan agreement entered into?

Has a building permit for the proposed condominium been issued?

Is the proposed condominium under construction or has it been completed?

If construction has been completed, what was the date of completion?

Is the proposed condominium a conversion of a building containing residential rental units, and in that case the number of units to be converted:

PROPOSAL INFORMATION:

How in your view will the proposal fit with the existing land uses in the area?

Is the proposal consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? (The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at www.mah.gov.on.ca/Page215.aspx)

Land within the Municipality of Red Lake is designated under a Provincial Plan being the Northern Growth Plan that took effect in March 2011. Does this application conform or not conflict with the plan?

SITE PLAN SKETCH:

Minimum requirements will be a sketch, on letter paper, showing the following:

- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries of the property subject to the application including area and dimensions if different from above
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, indicating the distance of the buildings or structures from other buildings and the front yard line, rear yard line and the side yard lot lines.
- The location or proposed location of any sewage disposal systems, including pit privies, grey water, or septic systems
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, and wells
- The existing uses of lands on adjacent properties (i.e. residential, automotive repair, retail)
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking spaces, landscaping, amenity areas, etc.
- As applicable - fire access route, outdoor equipment and storage, walkway, curbing, fencing
- Existing municipal infrastructure immediately adjacent to the site (roads, lane, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

The table below is a checklist (not a substitute for the PPS) to assist in identifying areas of provincial interest that may apply to your application. Please check the appropriate boxes.

The last column is **additional information** associated with each feature or development circumstance which may be needed to process an application.

Applicants are encouraged to submit supporting documentation with the application.

Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed
Class 1 industry ¹			If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.
Class 2 industry ²			If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.
Class 3 industry ³			If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.
Landfill site(s): closed/active landfill			<p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage treatment plant and waste stabilization pond			<p>Need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> ● 100 m from the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or ● 150 m from the periphery of the noise/odour-producing source structure of a STP producing greater than 25,000 cubic metres of effluent per day; or ● 400 m from the boundary line of a waste stabilization pond.
Provincial highway			<p>Consult with the Ministry of Transportation in order to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposal is located in proximity to a provincial highway, a traffic impact study and a stormwater management report would be required by the Ministry of Transportation.</p>
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) greater than 30			If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.
Active railway lines and major highways			<p>A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> ● 500 m of a main railway line or of any provincial highway; ● 250 m of a secondary railway; ● 100 m of other railways or a freeway right of way; and ● 50 m of a provincial highway right-of-way.
Electricity generating station, hydro transformers, railway yards, etc.			If a sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line			Consult the appropriate electric power service/utility for required buffer/separation distance.

Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed
Transportation, other infrastructure, utility and hydro corridors			For all corridors, demonstrate that the proposed development in planned corridors would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Agricultural operations			If development is proposed outside of a settlement area, it must comply with the Minimum Distance Separation Formulae.
Mineral mining operations and petroleum resource operations and known petroleum resources			<p>If within 1000 m, demonstrate that development and activities would:</p> <ul style="list-style-type: none"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts; <p>OR</p> <ul style="list-style-type: none"> ● serve a greater long-term public interest if the resource use is not feasible, and ● address issues of public health, public safety and environmental impacts.
Mineral aggregate operations, and known deposits of mineral aggregate resources			<p>If a sensitive land use is proposed, a feasibility study is needed to determine noise, dust/particulate and hydrogeology if within:</p> <ul style="list-style-type: none"> ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit, or ● 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. <p>If within 1000 m of a known deposit of sand and gravel or a bedrock resource, the applicant needs to demonstrate that development and activities would:</p> <ul style="list-style-type: none"> ● not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; ● not be incompatible for reasons of public health, public safety or environmental impacts; or ● serve a greater long-term public interest if the resource use is not feasible, and ● address issues of public health, public safety and environmental impacts.
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species			<p>Development and site alteration are not permitted in these features.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p> <p>Are any known significant habitats present on the subject lands or within 50 m?</p> <p>Has there been preliminary site assessment to identify whether potentially significant habitats are present?</p>
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E			<p>Development and site alterations are not permitted in the feature, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p>
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest			<p>Development and site alteration are not permitted in the feature unless no negative impacts on the natural features or their ecological functions have been demonstrated.</p> <p>Are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m?</p> <p>If yes to the above, an environmental impact study may be needed.</p> <p>Consult with the Municipality of Red Lake.</p>

Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed
Fish habitat			<p>Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>Is any fish habitat on the subject lands or within 15 m?</p> <p>Is any lake trout lake on the subject lands or within 30 m?</p> <p>If yes to the above, an environmental impact study may be needed.</p> <p>Consult with the Municipality of Red Lake early in the planning proposal stage.</p>
Adjacent lands to natural heritage features and areas			<p>Development and site alteration are not permitted on adjacent lands to natural heritage features unless:</p> <ul style="list-style-type: none"> the ecological function of the adjacent lands has been evaluated; and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features			<p>Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features.</p> <p>Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.</p>
Water quality and quantity			<p>For all plans of subdivision/condominium proposals, a stormwater management plan or an assessment is generally required to determine potential impacts on water quality and quantity.</p> <ul style="list-style-type: none"> If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. <p>Development adjacent to a lake trout lake must address other requirements. Consult with the Municipality of Red Lake early in the planning stage. The province has particular interests in lake trout lakes.</p>
Cultural heritage and archaeology			<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impacts on these resources are to be mitigated. Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>
Human-made hazards ⁴ including mine hazards and high forest fire hazards			<p>Development proposed on abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards, or former mineral mining operations, mineral aggregate operations, or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites			<p>If proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites, or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses. All work must be completed to the satisfaction of the province.</p>

Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed
Non-operating mine site within 1000 metres			Was the mine rehabilitated? Have potential impacts been addressed? If within 1000 m, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
Rehabilitated and abandoned mine sites			If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines. Progressive and final rehabilitation will be required to accommodate subsequent land uses.
Contaminated sites			To determine potential soil contamination, there is a need for a Phase 1 Environmental Site Assessment (ESA) as per applicable regulation of the Ministry of the Environment. A Phase 2 Environmental Site Assessment is needed if the site has potential for soil contamination. Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects. A Record of Site Condition (RSC) is required where a more sensitive use is proposed. Refer to Appendix 2 for more information. Consult with the Ministry of Municipal Affairs and Housing on your specific proposal.
Natural Hazards			Development should generally be directed to areas outside of hazardous lands and hazardous sites. Is your development proposal within: <ul style="list-style-type: none"> ● a dynamic beach hazard? ● the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? ● areas that would be inaccessible as a result of flooding, erosion, or dynamic beach hazards and a floodway? Is your proposal subject to limited exceptions such as: <ul style="list-style-type: none"> ● safe access appropriate for the nature of the development and the natural hazard? ● Special Policy Area? ● uses which by their nature must locate in the floodway? Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts. Are the subject lands within or partially within: <ol style="list-style-type: none"> 1. hazardous lands adjacent to the shorelines of the Great-Lakes - St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)? 2. hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? 3. hazardous sites (includes unstable soils and unstable bedrock)? 4. a special policy area shown in an approved official plan? 5. the food fringe in an area subject to the two zone concept of floodplain management? If your proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.

Development Circumstances OR Features of Interest to the Province	a) If a feature/land use, is it on site or within 500 metres? OR b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in metres)	Additional information that may be needed
Contaminated sites			<p>To determine potential soil contamination, there is a need for a Phase 1 Environmental Site Assessment (ESA) as per applicable regulation of the Ministry of the Environment. A Phase 2 Environmental Site Assessment is needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects. A Record of Site Condition (RSC) is required where a more sensitive use is proposed.</p> <p>Refer to Appendix 2 for more information. Consult with the Ministry of Municipal Affairs and Housing on your specific proposal.</p>
Crown lands			<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown lands.</p>
<p>Notes:</p> <ol style="list-style-type: none"> Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic. Class 3 industry - indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions. Hazardous Sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography). Certain areas of Crown lands are identified by the Ministry of Natural Resources as being of special interests such as lake access points. Distances quoted in Table B above are approximate and are intended for your guidance in assessing your application. 			

Is there any other information that you think may be useful to the Municipality in reviewing this application for subdivision or condominium? If so, explain below or attach a separate page with this information.

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/We the undersigned, being the owner of the subject land, hereby authorize
to be the applicant in the submission of this application. This application has been submitted with my/our full knowledge and endorsement.

Signature of 1st Owner or Signing Officer

Signature of Witness

Signature of 2nd Owner or Signing Officer

Date

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I/We, _____ of the _____ of
(Municipality/ City)
_____ in the _____ of _____
(Province)

solemnly declare that the statements and any maps or plans submitted with this application are true, and I/We make this solmen 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 and provided by me are true and I make this solemn of the Canada Evidence Act.

Sworn (or declared) before me at the _____ of _____
in the _____ of _____

This _____ day of _____, _____.

Commissioner for Taking Affidavits

1st Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:
[Dashed box for stamp]

2nd Owner/ Signing officer/ Authorized Agent

This section for Red Lake Municipal office use only:
Date complete application received: _____