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Municipal Offices (705)424-9770  
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5786 County Road #21  
Utopia, Ontario  
L0M 1T0

## TOWNSHIP OF ESSA

### SUBDIVISION AND CONDOMINIUM QUESTIONNAIRE

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

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 QUESTIONNAIRES 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)?

	YES	NO
Hydro	_____	_____
Garbage collection	_____	_____
Public transportation	_____	_____
School bus	_____	_____
Municipal water	_____	_____
Municipal sanitary sewers	_____	_____

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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- 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? YES \_\_\_\_\_ NO \_\_\_\_\_

Indicate the status of the application: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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? YES \_\_\_\_\_ NO \_\_\_\_\_

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

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

- c) 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) _____	_____

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**4. SITE CHARACTERISTICS**

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

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

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:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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h) List any noxious uses past and present close to (within 500 metres of) the site. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

i) Please check the soil type(s):  
bare rock \_\_\_\_\_ heavy clay \_\_\_\_\_  
light clay \_\_\_\_\_ loam \_\_\_\_\_  
sandy loam \_\_\_\_\_ sand \_\_\_\_\_  
other (specify) \_\_\_\_\_

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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) 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)?

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*(Please also indicate on the plan.)*

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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 \_\_\_\_\_ or 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	_____	_____
Parks/Recreation	_____	_____
Medical Officer of Health	_____	_____
Local Services Board	_____	_____
Local Roads Board	_____	_____
Other (specify) _____	_____	_____

*If the answer to any of the above is "NO", list reasons and attach a copy of their comments.* \_\_\_\_\_

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**7. PARKLAND**

a) Does your Council wish to use Section 51(5) of the Planning Act and require:

	YES	NO
5% of the land (if residential) be conveyed for park purposes	_____	_____
2% of the land (if commercial or industrial)	_____	_____
Cash-in-lieu	_____	_____

*(Please identify the location on the plan.)*

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- b) Who will maintain these lands? \_\_\_\_\_
- c) Are the lands proposed for park purposes suitable for public use such as parkland or waterfront access? YES \_\_\_\_\_ NO \_\_\_\_\_
- d) If these lands are for water access, what are the proposed uses (eg. parking, picnicking)?  
\_\_\_\_\_
- e) Will the water access serve an area greater than the area of the development?  
YES \_\_\_\_\_ NO \_\_\_\_\_  
Explain: \_\_\_\_\_
- f) Are the lands for park purposes in conformity with a municipal parks plan or policy?  
YES \_\_\_\_\_ NO \_\_\_\_\_  
Explain: \_\_\_\_\_

**8. COUNTY OR REGIONAL ROADS**

- a) Does this plan about a county or regional road? YES \_\_\_\_\_ NO \_\_\_\_\_  
  
*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:* \_\_\_\_\_
- 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. \_\_\_\_\_  
\_\_\_\_\_
- 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.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
*If "NO", explain why this wasn't considered.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?* \_\_\_\_\_

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**11. JUSTIFICATION**

a) Is this plan premature? YES \_\_\_\_\_ NO \_\_\_\_\_ Explain: \_\_\_\_\_

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b) Does Council recommend this plan? YES \_\_\_\_\_ NO \_\_\_\_\_

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

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**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?

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**13. CONDITIONS**

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

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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**