

Preliminary Development Application

The purpose of the Preliminary Development Application is to provide an avenue by which the applicant can obtain a response from the Municipality in regard to a development proposal at minimal cost. **Pre-consultation with Township Planning Staff is recommended.**

1. The application is to be submitted to the Planning Department together with any plan and supporting material deemed necessary by the applicant.
2. Prior to submitting the application to Springwater Planning Committee, the Planning Department will ensure that the application contains all the relevant information.
3. The Planning Department will obtain such municipal department comment as it is felt to be appropriate to assist the Municipality in considering the application.
4. When the application is received by Planning Committee, it shall be reviewed in regard to the Township's Official Plan and Zoning By-law.
5. At the conclusion of Planning Committee's review of the application, Planning Committee will make preliminary comments and, if applicable, will determine what exhibits shall accompany any future applications.
6. The Planning Department, upon receipt of Planning Committee's comments will inform the applicant of the outcome and advise the applicant of what future steps may be taken in regard to the proposal.
7. Every attempt will be made to deal with the application as expeditiously as possible. Preliminary Development Applications could take up to two months to review or, in some instances even longer.

Application Fee

An application fee of \$2,112.00* (non-refundable) is required to accompany this application.

*Fees may be subject to change. For a complete copy of the Fee & Charges By-law please visit the Township's website: www.springwater.ca/fees

Preliminary Development Application Form

Office Use Only	
Application Number:	
Date Received:	
Roll Number:	

1. Applicant Information	Fill In the Area Below
Applicant Name:	
Full Mailing Address:	
Telephone:	
Business Telephone:	
Fax Number:	
Email:	

2. Owner(s) Information (If Different from Above)	Fill In the Area Below
Owner(s) Name:	
Full Mailing Address:	
Telephone:	
Business Telephone:	
Fax Number:	
Email:	

3. Name of Person who is to be contacted about the application (if different than the applicant)	Fill In the Area Below
Name:	
Full Mailing Address:	
Telephone:	
Business Telephone:	
Fax Number:	
Email:	

4. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Mortgagee Information	Fill In the Area Below
Mortgagee:	
Full Mailing Address:	
Business Telephone:	
Email:	

Holder of any other charge or encumbrance	Fill In the Area Below
Names:	

Holder of any other charge or encumbrance	Fill In the Area Below
Full Mailing Address:	
Business Telephone:	
Email:	

5. Location of the subject property:

6. Have you an option to the purchase the subject lands and/or are you acting on behalf of a party who has such an option?

a. If so, what is the expiry date of the option?

b. Have you an Offer to Purchase or Agreement of Sale in respect of the subject lands with the registered owner?

c. What is the expiry date of any Offer or Agreement noted in 6b?

7. What Township, County or Provincial Road would provide access to the proposed development:

8. Existing use of the subject land:

9. Proposed use of the subject land:

10. Existing Zoning:

11. Existing Official Plan Designation:

12. Applicant's reasons for requesting development approval (if insufficient space above, please submit on a separate sheet):

13. To assist the Municipality in its deliberations, the Applicant should provide the following information:

- a. A sketch or survey showing:
 - i. Applicant's/Owner's total landholding in the immediate area;
 - ii. Parcel of land which is the subject of the application to be clearly marked and all dimensions shown;
 - iii. The location, size and use of all existing buildings or structures on the subject lands;
 - iv. Rights-of-way, utilities, natural features;
 - v. The location, size and use of any proposed buildings or structures on the subject lands, including public road accesses, driveways and parking areas.
- b. Any other material that the applicant feels is necessary to support the application

Declaration

I (the Owner/Agent) _____ of the Township of Springwater (or other) _____ of the County of Simcoe (or other) _____ do solemnly declare that all above statements and contained in all of the exhibits submitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing it has the same force and effect as if made under oath and by virtue of the “**Canada Evidence Act**”.

Signature of Owner or Agent

Declared before me at:

The Township of Springwater in the County of Simcoe this _____ day of _____, 20 _____.

Or

Declared before me at: (Insert place and full date)

Commissioner of Oaths

Authorization

Authorization of Owner for Agent to Make the Application

I, _____ am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf, and to provide any of my personal information that will be included in this application or collected during the processing of the application under the **Freedom of Information and Protection of Privacy Act**.

Date

Signature of Owner

Consent

Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, _____ am the owner of the land that is the subject of this consent application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of this application.

Date

Signature of Owner

Signature of Owner