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5786 County Road #21  
 Utopia, Ontario  
 L0M 1T0

## TOWNSHIP OF ESSA

### SUBDIVISION AND CONDOMINIUM APPLICATION

Municipality/Planning Area: \_\_\_\_\_ MMA File No. \_\_\_\_\_

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

Please complete this questionnaire and return it to:

Township of Essa  
 Planning & Development  
 5786 County Road #21  
 Utopia, Ontario L0M 1T0

If you require extra space, please add your comments on a separate sheet(s) of paper.

INCOMPLETE APPLICATIONS WILL BE RETURNED AND THE APPLICATION HELD IN ABEYANCE UNTIL THE INFORMATION IS PROVIDED.

#### 1. SERVICES

- a) Which of the following services will the municipality supply to this development; and is there existing capacity available to service the proposed use(s)?

Type	Yes	No
Hydro		
Garbage Collection		
Public Transportation		
School Bus		
Municipal Water		
Municipal Sewer		

*If "NO", how will these services be provided?*

- b) If the proposal is for private wells and/or septic systems, has an environmental impact study, including a hydrogeological and terrain analysis, been done for the site to the satisfaction of the Ministry of the Environment?

YES

NO

*If "YES", does the municipality or planning board accept the results and why?*

*If "NO", does the municipality or planning board still support the proposal? Explain why.*

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**SUBDIVISION AND CONDOMINIUM APPLICATION**

- c) If the proposed plan is to be serviced by a communal system, is the municipality prepared to accept ownership of the system?

YES

NO

**2. OFFICIAL PLAN**

- a) Do you have an official plan (OP) approved under The Planning Act?

YES

NO

- b) What is/are the land use designation(s) within which this development is located?

- c) Does this development conform with the OP?

YES

NO

Please specify the section and justify how it conforms or not.

- d) Is the development the subject of an OP amendment?

YES

NO

- e) If the development requires an OPA, has an application been made

**SUBDIVISION AND CONDOMINIUM APPLICATION**  
 YES NO

Indicate the status of the application:

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**3. ZONING**

a) Is the land covered by a zoning by-law passed under Section 34 of The Planning Act or by a Minister=s zoning order under Section 47 of The Planning Act?

b) YES NO

Identify the zone(s) within which the proposal is located:

c) By-law Number: \_\_\_\_\_

d) Does the proposal conform with the by-law?  
YES NO

*If "NO", is the site subject to a rezoning application? (If a site specific by-law has been passed for the development, please attach.)*

YES NO

c) Please list the zoning provisions applicable to this proposal for the following:

	Zoning Provisions
Permitted Uses	
Setbacks from Water Bodies	
Setbacks from Railway Lands	
Setbacks from Highways	
Minimum Lot Areas	
Minimum Lot Frontages	
Other (specify):	

**4. SITE CHARACTERISTICS**

a) What is the present use(s) of the site?

b) What were the previous use(s) on the site?

**SUBDIVISION AND CONDOMINIUM APPLICATION**

- c) Would any of these present or past uses result in potential health, safety or environment concerns associated with the proposed development?

YES

NO

How has the municipality/planning staff determined this?

- d) Is an individual or class Environmental Assessment under the Environmental Assessment Act required?

YES

NO

*If "YES", is one under way?*

YES

NO

Status:

\_\_\_\_\_

- e) Is the site subject to other possible hazards such as flooding, stumping, unstable subsurface soils or contaminated soils and please explain how these might affect the development of the site.

- f) What are the past and present uses(s) of the surrounding lands?

Past: \_\_\_\_\_

Present: \_\_\_\_\_

- g) Is the proposed development compatible with these surrounding uses?

YES

NO

*If "NO", explain why: List any noxious uses past and present close to (within 500 metres of) the site.*

**SUBDIVISION AND CONDOMINIUM APPLICATION**

h) Please check soil type:

bare rock	
light clay	
sandy loam	
other (specify)	
heavy clay	
loam	
sand	

**5. LAYOUT**

a) Does the layout and location of the development fit the terrain and surroundings?

YES                      NO

*If "NO", explain why:*

b) In the layout of the development has the municipality or planning board considered the following:

	YES	NO
Topography		
Vegetation		
Drainage Patterns		
Unique Land Features		
Integration into Surrounding Area		

Will the proposal negatively impact upon the above items? Explain:

YES                      NO

c) Is the street pattern appropriate for existing and future adjacent road systems:

YES                      NO

*If "NO", explain why:*

Are there design changes that would address these concerns? *(Please outline in red on a copy of the plan these design changes.)*

d) 

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What is the status of any existing roads on or abutting this development (i.e. assumed public road, Crown access road, dedicated public highway maintained by a private road)?

**SUBDIVISION AND CONDOMINIUM APPLICATION**

*(Please also indicate on the plan.)* \_\_\_\_\_

e) Are the street allowances wide enough to allow for:

	YES	NO
Traffic		
Access to Lots		
Snow Plowing		
All Emergency Vehicles		
Parking		
Sidewalks		
Ditches		
Boulevards		

f) Will the municipality assume ownership of the roads within the development?

YES                      NO

g) Will the roads be publicly maintained by the municipality or a local roads board?

YES                      NO

h) Indicate whether such maintenance is:

Year Round              Seasonal

i) Who will ensure the grading and surfacing of the roads and the installation of services, if any:

Subdivider/developer  
Municipality

**6. CONSULTATION**

a) Have the following agencies or departments fully concurred with this plan?

	YES	NO
Municipal Engineer		
Police/Fire Departments		
Medical Officer of Health		
Local Services and Board		
Local Roads Board		



**SUBDIVISION AND CONDOMINIUM APPLICATION**

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*If “YES”, does the county or regional roads engineer fully concur with the development?  
Summarize his/her comments.*

**9. RURAL DEVELOPMENT**

a) Is the development within an area designated as “hamlet”, “village” or “town” or other settlement area in the OP?

YES NO

*If “YES”, please name:*

YES NO

b) If there is no OP, is the development within a recognized existing settlement?

YES NO

*If “YES”, please name:*

c) If the answer to 9 a) or b) is “YES”, please omit the remainder of Section 9. If the answer is “NO” to either 9 a) or b), please justify the need for this development at this location, at this scale and at this time.

d) Please state the distance to, and name the nearest settlement area.

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e) Has Council or the planning board considered the initial as well as long term costs of services to this development? (eg. Road maintenance, school bussing, policing, parks, library, etc.)

YES NO

*If “YES”, summarize the impacts.*

*If “NO”, explain why this wasn’t considered.*

**SUBDIVISION AND CONDOMINIUM APPLICATION**

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f) What are the likely land use impacts upon adjacent and other nearby uses?

g) Has Council considered the cumulative impact of scattered rural development?

YES                      NO

Explain:

**10. PROVINCIAL POLICIES AND CONCERNS**

a) In considering this subdivision, has Council had regard for the following provincial policies:

	YES	NO
Mineral Aggregates		
Flood Plains		
Land Use Planning Housing		
Wetlands		
Floodland Guidelines		
Growth and Settlement Policy Guidelines		

Explain:

b) Has your municipality adopted affordable housing policies in the OP?

YES                      NO

*If "YES", explain how this proposal (if residential) is compatible with the projected housing needs.*

*If "NO", how will this development (if residential) address the need for affordable housing in the municipality?*

**SUBDIVISION AND CONDOMINIUM APPLICATION**

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**11. JUSTIFICATION**

a) Is this plan premature?

YES

NO

Explain: \_\_\_\_\_

b) Does Council recommend this plan?

YES

NO

c) Give reasons for Council's decision in 11b):

**12. PLANNING ADVICE**

a) In the consideration of this proposed development and in the filling out of this questionnaire, has Council had input from professional planning staff, or from a professional planning consultant.

YES

NO

b) What are the recommendations of your professional planning staff/consultant?

**13. CONDITIONS**

a) Should the Minister approve this plan, please list any conditions that Council wishes attached.

**SUBDIVISION AND CONDOMINIUM APPLICATION**

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Municipal Clerk / Planning Board Official

**On behalf of the Township of:**

**Essa**

**Address:**

**5786 County Road 21  
Utopia, Ontario  
L0M 1T0**

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