

FILE NO. _____

REC'D: _____

DATE APPLICATION CONSIDERED

COMPLETE: _____

**TOWNSHIP OF BLANDFORD-BLENHEIM
SITE PLAN APPLICATION FORM**

The undersigned hereby request the Township of Blandford-Blenheim to consider a Site Plan Control application pursuant to Section 41 of the Planning Act on the lands hereinafter described.

NOTE: The property owner or his authorized agent must complete the application. Where an agent is making the application, the written authorization of the owner must be completed below. If the application is being made under an agreement of purchase and sale, a copy of the agreement must be attached and it will remain confidential.

1. BACKGROUND INFORMATION

a) Applicant Information:

Name _____

Address _____

City: _____ Postal Code _____

Contact Person E-mail: _____

Telephone Number _____ Fax Number _____

b) Registered Owner: (if other than applicant)

Name _____

Address _____

City: _____ Postal Code _____

Contact Person E-mail: _____

Telephone Number _____ Fax Number _____

c) Location of Subject Land:

Lot Number(s) _____ Plan No. or Concession _____

Part Number(s) _____ Reference Plan _____

Lot Number(s) _____ Registered Plan _____

Street Address (if any) _____

The subject land is located on the _____ side of the street between _____
_____ and _____.

Property Identification Number (P.I.N): _____

Assessment Roll Number: _____

a) This development proposal involves –

New Development _____ or Expansion of Existing Development _____

If new, is any demolition of existing buildings on the site proposed? Yes ___ No ___

Are there previous site plan or development agreements registered against these lands?

Yes ___ (File no. _____ / Status: _____) No ___

e) Existing use(s) of Subject property:

f) Proposed uses of land and buildings:

g) Official Plan information:

Schedule “B-1” Township Land Use Plan: _____

Schedule “__-__” Village of _____ Land Use Plan: _____

Other Schedules and Appendices _____

h) Zoning By-law No. 1360-2002:

Existing Zoning _____

If this development proposal is related to a recent or current Zone Change application,
please indicate the File No.: _____ Status: _____

2. SITE INFORMATION

Note: Under Parts 2(a) and 2(b) below, where the proposed dimension / feature does not meet the By-law regulation, a Minor Variance(s) shall be required.
NO decision on the Site Plan application can be made without first securing approval of the Minor Variance(s).

2 a) <u>Zoning Provisions</u>	<u>REGULATION</u> by Zoning By-law 1360-2002	<u>PROPOSED</u> as shown on Site Plan
Lot Frontage	_____	_____
Lot Depth	_____	_____
Lot Area	_____	_____
Lot Coverage	_____	_____
Front Yard	_____	_____
Rear Yard	_____	_____
Interior Side Yard	_____	_____
Exterior Side Yard (corner lot)	_____	_____
Landscaped Open Space (%)	_____	_____
No. of Parking Spaces	_____	_____
No. of Loading Spaces	_____	_____
Width of Planting Strip	_____	_____
Driveway Width	_____	_____
Handicap Spaces	_____	_____
Other (Specify)	_____	_____
Minimum Distance Separation (MDS)		
Distances, if applicable.	_____	_____
To Barn	_____	_____
To Manure Storage Facility	_____	_____

Off-Street Parking and Loading Facilities

Total number of off-street parking spaces existing: _____

Number of off-street parking spaces proposed (include existing & proposed): _____

Number of off-street loading facilities existing: _____

Number of off-street loading facilities proposed (include existing & proposed): _____

2 b) Proposed Building Size:

Ground Floor Area of Existing Buildings(s) _____
 Ground Floor Area of Proposed Development _____
 Total Ground Floor Area (including existing & proposed) _____
 Number of Storeys proposed _____
 Building Height Proposed _____
 Total Gross Floor Area Proposed (including existing and proposed) _____

3. **COMPLETE SUBSECTION (A) OR (B) OR (C), AS APPLICABLE:**

3(a) Multiple Family Residential: (check here ___ if **not** applicable)

Landscaped Area _____ sq. m. (or sq.ft.)
 Conversion or Addition to Existing Residential Buildings Yes_____ No _____
 Amenity and/or Children's Play Area Yes_____ No _____

UNIT BREAKDOWN

<i>Type</i>	<i>Number of Units</i>	<i>Floor area of Unit Type (sq.m. or sq.ft.)</i>
Bachelor	_____	_____
One-Bedroom	_____	_____
Two-Bedroom	_____	_____
Three-Bedroom	_____	_____

List any other Facilities to be provided (e.g. play facilities, underground parking, games rooms, swimming pool, etc.)

3(b) Commercial / Industrial Uses: (check here ___ if **not** applicable)

No. of Buildings Proposed _____

Conversion or Addition to Existing Building? Yes_____ No ____

Describe _____

Gross Floor Area (breakdown by Type of Use, e.g. - office area, retail, storage, manufacturing area, etc.) _____

Seating Capacity (for restaurant or assembly hall, etc.) _____

Describe Type of Business Proposed _____

No. of Staff Proposed - Initially _____ In future (5 yrs) _____

Open Storage Required? Yes _____ No _____

Describe type, location, and buffering (if any) _____

Phasing if any _____

If residential use is proposed as part of, or accessory to commercial/industrial use, please complete Sec. 3(a).

3(c) Institutional, Open Space or Other Uses –

(check here _____ if **not** applicable)

Describe Type of Use Proposed _____

No. of Beds (if applicable) _____

Gross Floor Area by Type of Use

(e.g. office, common rooms, storage, etc.) _____

Landscaped Area _____ sq.m. (or sq.ft.)

4. **AUTHORIZATION**

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, _____

_____, am/are the owner(s) of the land that is the subject of this application for site plan and I/we authorize _____

to submit this application to the Township of Blandford-Blenheim on my behalf.

Signature of Owner(s)

APPENDIX "B" - CHECKLIST FOR SITE PLAN DRAWING REQUIREMENTS

The following is a checklist of the information required to be provided on the site plan drawing(s).

- Site plan scale at a maximum 1:200 and a minimum of 1:300.
- All measurements must be in metric.
- Location / Key map 1:2000 scale with North arrow.
- Applicant's and owner's name, address and telephone number and e-mail address.
- Project name, municipal address and legal description [Lot and Plan number including Property Identification Number (PIN).]
- Site Plan and Building Statistics:
 - Zoning Category / Symbol
 - Lot Area
 - Lot Coverage – proposed and permitted
 - Gross Floor Area – proposed and required
 - Gross Leasable area (if applicable)
 - Landscaped Open Space Area – proposed and required
 - Paved Area
 - Parking spaces – proposed and required
 - Loading spaces
 - Disabled parking spaces provided
- All bearings and dimensions of the property.
- Adjacent land uses, zoning and existing structures.
- Adjacent street names.
- Above ground utilities; municipal sidewalks.
- Dimensions of all buildings and structures.
- Building setbacks to lot lines and rights-of-way (including overhead canopies).
- Centre line setback of buildings from major roads
- Existing and proposed easements and rights-of-way
- Location and dimensions of parking spaces (including disabled), aisles, and loading spaces.
- All vehicular entrances (widths and radii).
- Dimensioned landscape amenity areas.
- Existing and proposed grades around the perimeter of the site and critical points within site, including the base of existing trees to be preserved.
- Finished floor elevations of existing and proposed buildings.
- Retaining walls (top and bottom of wall spot elevations, material)
- Building entrances, including spot elevations at entrances to indicate flush thresholds.
- Existing natural features and vegetation.
- Type and location of all hard surface areas – walkways, stairs, ramps.
- Garbage storage and handling areas.
- Sign locations.
- The location and turning radii for Fire and Emergency Service access route.
- Professional stamp (engineer or architect).
- Property dimensions certified by an Ontario Land Surveyor

APPENDIX "C" - APPLICATION FEE

The application fee for Site Plan Approval in the Township of Blandford-Blenheim is \$ 500.00, plus a refundable deposit of \$ 2,000.00, pursuant to By-law 1658-2011, as amended from time to time.

Checks are to be made payable to the "Treasurer of the Township of Blandford-Blenheim".

NOTE: *The Township may use all of or portions of the refundable deposit for the purposes of securing the services of any professional required to provide review and advice to the Township of any documents provided in support of the Site Plan Control application. Additional payment by the applicant for such outside services may be required and will be identified in the Site Plan Development Agreement.*