

THE CORPORATION OF THE MUNICIPALITY OF NORTHERN BRUCE PENINSULA

APPLICATION FOR SITE PLAN CONTROL APPROVAL

Site Plan Control is applied pursuant to Section 41 of the Planning Act, RSO 1990. It ensures that development and redevelopment is undertaken in accordance with the planning, engineering and building requirements of the municipality. In doing so, it serves to protect both public and private sector interests and helps to ensure that development occurs in a feasible and cost effective way. Site Plan Control is applied to both large and small scale projects across the municipality and therefore, it also helps to ensure that all properties/investments are protected from adjacent development through consistent standards and requirements.

Approval of a Site Plan and Site Plan Control Agreement is required by the Municipality prior to obtaining a building permit for commercial, industrial, institutional and certain forms of residential development (medium and high density residential, residential mobile home park, trailer park). Since Site Plan Control requirements are fairly detailed, it is important that you consult with the Municipality prior to submitting an application. In this way, the Municipality can review the Site Plan requirements relevant to your proposal to help eliminate any unnecessary costs and to help expedite the approval process.

A Site Plan Control Checklist is attached to assist in the preparation of the application. While the Checklist appears comprehensive, all listed requirements are standard. It is recommended that your Site Plan application be prepared by a professional (ie. planner, engineer, architect, landscape architect). These professionals are familiar with municipal planning and engineering standards and will incorporate the right information from the beginning of the process. This will help to avoid costly revisions and will streamline the approval process. Further, professional expertise will assist in establishing a functional and cost effective site design. Applicants/owners/developers are reminded to ensure that all exterior lighting technology must be dark sky compliant.

APPLICATION REQUIREMENTS

An application for Site Plan Control approval is filed with the Corporation of the Municipality of Northern Bruce Peninsula, 56 Lindsay Road 5, R. R. #2, Lion's Head, Ontario N0H 1W0 (519-793-3522). You are encouraged to consult with the Clerk's Office (at X229) prior to filing your plans. This will assist the Municipality in processing your application in a timely manner, once submitted.

An application for Site Plan approval shall include the following:

1. One (1) completed copy of the Municipality's application form (attached), signed and dated by the applicant.
2. The proposed plans and associated information, including;
 - Six (6) full size copies of the Site Plan (to scale) FOLDED and one (1) reduction (11X17) prepared by a professional. Please refer to the attached Site Plan Control Checklist for a detailed summary of plan requirements. If the landscape design requires a separate plan, four (4) full size copies are required.
 - Three (3) full size copies of the site servicing plan, prepared by a qualified professional, at the same scale as the Site Plan, plus one (1) reduction (11X17). Please refer to the attached Site Plan Control Checklist for a detailed summary of plan requirements.
 - Four (4) full size copies of the building elevations, prepared by a qualified professional to scale. Please refer to the attached Site Plan Control Checklist for a detailed summary of plan requirements.
 - Four (4) copies of a property boundary survey, to scale, prepared by an Ontario Land Surveyor.
 - The following information may be required to substantiate the sizing and scope of site servicing works: a Site Servicing Report (including sanitary sewer pipe sizing design and/or water main maximum day and fire flow requirements) a Stormwater Management Report (complete with storm sewer design and site erosion control

requirements), a Traffic Impact Report, a Geotechnical Report and an Archaeological Assessment Report.

3. The application fee is Five Hundred (\$500.00) Dollars.

PROCESS SUMMARY

The Site Plan Control approval process may take two (2) to five (5) months to complete depending on the size of the project and the documentation required. The process for reviewing and approving an application for Site Plan Control is summarized in the following:

- Step 1 Consult with the Clerk's Office, Building Department and County of Bruce Planning and Economic Development Department (Warton Office) prior to submitting an application.
- Step 2 Submit a complete application for Site Plan Control Approval to the Municipality of Northern Bruce Peninsula Clerk's Office together with supporting documentation and reports.
- Step 3 The application is circulated to relevant Municipal departments and other interested agencies/parties to obtain technical comments. Circulation may take up to four (4) weeks.
- Step 4 Technical comments are reviewed and forwarded to the applicant. If required, a meeting is scheduled with the applicant to address identified issues.
- Step 5 The applicant amends the Site Plan in accordance with technical comments and submits revised plans and documents.
- Step 6 The Site Plan Control Agreement is prepared by the Municipality and reviewed by the applicant.
- Step 7 Prior to signing the Site Plan Control Agreement, the following is required:
 - written approval from the Municipality's Public Works Manager that all plans have been prepared and revised (if necessary) in accordance with the Municipality's approved engineering standards.
 - four (4) full size copies of the final approved plans stamped by the Municipality as "Accepted for Construction"
 - information regarding satisfactory arrangements/agreements with other interested agencies/parties (i.e. Conservation Authority, Hydro One, Eastlink, MTO, etc.).
 - payment of all financial requirements such as outstanding taxes and drainage/local improvement charges.
 - cash securities required for on and off site improvements, where applicable.
- Step 8 Initiate the building permit application as the review process may take a few weeks.
- Step 9 A legal title search, if required.
- Step 10 The Site Plan Control Agreement signed by the owner(s) and returned to the Municipality for registration on title.
- Step 11 Any changes to the registered Site Plan will require review and approval by the Municipality and an amendment to the registered Site Plan Control Agreement.

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SITE PLAN CONTROL CHECKLIST

1. Municipal Information

- (i) Bruce County Planning & Economic Development Department, Warton Office, 578 Brown Street – Jack Van Dorp, Planner, (519) 534-2092, X125.
 - County Official Plan, Local Official Plan and Zoning By-law;
 - Design elements including landscaping, fencing, garbage enclosures and architectural themes for specific areas in the Municipality, where applicable
- (ii) Clerk's Office – Mary Lynn Standen, Municipal Clerk, (519) 793-3522, X229
 - Site Plan application process requirements;
 - Provision of securities;
 - Payment of Site Plan Application fee.
- (iii) Building Department – Wendy Elliott, Deputy Chief Building Official, (519) 793-3522, X227
 - Ontario Building Code and Plumbing Code – NOTE: The Ontario Building Code requires that certain types of buildings be designed by an architect or engineer and *must* bear an architect's or engineer's stamp with signature. The applicant should also note the requirements of Part 7, Plumbing, of the Ontario Building Code and that a Certificate of Approval from the Ministry of the Environment and Municipality of Northern Bruce Peninsula (sewage systems) may be required before the issuance of a building permit. Further, a building permit cannot be issued until such items as the Site Plan has been approved and all architectural, electrical, mechanical and structural drawings have been reviewed in accordance with the Building Code and approved by the Deputy Chief Building Official.
- (iv) Public Works Department – William Rydall, Public Works Manager, (519) 793-3522, X228
 - Municipal standards for water supply, sanitary sewage and surface drainage systems, roads, sidewalks and pavement.
 - Street access and traffic control (road occupancy permit),
- (v) Hydro One
 - electrical supply system
- (vi) Eastlink
 - telephone and cable television servicing

2. Circulation

The Clerk's Office will circulate the Site Plan application for review and comment to the Municipality's Deputy Chief Building Official, Public Works Manager and Fire Chief. Depending on the nature of the application, it is the applicant's responsibility to obtain any approvals that may be required from such agencies as the Conservation Authority, Ministry of the Environment, Ministry of Natural Resources, Ministry of Transportation and any other agency as deemed appropriate.

3. Required Securities

The Municipality may require the owner to provide security for any on site works (ie. asphalt, landscaping) or off site works (ie. road improvements, services, sidewalks, etc.) required pursuant to the approved Site Plan Control Agreement. The Performance Security is for 100% of the value of the works as estimated by the applicant and approved by the Municipality and may be provided in the form of a letter of credit, certified check and/or cash.

The Performance Security will be held by the Municipality until it is satisfied that all the required work is complete and all the conditions of the Agreement have been complied with as determined by the Municipality. A one (1) year maintenance period for works on public property will commence at that time. The owner may request that the security be reduced for the one (1) year maintenance period. The Municipality will normally hold fifteen (15%) percent of the value of the Performance Security as a Maintenance Security for the one (1) year period. The owner should request that return of the Maintenance Security at the end of the one (1) year maintenance period. Once the Municipality is satisfied that the work has no deficiencies, the Maintenance Security will be returned.

PLAN REQUIREMENTS

The following items are standard planning and engineering requirements applied to the development or redevelopment of a site. While the list appears comprehensive, it simply reflects in a written format those items which are typically shown on a Site Plan.

As previously indicated, it is recommended that a qualified professional prepare the Site Plan. This expertise will help to ensure a functional site layout, designed to maximize building yield and minimize servicing/construction costs. Further, it has been demonstrated that sites that are well designed, attractive and functional are more financially viable.

1. General

- All plans should be prepared by a qualified professional (planner, engineer, architect, landscape architect).
- All plans shall be drawn to scale (a metric scale of 1:200 or 1:250 is recommended) and shall include a key plan showing the property location (1:10,000).
- All plans shall be based on a plan of survey prepared by an Ontario Land Surveyor and should include a complete legal description, all property bearings and dimensions, geodetic data, location of bench marks, north arrow and a detailed title block showing the owner's name, the person/firm that prepared the plan and the date (including a revision box).

2. Site Plan

All existing site conditions should be shown on the Site Plan including:

- boundary dimensions, property lines and area of the site
- location of all buildings and structures indicating all building dimensions, setbacks, separations, projections, awnings, ground signs, retaining walls etc.
- location and width of existing walkways, driveway, parking and loading areas, width of all streets abutting the site, street widening(s), sidewalks
- One (1) foot reserves, rights-of-way, easements
- existing natural features – vegetation, watercourses, wetlands, steep slopes, etc.
- abutting land uses, structures and features

All proposed features should be shown on the Site Plan, including:

- location and dimensions of all proposed buildings and structures (NOTE: please refer to the Municipality's Zoning By-law for specific zone provisions)
- location and dimensions of all proposed driveways/access points
- location, dimension and type of all parking and loading areas (i.e. surface, garage, deck, underground) indicating any areas to be assigned to visitors, tenants, employees, accessible parking (NOTE: please refer to the Municipality's Zoning By-law for specific parking/loading provisions).
- location and nature of all landscaped areas including walkways, sidewalks, courts, walls, fences, entrance features, etc.
- location and size of any signs (NOTE: all signs must be dark sky compliant).
- location and direction of exterior lighting (NOTE: all lighting must be dark sky compliant).
- location and type of garbage enclosure

The following development statistics in chart form should be shown on the Site Plan:

- zoning of the site – the standards required by the zone and those provided (i.e. site area, density, frontage, setbacks, parking/loading, etc)

- building type, number of floors, total number of units and height
- total gross floor area of both the existing and the proposed buildings
- area and percentage of the site (i) covered by buildings (lot coverage), (ii) paved, and (ii) landscaped.

The following landscape information should be shown on the Site Plan or contained in a separate landscape plan:

- existing trees/shrubs by type and size – identify which vegetation is to be preserved (vegetation to be removed should be indicated by a hatched line)
- location, type, size, spacing and number of all new plantings – where substantial landscaping is proposed, include a plant materials list showing the name, size and quantity of all new plantings
- location, type and size of all planters
- location, dimensions and construction materials for all sidewalks, walkways, fences, walls, ramps, stairs, patios, decks, and similar features
- location and dimensions of all recreational facilities and amenity areas
- when planning the landscape features, the following considerations should be incorporated into the layout:
 - appropriate plant species for Zone 5b hardiness and for areas prone to salting and snow loading, sunny or shade areas, wet or dry soils, and acid or alkaline soils
 - landscape buffer strips, being a row of trees or a continuous hedgerow of evergreens or shrubs approximately five (5') feet high, along the lot lines adjacent to existing residential uses, where applicable.
 - decorative planting schemes along the street frontages
 - shade tree planting adjacent to parking areas
 - shrub massing to soften fence lines and to add relief to asphalt surfacing
 - sufficient area for snow storage.

3. Site Servicing Plan

The following information should be shown on the site servicing plan:

- existing and proposed contours and/or spot elevations, bench marks, geodetics and elevations on site [at all grade changes and intervals no greater than ten (10.0 m) meters over the entire site] and on abutting roads and properties
- existing and proposed grades and ground floor elevations, including:
 - the first floor building elevations, together with underside footings, basement floor and top of foundation wall
 - the proposed finished ground grades (use spot elevations) sufficient to show all surface drainage including elevations, gradients and cross sections of ditches and swales
- existing and proposed utilities and services on and adjacent to the site, including:
 - sanitary sewers, storm sewers, catch basins, waterlines, ditches and swales, electrical system, driveway culverts, etc.
 - type, size, grades, class and C.S.A. standard for all pipes
 - location and size of any septic systems, tile beds, soak ways, holding tanks, wells
 - location and size of metre rooms, transformers, vault valves, Siamese connections, etc.
 - top of grate and invert elevations of all manholes and catchbasins.

- show existing and proposed roads, driveways and curbs, including:
 - type of and thickness of the surfacing material
 - traffic circulation, traffic signs, curbing and line painting
 - proposed road widening(s), daylight triangles or any other related dedications or easements

- proposed storm water management quantity and quality control structures together with construction and permanent erosion and siltation control structures.

4. Building Elevations

The building plans should show the exterior walls of the proposed buildings in sufficient detail to indicate the following:

- design concept of the building and exterior building materials
- entrances, doors, arcades, any recesses, projections or special features
- finished grade, floor and roof elevations
- proposed fascia signs, lights, equipment and equipment housings

APPLICATION FOR SITE PLAN CONTROL APPROVAL

1. OWNER/AGENT/APPLICANT INFORMATION

Name of Registered Owner: _____

Mailing Address: _____

Telephone: Home _____ Business _____ Fax _____

Name of Applicant/Agent/Solicitor (please specify): _____

Mailing Address: _____

Telephone: Home _____ Business _____ Fax _____

Name of any Mortgages, charges or encumbrances, in respect of the subject lands

Mailing Address: _____

Telephone: _____ Fax: _____

The date the subject land was acquired by the current owner: _____

2. LOCATION OF THE SUBJECT LAND

Municipal Address (Street and Number): _____

Tax Roll Number: _____ Property ID # (PIN): _____

Legal Description: Lot _____ Concession _____

Lot and Registered Plan: _____

Part No. and Reference Plan _____

Property Dimensions:

Area _____ (ha)	_____ (acres)
Frontage _____ (m)	_____ (feet)
Average Width _____ (m)	_____ (feet)
Average Depth _____ (m)	_____ (feet)

3. LAND USE

The current designation of the subject land in the applicable Official Plan:

The current zoning of the subject land: _____

Has the subject land ever been the subject of a previous planning application (OPA, Zoning Amendment, Minor Variance, Severance)?

Yes No Unknown

If known, specify the file number and status of the application:

The date that the existing buildings/structures were constructed on the subject land:

The length of time that the existing uses on the subject have continued: _____

The current use and zoning of abutting lands: _____

The existing and proposed use of the subject land:

	<u>Existing</u>	<u>Proposed</u>
Use of Land	_____	_____
Number of Structures	_____	_____
Structure	_____	_____
Dimensions/Floor Area	_____	_____
Structure Height	_____	_____
Setback from Front Lot Line	_____	_____
Setback from Rear Lot Line	_____	_____
Setback from Side Lot Line	_____	_____

Servicing for the Subject Land (please checkmark):

<u>Type of Access</u>	<u>Existing</u>	<u>Proposed</u>
Provincial Highway	_____	_____
Municipal road, maintained year round	_____	_____
Municipal road, maintained seasonally	_____	_____
Right of Way (specify)	_____	_____
Other means (specify)	_____	_____
Water access	_____	_____
Describe the location and number of parking and docking facilities	_____	_____

<u>Type of Water Supply</u>	<u>Existing</u>	<u>Proposed</u>
Municipally owned and operated	_____	_____
Privately owned/operated	_____	_____

well

Privately owned /operated _____

communal well

Lake or other water body _____

Other means (specify) _____

Type of Sewage Disposal

Existing

Proposed

Municipally owned and operated _____

Privately owned/operated septic system _____

Privately owned /operated communal septic _____

Privy _____

Other means (specify) _____

Type of Storm Water

Existing

Proposed

Control

Storm sewer _____

Ditch _____

Swale _____

Other means (specify) _____

The undersigned hereby applies to the Municipality for Site Plan Control approval.

Enclosed herewith in cash, cheque or money order is the applicable fee and deposit made payable to the Corporation of the Municipality of Northern Bruce Peninsula. It is hereby agreed that the undersigned shall pay to the Municipality any further costs which may be determined to be related to this application.

I/We, _____, of the _____ of _____, solemnly declare that all above statements and the information contained herein and in all appendices submitted herewith 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 by virtue of The Canada Evidence Act.

Signature of Applicant*/Owner

Date

Name (please print)

Signature of Agent (if applicable)

Date

Name (please print)

NOTE: *The applicant, if not the registered owner, must attach a letter of authorization from the registered owner.