



New Residential, Heritage Residential or Addition Site Plan Control Application

It is the responsibility of the owner or authorized agent to provide complete and accurate information at all times. This form will accompany the ePLAN application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully:

- APPLICATION:** It is the responsibility of the Owner or Authorized Agent to provide complete and accurate information at all times. This Form will not be accepted as a complete application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully.
- FEE:** Please refer to Fee By-law 211-83, as amended. Make all cheques payable to Treasurer, City of Markham. Markham has a \$60,000.00 limit on any credit card payments over this amount must be made by Cheque.
- AUTHORIZATION:** All agents must file on EPLAN as authorized signed by all registered owners when filing on their behalf.
- PLANS:** Refer to the ePLAN submission requirements within this application and the Pre-consultation Checklist.

Revised June 2022



New Residential, Heritage Residential or Addition

Site Plan Control Application

For applying for approval under Section 41(4) of the Planning Act
 For applying for approval under Section 33 of the Ontario heritage Act (individually designated property) or Section 42 of the Act
 (properties within a heritage conservation district), where applicable.

Applicants are required to consult with the planning and urban design department prior to removal or modification of any trees or vegetation on the site. Have you considered development charges?

Please complete all applicable sections of the application form. An incomplete application will be returned to you. The Detailed Application Information Table must be completed and uploaded along with the application into ePLAN.

APPLICATION TYPE (Check one)			
<input type="checkbox"/> New Residential – single, semi-detached unit governed by Heritage District, By-law 262-94 or condition of consent.	<input type="checkbox"/> Residential Additions/Alterations in Heritage Conservation Districts, Study Areas, Designated Buildings		
Is this an Individually Designated Property?	Yes	No	By-Law No.
Is this property located in a Heritage Conservation District?	Yes	No	District Name
Are there previous development applications on subject lands?	Yes	No	Don't Know
If yes, previous file number(s) and date of application(s):			
PROPERTY INFORMATION			
Municipal Address:	Street No.:	Street Name:	Unit Num.:
Registered Plan Number:	Lot/ Block Numbers:		
Roll Number:	Conc. & Lot Number:		
OWNER/ APPLICANT INFORMATION			
PROPERTY OWNER INFORMATION: (check one)		Person(s)	Company
Registered Land Owner:	Surname:	First Name:	Initial:
Name	(if Company)	Company Officer:	
Application Contact:	Surname:	First Name:	Initial: Position:
Address:	Street No.:	Street Name:	Unit Num.:
Municipality:	Province:	Postal Code:	
Telephone:	No.	Fax:	E- Mail:
AGENT, SOLICITOR, OR PLANNING CONSULTANT			
Firm:			
Application Contact:	Surname:	First Name:	Initial: Position:
Address:	Street No.:	Street Name:	Unit Num.:
Municipality:	Province:	Postal Code:	
Telephone:	No.	Fax:	E- Mail:
Legal Name for Use with Agreements:			
Designate to Which All Correspondence Will be Sent			

ACKNOWLEDGEMENT OF PUBLIC INFORMATION

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, and c.P.13. In accordance with Section 1.0.1 of the Act, the City of Markham provides public access to all *Planning Act* applications and supporting documentation submitted to the City. I hereby agree and acknowledge that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Markham making this application and its supporting documentation available to the general public, including copying, posting on the City's website and/or releasing a copy of the application and any of its supporting documentation to any third party upon their request, and as part of a standard distribution of copies of such documentation I consent to the City releasing copies of any of the documentation to additional persons, including but not limited to Members of Council and ratepayers associations.

OWNER'S AUTHORIZATION

If an agent is used, the owner must complete this section. If there is more than one owner, a separate authorization from each individual or corporation is required. Attach an additional page or pages in the same format as this authorization if necessary.

I, _____ being the registered owner of the subject

lands, hereby authorize (*print name of agent*),

to submit the above application to the City of Markham for approval thereof.

Signature:

Date:

Printed Name of Signatory:

Title:

APPLICATION DECLARATION

I, (*name*) _____ of the (*municipality*) _____

in the (*region*) _____ solemnly declare that I am (*choose one of following*)

the Owner

the agent of the owner

an officer of the owner

an officer /employee of the agent of the owner,

and that all the statements contained within this application are true.

DETAILED APPLICATION INFORMATION TABLE (METRIC)

Description of Project/ Application:

Targeted Start Date of Construction:

SITE STATISTICS (All Sections Must Be Completed)	PROPOSED (as per application)	EXISTING (if applicable)
Lot Area (hectares)		
Lot Coverage (as a percentage)		
Size of detached garage		
Area of Addition (square metres)		
Bldg. Gross Floor Area (square metres)		

SITE SERVICING (check applicable)

- | | | |
|------------------------------------------|-----------------------------------------|------------------------------------------|
| <input type="checkbox"/> Municipal Water | <input type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> Private Septic |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Storm Sewer | <input type="checkbox"/> Communal Septic |

SUBMISSION REQUIREMENTS

- New Heritage Residential or Addition
 - Pre-Consultation checklist
 - 1 Copy of the Site Plan
 - 1 Reduction of the Site Plan (8.5" x 11")
 - 1 Copy of the Building Elevations
 - 1 Reduction of the Building Elevations (8.5" x 11")
 - 1 Legal Survey of the Property
 - 1 Copy of Tree Preservation Plan
 - 1 Copy of Site Servicing Plan
 - 1 Copy of Site Grading Plan
 - Application form
 - Applicable Planning Fee

Notes:

- Please refer to drawing requirements on page 5, and ePLAN Site Plan Control .
- Regard should be given to "Joint Municipal Guidelines for Accessibility" – available at the Development Services Counter.
- All reductions should be 8.5" x 11". If the reductions are not legible at this size, 11" x 17" reductions will be accepted.
- The 'Site Statistics' table must be completed. Applications that state: "See Drawings" will not be accepted.
- The owner and/or applicant must retain a Professional Engineer who holds a Certificate of Authorization from the P.E.O. for Municipal Engineering applications, Ontario Land Surveyor or Landscape Architect to prepare the design of grading and site servicing plans, municipal service connection designs, and storm water management reports which are to be submitted to the Director of Engineering for his approval, at building permit stage.
- Colour renderings of site plans and drawings will be required at all public meetings.
 - If you have any questions regarding this application form, contact Development Client Services at: 905.475.4861 or at dsc@markham.ca.

Site Plan and Elevation Drawing Requirements:

- Key Map: Indicating the location of the subject property and the local vicinity.

A Table of Statistics that indicate the following information:

- Total lot area of the subject property.
- Gross Floor Area (GFA) of the proposed building.
- Net Floor Area of the proposed building.
- The Floor Area Ratio (FAR) shown as a percentage of the total lot area.
- Lot Coverage shown as a percentage of the total lot area.
- The front, rear and, side setbacks of the proposed building, both provided and as required by the applicable Zoning By-Law, and the distance between existing and proposed buildings.
- The landscaped area shown as a total area and percentage of the total area of the lot.

The Site Plan must include:

- The location of all existing trees and proposed landscaping details.
- The location and dimensions of all existing and proposed buildings.

Elevations must show:

- The height and width of all proposed buildings.
- The details of all four sides of the proposed building(s), including the type and colour of materials to be used.

DEFINITIONS:

FLOOR AREA: means the total area of all floors in a building, measured between the exterior faces of the exterior walls of the building at each floor level.

FLOOR AREA, GROSS: means the aggregate of the floor areas of a building above or below the established grade, but excluding car parking areas within the building that are below established grade.

FLOOR AREA, NET: means the aggregate of the floor areas of a building above or below established grade, but excluding car parking areas within the building stairways, elevator shafts, service/mechanical rooms and penthouses, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.



TREE PRESERVATION PLAN REQUIREMENTS

- A tree preservation plan will be required at the time of submission of an application for site plan approval or subdivision approval. This plan should describe the existing vegetation with all proposed development superimposed thereon, including all existing and proposed site grading. The existing vegetation should be described as follows:
 - Designation of species types
 - Location of all trees and shrubs on the development site
 - Existing and proposed elevations at the base of trees to be preserved
 - Size, general health and quality of this vegetation
 - An opinion as the retention value considering future development
- The plan will be prepared by a qualified Landscape Architect in good standing with the O.A.L.A., in conjunction with a qualified arborist who will prepared the vegetation analysis.
- The plan should indicate all existing vegetation within 3m of adjacent lands.
- Provide a Key Map
- If there is no existing vegetation on the proposed development site, a statement to that effect must be made on the draft plan.
- **SPECIFICATIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING TREES**
- All existing trees which are to remain shall be fully protected with fencing erected beyond the “drip line”. Groups of trees and other existing plantings to be protected, shall be done in a like manner with fencing around the entire clump(s). Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.
- This work shall be completed, to the satisfaction of the Commissioner of Development Services, prior to the issuance of Building Permits for the site development.
- No rigging cables shall be wrapped around or installed in trees; and surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
- The developer or his agent shall take every precaution necessary to prevent damage to trees or shrubs to be retained.
- Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully and exposed wood treated with an approved tree wound dressing.
- Where root systems of protected trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed nearly and the area back filled with appropriate material to prevent desiccation.
- Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the tree.
- Trees to be preserved that have died or have been damaged beyond repair, shall be replaced by the developer at his own expense with trees of a size and species as approved by the Commissioner of Development Services
- If grades around trees to be preserved are likely to change, the developer shall be required to take such precaution as dry welling and root feeding to the satisfaction of the Commissioner of Development Services.