

Application to Amend the Niagara Region Policy Plan

This application form is to be used by persons or public bodies wishing to amend the Niagara Region Policy Plan. If an amendment is also required to a local municipal official plan and/or zoning by-law, a separate application must be made to the affected local municipality.

Pre-Consultation

The Planning Act requires that applicants meet with local, Regional and, if necessary, Provincial planning officials before formally submitting an application. Where local and Regional amendments are required, joint pre-consultation meetings will be required. Staff from the Niagara Peninsula Conservation Authority (NPCA) should be involved in pre-consultation discussions when that agency's policies and regulations are involved. Pre-consultation is intended to determine what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- the need for additional information and/or reports to be submitted with the application; and
- the planning approval process

Contact the Development Services Division for the Niagara Region at 905-685-4225 to arrange a pre-consultation meeting before completing this application form.

Completeness of the Application

The information in this application form that must be provided by the applicant includes information prescribed by Ontario Regulation 543/06 made under The Planning Act. **The prescribed information must be provided along with the application fee.**

The Planning Act also enables municipalities to include within their official plans, provisions that an application for an amendment to a planning document include information or materials that Council considers necessary as part of a "complete" application. Failure to provide this required information or material will lead to a suspension of the review of the application. Policy 12.5.1 of the Regional Policy Plan sets out policies with regard to pre-consultation and complete application requirements.

Submission of the Application

The Region and the local municipalities should be consulted at the pre-consultation stage regarding the number of copies required of any information or justification materials. Applicants will be expected to provide digital or CD copies of all materials submitted. Only one copy of the application form is required along with the applicable application fee. The fee schedule is attached as Appendix I to the application form. The Region collects review fees for the Niagara Peninsula Conservation Authority at the time of application. Reports and studies prepared in support of the application may be subject to a "Peer Review" report. The responsibility for selecting the "Peer Review" consultant rests with the Region. All costs of preparing a Peer Review report are the responsibility of the applicant.

<p>All applications for Amendments to the Regional Policy Plan are required to address the policies contained in the Regional Policy Plan, Provincial Policy Statement, Provincial Plans and the policies and regulations of the NPCA. Amendment applications should be submitted to the Development Services Division of the Regional Public Works Department at the address on page 10.</p>

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Note: To avoid delays, information supplied must be complete and accurate. A sketch map and legal description are required. Incomplete applications will be returned. All applications must be signed. Metric units are preferred. Please type or print.

Office Use Only

Date Received	Date Deemed Complete	File Number(s)
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1. APPLICANT INFORMATION

a. Registered Owner (If a numbered company, give name and address of principal owner)

Name _____

Address _____ Postal Code _____

Telephone () _____ Fax () _____

E-mail _____

b. Applicant (All correspondence will be sent to applicant unless otherwise directed)

Name _____

Address _____ Postal Code _____

Telephone () _____ Fax () _____

E-mail _____

c. Agent (e.g., planning consultant, solicitor if not applicant)

Name _____

Address _____ Postal Code _____

Telephone () _____ Fax () _____

E-mail _____

2. DESCRIPTION

a. Legal description (lot number, registered plan number, concession, reference plan, etc.)

b. Street Address/Municipality

_____ Area (ha) _____

3. NATURE AND PURPOSE OF AMENDMENT

- (a) Type of Amendment: Land Use Change Change to Policy Add a New Policy

Describe the policy to be changed or deleted or added and/or the change to the land use schedule and why. Please provide the proposed text of the requested amendment below or on a separate sheet if additional room is required, and the requested schedule change, where applicable.

- (b) What is the **proposed use** of the subject lands. _____

- (c) What is the current land use designation on the subject land? (if known)

Regional Policy Plan _____

Local Municipal Official Plan _____

- (d) What land uses are permitted by the existing designation on the subject land? (if known)

Regional Policy Plan _____

Local Municipal Official Plan _____

4. EXISTING USES OF SUBJECT LANDS AND ABUTTING PROPERTIES

- 4.1 Describe the current use of the subject lands** _____

4.2 Indicate land uses on abutting properties

North _____
South _____
East _____
West _____

4.3 Is the subject land (or building) subject to Part 4 or 5 of the Ontario Heritage Act?

Yes No

4.4 Are there any easements, restrictions, or other covenants applicable to the lands?

Yes No

If yes, describe what they are _____

4.5 Mortgages, Charges and Other Encumbrances

(Print names and addresses of mortgages, holders of charges, or other encumbrances with respect to the subject lands)

5. PREVIOUS USES OF THE SUBJECT LANDS

5.1 What were the previous uses of the subject lands, if known? _____

5.2 Potentially Contaminated Sites

(a) Has there been an industrial or commercial use of the site or adjacent land?

No Yes Please specify type of use _____

Last year of use _____

(b) Has there been fill placed on the site?

No Yes Please specify type of fill _____
Time period of placement _____

(c) Is there reason to believe the site may have been contaminated by former uses, either on the site or on adjacent sites? (e.g., former industrial use, gas station, petroleum or other fuel stored on site or adjacent site.)

Yes No

If the answer to (c) is yes, then an environmental assessment of all former uses of the site and, if appropriate, an adjacent site, to the satisfaction of the Ministry of Environment is required. This study must be prepared in accordance with O.R. 153/04 by a qualified consultant.

Report attached? Yes No

If the answer to (c) is no, on what basis did you come to this determination? _____

6. STATUS OF OTHER PLANNING APPLICATIONS

Are there any existing, or have there been previous applications made under the Planning Act or the Niagara Escarpment Planning and Development Act such as for approval of an official plan amendment, zoning by-law, plan of subdivision, a minor variance, a site plan or for a consent that involves the land; or lands within 120 metres of the subject lands (current applications only):

Yes No

If the answer is yes, then please specify the type, file number, land that it affects, purpose and status of the application (if known). _____

7. SERVICING

Indicate the proposed servicing type for the subject land

(a) Water Supply

municipal piped water private well

other, specify (e.g. communal) _____

(b) Sewage Disposal

- municipal sanitary sewer septic tank/system
(See Item 8 for proposed development on privately owned/operated septic system)

other, specify (e.g. communal) _____

(c) Road Access and/or Frontage

Please specify road type, (e.g., open municipal road, regional road, provincial highway, private road).

Name of road(s) _____

(d) Storm Drainage

Indicate the proposed storm drainage system (e.g., sewers, ditches, swales)

8. JUSTIFICATION

The applicant is required to provide complete planning evidence outlining the justification for this amendment application. This should address but not be limited to why the proposed change is desirable and how it relates to the objectives and policies in the Regional Policy Plan, the Provincial Policy Statement, Provincial Plans, and the policies and regulations of the NPCA. The necessary justification report(s) must be provided with this application.

The applicant should refer to the Region's pre-consultation letter as well as Policy 12.5.1.B and corresponding Table 1 of the Regional Policy Plan for a description of possible additional information requirements for a complete application.

As required under Schedule 1 of Ontario Regulation 543/06, if the requested amendment would permit development on a privately owned and operated septic system and more than 4,500 litres of effluent would be produced per day as a result of the development, the following reports must be provided:

- i. a servicing options report, and
- ii. a hydrogeological report.

Indicate what report(s) or other information is being provided with this application to justify this amendment in terms of the provisions and policies in the Regional Policy Plan.

REPORT TITLE	PREPARED BY	DATE

9. PROVINCIAL POLICY STATEMENT and PROVINCIAL PLANS

In making decisions regarding applications under the Planning Act, planning authorities including Regional Council are required to “be consistent” with the policies contained in the Provincial Policy Statement and to “conform with” Provincial Plans (Greenbelt Plan, Niagara Escarpment Plan, Places to Grow, etc.). The preparation of background information and studies by the applicant must address how the proposal will affect the Provincial interest as defined by the Provincial Policy Statement and Provincial Plans. This information must be provided at the time the application is made. **IT IS A REQUIREMENT THAT APPLICANTS MEET LOCAL, REGIONAL, AND IF NECESSARY PROVINCIAL PLANNING OFFICIALS PRIOR TO MAKING AN APPLICATION IN ORDER TO DETERMINE THE NATURE AND CONTENTS OF THIS INFORMATION.**

9.1 Identify the Provincial Policy affected and indicate what information has been provided to address the Provincial Policy. If additional space is required, attach a separate page.

9.2 Is the requested amendment consistent with the policy statements issued under subsection 3(1) of The Planning Act (i.e. Provincial Policy Statement)?

- Yes No

If yes, provide detailed statement through a Planning Justification Report.

9.3 Is the subject land within an area of land designated under any provincial plan or plans?

- Yes No

If yes, please identify below and/or in a Planning Justification Report and indicate whether the requested amendment conforms to or does not conflict with the provincial plan or plans.

10. OTHER INFORMATION

Is there any other information that may be useful to the Region or to other agencies in reviewing this proposed Policy Plan Amendment, (e.g., efforts made to resolve outstanding objections or concerns)? If so, explain.

11. AFFIDAVIT OR SWORN DECLARATION

I, of the
in the
make the oath and say (or solemnly declare) that the information contained in this application is accurate and that the information contained in the documents that accompany this application is true and complete, 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 "Canadian Evidence Act".

Sworn (or declared) before me
at the.....
in the
this day of 20.....

.....
Commissioner of Oaths

.....
Applicant's Signature
(original signature required)

.....
Please PRINT name of applicant

12. ACKNOWLEDGEMENT OF APPLICANT

Personal information on this form is collected under the authority of the Ontario Planning Act and will be used by the Region in the processing of this amendment application. The information may be used by other departments and agencies for the purpose of assessing the proposal and preparing comments to the Region or to the approval authority. This information may also be released to the public.

13. OWNER'S AUTHORIZATION (if owner is not applicant)

(If multiple owners, an authorization from each owner is required. Original signature of owner(s) required.)

I (we),
[name(s) of owner(s)]

being the registered owner(s) of the subject land, hereby authorize
.....
(name of agent)

to prepare and submit an official plan amendment application for approval.

.....
Signature Date

14. Applicant's Consent

Submission of this application constitutes tacit consent for authorized Regional staff to inspect the subject lands or premises and to enter upon the lands in order to undertake the inspection.

In accordance with The Planning Act, it is the policy of Niagara Region to provide public access to all development applications and supporting documentation.

_____ (print name of applicant or agent) agrees and acknowledges that this application and any supporting material, including studies and drawings, filed with the application is public information, and forms part of the public record. As public information, _____ (the applicant or agent) hereby consents to the Region photocopying and releasing the application and supporting materials for either its own use in the processing of the application or at the request of any third party.

Signature Day Month Year

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Niagara Region Public Works Development Services Division 2201 St. David's Road PO Box 1042 Thorold, ON L2V 4T7	Telephone: 905-685-4225 Toll-free: 1-800-263-7215 Fax: 905-687-8056 http://www.niagararegion.ca
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FEE SCHEDULE

effective May 29, 2009

Policy Plan Amendment

Review/Approval Fee (does not include advertising costs or NPCA review fees)	
All amendments	\$12,000

- Applicants will be responsible for paying the costs of advertising.
- Area municipalities are exempt from this fee for municipally related applications.

Appendix II

List of Municipal Planning Officials

Peter Colosimo, MCIP, RPP
Director of Development Services
Niagara Region
2201 St. David's Road, P.O. Box 1042
Thorold, Ontario
L2V 4T7
Telephone: 685-1571 FAX: 687-8056

Mr. Paul Chapman, MCIP, RPP
Planning Director
City of St. Catharines
P.O. Box 3012
St. Catharines, Ontario L2R 7C2
Telephone: 688-5600 Fax: 682-3631

Mr. Brian Treble, MCIP, RPP
Director of Planning
Township of West Lincoln
P.O. Box 400
Smithville, Ontario L0R 2A0
Telephone: 957-3347 Fax: 957-3219

Ms. Kathleen Dale, MCIP, RPP
Director of Planning and Development
Town of Lincoln
4800 South Service Road
Beamsville, Ontario L0R 1B1
Telephone: 563-8205 Fax: 563-6566

Mr. Alex Herlovitch, MCIP, RPP
Director, Planning and Development
City of Niagara Falls
4310 Queen Street
Niagara Falls, Ontario L2E 6X5
Telephone: 356-7521 Fax: 356-9083

Mr. Charles V. Miller
Planner
Township of Wainfleet
P.O. Box 40
Wainfleet, Ontario L0S 1V0
Telephone: 899-3463 Fax: 899-2340

Mr. Stephen Bedford, MCIP, RPP
Director of Planning & Development
Town of Niagara-on-the-Lake
P.O. Box 100
Virgil, Ontario L0S 1T0
Telephone: 468-3266 Fax: 468-2959

Mr. Dan Aquilina
Director of Planning & Development
City of Port Colborne
66 Charlotte Street
Port Colborne, Ontario L3K 3C8
Telephone: 835-2900 Fax: 835-2939

Mr. Rino Mostacci, MCIP, RPP
Planning Director
Town of Fort Erie
Municipal Centre
Fort Erie, Ontario L2A 2S6
Telephone: 871-1600 Fax: 871-6411

Mr. Craig Larmour, MCIP, RPP
Director, Planning Services
Town of Pelham
P.O. Box 400
Fonthill, Ontario L0S 1E0
Telephone: 892-2607 Fax: 892-5055

Mr. Donald Thorpe
Manager, Development Planning/Real Estate
City of Welland
411 East Main Street
Welland, Ontario L3B 3X4
Telephone: 735-1700 Fax: 732-1919

Mr. Keith Vogl, MCIP, RPP
Planning Director
Town of Grimsby
160 Livingston Avenue
Grimsby, Ontario L3M 4G3
Telephone: 945-9634 Fax: 945-5010

Mrs. Adele Arbour, MCIP, RPP
City Planner
City of Thorold
8 Carleton St. S, P.O. Box 1044
Thorold, Ontario L2V 4A7
Telephone: 227-6613 Fax: 227-5590

APPENDIX III

Provincial, Regional and Federal Agencies Normally Affected by a Regional Policy Plan Amendment

Ms. Suzanne McInnes
**Niagara Peninsula
Conservation Authority**
250 Thorold Rd W, 3rd Floor
Welland, ON L3C 3W2
Telephone: 788-3135
Fax: 788-1121

Mr. Martin Kilian
**Niagara Escarpment
Commission**
232 Guelph Street
Georgetown, ON L7G 4B1
Telephone: 905-877-5191
Fax: 905-873-7452

Mr. Mark Christie, Manager
**Ministry of Municipal Affairs
and Housing**
2nd Floor, 777 Bay Street
Toronto, ON M5G 2E5
Telephone: 416-585-6063
Fax: 416-585-6882

Tanzeel Merchant, Manager
**Ministry of Energy and
Infrastructure**
Ontario Growth Secretariat
4th Floor
777 Bay St
Toronto ON M5G2E5
Telephone: 416-325-7269
Fax: 416-326-7403

Mr. Drew Crinklaw, Planner
**Ministry of Agriculture
Food, Rural Affairs**
667 Exeter Road
London, ON N6E 1L3
Telephone: 519-873-4070
Fax: 519-873-4062

Ms. Barbara Slattery
Ministry of the Environment
Environmental Approvals &
Plan Review
12th Floor, 119 King St W
Hamilton, ON L8P 4Y7
Telephone: 905-521-7640
Fax: 905-521-7820

Mr. Bob Slattery
Ministry of the Environment
St. Catharines Office
9th Floor, 301 St. Paul St
St. Catharines, ON L2R 7R4
Telephone: 704-3900
Fax: 704-4015

Mr. Joad Durst
**Ministry of Natural
Resources**
4890 Victoria Avenue N
P.O. Box 5000
Vineland, ON LOR 2E0
Telephone: 562-4147
Fax: 562-1154

Mr. Mike Stone, Planner
**Ministry of Natural
Resources**
1 Stone Road West
Guelph, ON N1G 4Y2
Telephone: 519-826-4912
Fax: 519-826-4929

Mr. Stephen Kwok
**St. Lawrence Seaway
Authority**
508 Glendale Avenue,
Box 370
St. Catharines, ON L7G 4B1
Telephone: 641-1932
Fax: 682-4525

Ms. Heather Doyle,
Senior Planner
Ministry of Transportation
2nd Floor South, 301 St.
Paul Street
St. Catharines, ON L2R 7R4
Telephone: 704-2913
Fax: 704-2828

Ms. Shari Prowse
Ministry of Culture
900 Highbury Ave
London, ON N5Y 1A4
Telephone: 519-675-6898
Fax: 519-314-7175

Mr. David Gillis, Planner
Niagara Parks Commission
P.O. Box 150
Niagara Falls, ON L2T 6T2
Telephone: 356-2241
Fax: 354-6041

Mr. Nick Coleman
CN Rail
1 Administration Road
Concord, ON L4K 1B9
Telephone: 905-760-5007
Fax: (905) 760-5010

Canadian Pacific Railway
Real Estate
1290 Central Parkway
West, Suite 800
Mississauga, ON L5C 4R3

Hydro One Networks Inc.
Land Use Planning Section
483 Bay Street, 12th Floor,
North Tower
Toronto, ON M5G 2P5
Telephone: 416-345-6306
Fax: 416-345-6240