



**The Corporation of the Township of Brock**

**Site Plan Approval Application  
(To Be Submitted in Duplicate)**

**Office Use Only**

Date Received: \_\_\_\_\_

Site Plan File No.: \_\_\_\_\_

Regional Official Plan: \_\_\_\_\_ Yes \_\_\_\_\_ No File: \_\_\_\_\_

Township Official Plan: \_\_\_\_\_ Yes \_\_\_\_\_ No File: \_\_\_\_\_

Zoning File: \_\_\_\_\_ YES \_\_\_\_\_ No File: \_\_\_\_\_

Pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, as amended, I/we hereby submit an application for site plan approval to the Corporation of the Township of Brock, in respect of the lands hereinafter described.

I/We enclose herewith the **non-refundable fee** in accordance with Planning Fees By-law No. 1290-94-PL and **agree to pay any further costs** which may be determined by the Council of the Township of Brock (i.e., legal, planning, engineering, etc.) as set out in Planning Fees By-law No. 1290-94-PL, as amended. In addition, depending on the nature of the application, you may be required to enter into a Financial Agreement with the municipality, pursuant to Planning Fees By-law No. 1290-94-PL, as amended, to cover the cost of consulting services costs rendered to and by the Township in conjunction with the processing of this application. I/We also agree to reimburse the Township of Brock for any costs which may be incurred before the Ontario Municipal Board and awarded by that Board arising as a result of this application.

**To Be Completed by Applicant or Agent**

1. **Applicant:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

2. **Authorized Agent:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

3. **Registered Owner:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

4. Matters Related to This Application Should Be Addressed To:

Applicant \_\_\_\_\_ Or Agent \_\_\_\_\_ Or Owner \_\_\_\_\_

5. Property Description:

Township Lot \_\_\_\_\_ Concession \_\_\_\_\_

Registered Plan No.. \_\_\_\_\_ Lot \_\_\_\_\_

Municipal Address \_\_\_\_\_

Former Municipality \_\_\_\_\_

Dimensions of Entire Property (Metric):

Area: \_\_\_\_\_ Frontage \_\_\_\_\_

Depth \_\_\_\_\_

Dimensions of the Land Subject of Application:

Area: \_\_\_\_\_ Frontage \_\_\_\_\_

Depth \_\_\_\_\_

6. Existing Land Use Designation:

Durham Region Official Plan: \_\_\_\_\_

Brock Township Official Plan: \_\_\_\_\_

7. Zone Category (Existing): \_\_\_\_\_ (Proposed): \_\_\_\_\_

8. Has An Application Been Submitted For:

	Yes	No	File/Status
Regional Official Plan			
Township Official Plan			
Township Zoning By-Law			
Consent (Severance)			
Subdivision			
Condominium			

9. Has the Subject Land Been the Subject of a Previous Application for Site Plan Approval:

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown

If yes, indicate application file number and decision made on the application.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

10. Existing Land Use:

Present Use of Property: \_\_\_\_\_

\_\_\_\_\_

Existing Buildings: \_\_\_\_\_

(No. & Type): \_\_\_\_\_

Adjacent Land Use:	North	_____
	South	_____
	East	_____
	West	_____

11. Restrictions:

Are there any existing restrictions affecting the subject land which could impact this proposal? (E.g. Easements, Right-Of-Way, Etc.)

\_\_\_\_\_

\_\_\_\_\_

12. Proposed Land Use:

Proposed Use: \_\_\_\_\_

Proposed Buildings: \_\_\_\_\_

(No. & Type): \_\_\_\_\_

Gross Floor Area (Principal Building) \_\_\_\_\_

- Ground Floor: \_\_\_\_\_
- Second Storey: \_\_\_\_\_
- Third Storey: \_\_\_\_\_
- Basement/Cellar: \_\_\_\_\_

Building Height: \_\_\_\_\_

Lot Coverage: \_\_\_\_\_ Percentage: \_\_\_\_\_

Landscaped Open Space (Percentage): \_\_\_\_\_

(excluding driveways, curbs, retaining walls, parking areas)

Proposed Parking Spaces:

- Residential: \_\_\_\_\_
- Industrial: \_\_\_\_\_
- Commercial: \_\_\_\_\_

Proposed Loading Spaces: \_\_\_\_\_

Multiple Residential Unit Breakdown:

- Bachelor (No.): \_\_\_\_\_ (Size): \_\_\_\_\_
- 1 Bedroom (No.): \_\_\_\_\_ (Size): \_\_\_\_\_
- 2 Bedroom (No.): \_\_\_\_\_ (Size): \_\_\_\_\_
- 3 Bedroom (No.): \_\_\_\_\_ (Size): \_\_\_\_\_

13. Environmental Site Screening Questionnaire

a) What is the current use of the property? Check the appropriate use (see O.Reg. 153/04):

\_\_\_\_ Industrial

\_\_\_\_ Commercial

\_\_\_\_ Community Use

- \_\_\_ Residential
- \_\_\_ Institutional
- \_\_\_ Parkland or Agricultural

Note: daycare uses are defined as institutional. See Ontario Regulation 153/04, as amended, for definitions.

- b) Does this application involve a change to a more sensitive land use i.e.: change from industrial, commercial or community use to residential, institutional, parkland or agricultural use? Refer to sections 11, 12, 13, 14, and 15 of O. Reg. 153/04, as amended.

Yes \_\_\_\_\_ No \_\_\_\_\_

- c) Is the application on land or adjacent to lands that were previously used for the following:

- i) Industrial Uses: Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please describe the approximate dates and type of industry.

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- ii) Commercial uses where there is a potential for site contamination, e.g., automotive repair garage, a bulk liquid dispensing facility including a gasoline outlet, chemical warehousing or for the operation of dry-cleaning equipment? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please describe the approximate dates and type of commercial activities.

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- iii) Has the grading of the subject land been changed by adding earth or materials and/or filling occurred on the subject lands?  
Lands where filling has occurred? Yes \_\_\_\_\_ No \_\_\_\_\_

- iv) Have the subject lands ever been subjected to chemical spills or hazardous chemical uses i.e. an orchard where cyanide products may have been used as pesticides? Yes \_\_\_\_\_ No \_\_\_\_\_

- v) Have the subject lands or adjacent lands ever been used as an agricultural operation where herbicides or sewage sludge have been applied to the property? Yes \_\_\_\_\_ No \_\_\_\_\_

- vi) Have the subject lands or adjacent lands ever been used as a weapons firing range? Yes \_\_\_\_\_ No \_\_\_\_\_

- vii) Is the nearest boundary of the application within 250 metres of the fill area of an operating or former landfill or dump, or a waste transfer station or PCB storage site? Yes \_\_\_\_\_ No \_\_\_\_\_

- viii) If there are existing or previously existing buildings, are there any building materials remaining on the site which are potentially hazardous to human health (e.g., asbestos, PCB's, etc.)? Yes \_\_\_\_\_ No \_\_\_\_\_

- ix) Has there been a heating fuel oil spill on the property? Yes \_\_\_\_\_ No \_\_\_\_\_

x) Are there or have there ever been above ground or underground storage tanks on the property? Yes \_\_\_\_\_ No \_\_\_\_\_

xi) Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property? Yes \_\_\_\_\_ No \_\_\_\_\_

Provide a description of waste materials:

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xii) Have hazardous materials ever been stored or generated on the property (e.g. Has Hazardous Waste Information Network (HWIN) registration or other permits been required? Yes \_\_\_\_\_ No \_\_\_\_\_

Please summarize:

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xiii) Does the property support or has it ever supported one or more of the potentially contaminating activities set out in Table 2 of Schedule D of Ontario Regulation 153/04, as amended (see attachment)? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, provide details:

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xiv) Is there any other reason to believe that the subject property may be potentially contaminated based on historical use of this or an abutting property? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, provide details:

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**If the answer to any of the questions above was YES, a Phase 1 and/or Phase 2 Environmental Site Assessment (ESA), which satisfies the requirements of O.Reg. 153/04, as amended, is required. Please submit two copies with your application.**

d) Has an Environmental Site Assessment been prepared for this site within the last 5 years, or is an Environmental Site Assessment currently being prepared for this site? Yes \_\_\_\_\_ No \_\_\_\_\_

**If YES, please submit two copies of the Phase 1 Assessment with the application.**

e) Has a Risk Assessment been accepted by the Ministry of Environment (MOE) or a Certificate of Property Use been issued by the MOE for this site? Yes \_\_\_\_\_ No \_\_\_\_\_

**If YES, please submit two copies of the Risk Assessment and the Certificate of Property Use with the application.**

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**Declaration:** This form must be completed and signed by the Property Owner. If the answer to Question 13(f) was “Yes”, this form must also be signed by a Qualified Person, as defined in O. Reg. 153/04. The signature of a Qualified Person may also be required if the answer to any of Questions 13 (a) through (d) was “Yes”.

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe the subject site contains contaminants at a level that would interfere with the proposed property use.

**14. Accompanying Information:**

All applications for site plan approval must submit the appropriate plans and details as set forth in the site plan approval guide for the Township of Brock (under separate cover).

**15. Certificate-** (To be signed by Owner, If agent has been appointed)

As of the date of this application I am the registered Owner of the lands described in this application. I have examined the contents of this application, certified as to the correctness of the information submitted with the application insofar as I have knowledge of these facts, and concur with the submission of this application to the Corporation of the Township of Brock by:

\_\_\_\_\_ of \_\_\_\_\_  
Who I have appointed as my Agent

\_\_\_\_\_  
Signature of Property Owner                      Date

**16. Affidavit**

I/We \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ in the Region/County of \_\_\_\_\_ do  
solemnly declare that:

All above statements and the statements contained in all of the exhibits transmitted herewith, are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of “The Canada Evidence Act.”

**DECLARED before me at the** \_\_\_\_\_ )  
\_\_\_\_\_ )  
of \_\_\_\_\_ in the Region/County of \_\_\_\_\_ )  
\_\_\_\_\_ )  
\_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ )  
\_\_\_\_\_, 2\_\_\_\_\_ A.D. \_\_\_\_\_ )  
\_\_\_\_\_ ) **Applicant’s Signature**

\_\_\_\_\_  
A Commissioner, etc.

**17. Affidavit of Professional Engineer**  
(If required as per question 13)

I/We \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the Region/County of \_\_\_\_\_  
do solemnly declare that:

All of the above statements contained herein are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath and by virtue of “The Canada Evidence Act.”

**DECLARED before me at the** \_\_\_\_\_ )  
 )  
of \_\_\_\_\_ in the Region/County of \_\_\_\_\_ )  
 )  
\_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ ) Professional Engineer's  
 ) Signature & Seal  
\_\_\_\_\_, 2 \_\_\_\_\_ A.D. )  
 )

\_\_\_\_\_  
A Commissioner, etc.