



THE MUNICIPALITY OF  
**LAMBTON SHORES**

Administration Office - 7883 Amtelecom Parkway, Forest, ON N0N 1J0  
T: 519-786-2335 / 1-877-786-2335 F: 519-786-2135

**THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES  
SUBDIVISION / CONDOMINIUM APPLICATION FORM**

All sections in this form marked with \* must be completed before the application will be accepted. Failure to complete the entire application however may result in delays in processing and in obtaining a decision.

**TYPE OF APPLICATION:**



Subdivision



Condominium

**APPLICANT INFORMATION**

All communications will be directed to the Prime Contact only. Please indicate who this will be.

Primary Contact: Sifton Properties Limited c/o Lindsay Clark

\* Registered Owner(s): Reflection Shores Developments & Sifton Properties Limited c/o Lindsay Clark

Address: 1295 Riverbend Road, London, ON

Telephone Number: 519-434-1000

Fax Number: 519-434-1009

Are the subsurface rights owned by the same owner?

Yes



No



If NO, indicate who owns the subsurface rights: \_\_\_\_\_

\* Applicant (Agent): Lindsay Clark, Project Manager, Planning & Development

Address: 1295 Riverbend Road, London, ON

Telephone Number: 519-434-1000

Fax Number: 519-434-1009

Solicitor(s): Lerners LLP

Address: 88 Dufferin Ave, London - Ontario - N6A 1K4

Telephone Number: 519-640-6365

Fax Number: 519-932-3365

Planning Consultant(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Surveyor(s): AGM

Address: 3514 White Oak Rd, London, ON N6E 2Z9

Telephone Number: 519-685-5300

Fax Number: 519-685-5303

Engineer(s): Ron Antuma

Address: 519 Sparky's Lane, Woodstock ON N4S 0B8

Telephone Number: 519-535-9458

Fax Number: \_\_\_\_\_

**Description of the Subject Property:**

Local Municipality: Lambton Shores

Lot(s) Part Lots 75 & 76

Concessions West of Lake Road

Lot(s)/ Block(s) \_\_\_\_\_

Reg. Plan No. \_\_\_\_\_

Part(s) \_\_\_\_\_

Ref. Plan No. \_\_\_\_\_

Are there any easements or restrictive covenants affecting the subject lands? Yes ☐ No ☒

If yes, please attach a copy of any deeds or documents and describe the nature and effect of the easement below:

**\*PROPOSED LAND USES**

| Number of Residential Units | Number of Lots or Blocks (as shown on the Plan) | Area in Hectares | Density (Specify Units per Hectare) | Number of Parking Spaces |
|-----------------------------|-------------------------------------------------|------------------|-------------------------------------|--------------------------|
|-----------------------------|-------------------------------------------------|------------------|-------------------------------------|--------------------------|

**RESIDENTIAL**

|                                                                          |  |  |  |  |
|--------------------------------------------------------------------------|--|--|--|--|
| Detached Dwellings                                                       |  |  |  |  |
| Semi-detached dwellings                                                  |  |  |  |  |
| Row/Townhouses (Multiple Attached)                                       |  |  |  |  |
| Residential Apartments<br>-less than two bedrooms<br>-2 bedrooms or more |  |  |  |  |
| Other (Specify)                                                          |  |  |  |  |

REFER TO LAND USE  
SCHEDULE ON DRAFT  
PLAN OF SUBDIVISION

**NON-RESIDENTIAL**

|                             |  |  |  |  |
|-----------------------------|--|--|--|--|
| Neighborhood Commercial     |  |  |  |  |
| Other Commercial            |  |  |  |  |
| Industrial                  |  |  |  |  |
| Local and Community Park    |  |  |  |  |
| Open Space and Hazard Lands |  |  |  |  |
| Institutional (Specify)     |  |  |  |  |
| Road Allowances             |  |  |  |  |
| Other (Specify)             |  |  |  |  |
| TOTAL                       |  |  |  |  |

Describe use if Other Residential, Institutional or Other Non-Residential:

**ADDITIONAL INFORMATION REQUIRED FOR CONDOMINIUM APPLICATIONS****NEW BUILDINGS**

- \* Has the local municipality approved a site plan? YES ☐ NO ☐
- \* Has a site plan agreement been entered into? YES ☐ NO ☐
- \* Has a building permit been issued? YES ☐ NO ☐
- \* Is the proposed development under construction? YES ☐ NO ☐
- \* If construction has been completed, please indicate date of completion \_\_\_\_\_

**EXISTING BUILDINGS**

- \* Is this a proposal to convert an existing building containing residential rental units?  
YES ☐ NO ☐
- \* If yes, indicate date of construction \_\_\_\_ and the number of units to be converted \_\_\_\_\_
- Does this proposal comply with the Rental Housing Protection Act?  
YES ☐ NO ☐

If the subject building does contain residential units, an application to convert existing rental units to condominium units must be made through the local municipality pursuant to the Rental Housing Protection Act.

**SERVICING INFORMATION****\*WATER SUPPLY AND SEWAGE**

|                                                                                      | Yes | No | Indicate Studies or Reports | Attached |
|--------------------------------------------------------------------------------------|-----|----|-----------------------------|----------|
| Municipal Sanitary Sewers?                                                           |     |    |                             |          |
| Municipal piped water?                                                               | X   |    |                             |          |
| Wells and/or septic for a residential subdivision with five or fewer lots / units?   |     | X  |                             |          |
| Wells and/or septic for a residential subdivision with six or more lots / units?     |     | X  |                             |          |
| Communal wells and/or communal sanitary sewage system for a residential subdivision? |     | X  |                             |          |

**\*STORM DRAINAGE**

|                   |   |  |  |  |
|-------------------|---|--|--|--|
| Storm sewers      | X |  |  |  |
| Ditches or swales |   |  |  |  |
| Other (Specify)   |   |  |  |  |

**\*ROADS AND ACCESS**

|                                                                                                               |  |  |                       |  |
|---------------------------------------------------------------------------------------------------------------|--|--|-----------------------|--|
| Provincial <input type="checkbox"/> County <input type="checkbox"/> Local <input checked="" type="checkbox"/> |  |  |                       |  |
| Private Road                                                                                                  |  |  | Not Usually Permitted |  |
| Other                                                                                                         |  |  |                       |  |

**THE ENVIRONMENTAL PROTECTION ACT**

Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Protection Act?

YES ☐ NO ☒

If YES, should the notice of public meeting for this application state that the public meeting will address the requirements of both the Planning Act and the Environmental Protection Act?

YES ☐ NO ☒

## HOUSING INFORMATION

| Housing Type            | Number of Units | Lot or Unit Size | Number of Bedrooms | Tenure (a) | Specialized Housing (b) |
|-------------------------|-----------------|------------------|--------------------|------------|-------------------------|
| Detached Dwellings      |                 |                  |                    |            |                         |
| Semi-Detached Dwellings |                 |                  |                    |            |                         |
| Multiple Attached       |                 |                  |                    |            |                         |
| Apartment Block(s)      |                 |                  |                    |            |                         |
| Other Types (Specify)   |                 |                  |                    |            |                         |

Notes: (a) Tenure refers to the type of ownership (freehold / condominium / cooperation) , market rental assisted rental, non-profit or other  
(b) Specialized Housing refers to housing for groups such as senior citizens or the disabled

Does the host municipality have a current Municipal Housing Statement? YES ☐ NO ☒

## LAND USES ON THE SITE AND SURROUNDING AREA

Provide the location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest:

\_\_\_\_\_

\_\_\_\_\_

What is the current use of the subject lands?

Agricultural

What were the previous uses of the subject lands if known?

Agricultural

Has there been a past industrial or commercial use of the site or adjacent land?

YES ☐ NO ☒ Unknown ☐

If YES, indicate the last year of use: \_\_\_\_\_

Indicate type of use: \_\_\_\_\_

Has fill been placed on the site?

YES ☐ NO ☒ Unknown ☐

Is there reason to believe that the site may have been contaminated by any former uses either on or adjacent to the site? (Such uses might have included gas stations, landfill sites or storage of hazardous materials.)

YES ☐ NO ☒ Unknown ☐

If YES, an environmental investigation of the site, all former uses of the site and if appropriate, the adjacent site must be undertaken to the satisfaction of the Municipality.

If NO, what is the basis of this determination? \_\_\_\_\_

## STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT

\*Has the land ever been the subject of a previous application for approval of a plan of subdivision or consent?

YES ☐ NO ☒ Unknown ☐

\*If YES, please indicate the file number of the previous application and its status: \_\_\_\_\_

\*What is the land use designation of the site in the local Official Plan? \_\_\_\_\_

Does the proposal conform with the existing: County Official Plan? YES ☐ NO ☒  
Local Official Plan? YES ☐ NO ☒

\*If the proposal does not conform to the municipality's Official Plan, has an application for an amendment been made?

YES ☒ NO ☐

\*If YES, indicate the application file number and its status: \_\_\_\_\_

If NO, the application for subdivision / condominium approval may be premature.

What is the current zoning on the subject lands? \_\_\_\_\_

Does the proposal conform to the uses permitted under the local municipal Zoning By-law?

YES ☐ NO ☒

\*If the proposal does not conform to the local Zoning By-law, has an application for an amendment been made?

YES ☒ NO ☐

\*If YES, indicate the application file number and its status: \_\_\_\_\_

\*Is the land the subject any other applications for consent, minor variance or site plan control?

YES ☐ NO ☒

\*If YES, indicate the application file number and its status: \_\_\_\_\_

#### **PROVINCIAL POLICY STATEMENT (PPS)**

An outline of the PPS is provided in the table below. Decision making authorities "shall have regard to" the PPS in making decisions on all applications. Please indicate below which if any features or development circumstances apply (**Please be specific**). Where applicable, information addressing PPS conformity must be provided below. Please indicate the report / study title as well as page numbers for each issue.

| General PPS Policy Section                  | Determine any potential PPS issues and indicate below which PPS sub-section applies and the feature or circumstance involved. | Where has the issue been addressed?<br>Report / Study Title | Page  |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------|
| Developing Strong Communities               | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 16-18 |
| Housing                                     | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 18    |
| Infrastructure                              | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 19    |
| Agricultural Policies                       | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 22    |
| Mineral Resources                           | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 22    |
| Natural Heritage                            | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 21    |
| Water Quality & Quantity                    | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 22    |
| Cultural Heritage & Archeological Resources | No Concerns Anticipated                                                                                                       | Planning Justification Report                               | 22    |

|                    |                         |                               |    |
|--------------------|-------------------------|-------------------------------|----|
| Natural Hazards    | No Concerns Anticipated | Planning Justification Report | 23 |
| Human-made Hazards | No Concerns Anticipated | Planning Justification Report | 23 |

**\*OWNER'S DELEGATION OF AN AGENT**

The registered owner(s) or if a corporation, person(s) with signing authority, must complete the following:

I, We See Attached being the  
(name(s) of owner, individual or company)

registered owner(s) of the subject lands authorize \_\_\_\_\_  
(name of agent)

to prepare this application on my (our) behalf.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

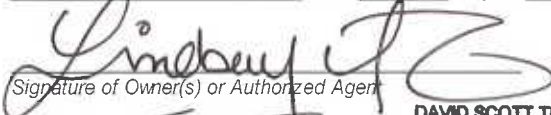
NOTE: If the owner is an incorporated company, the company seal must be applied. If there is no company seal, a statement of authority to bind is required.

**\*DECLARATION**

This must be signed in the presence of a Commissioner.

I / We Lindsay Clark of the City of London  
County / Region of Middlesex, solemnly declare that all the information contained in this application is true and I / We 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 Canada Evidence Act.

DECLARED before me at the City of London in the County / Region of  
Middlesex this 10 day of June, 20 22

  
Signature of Owner(s) or Authorized Agent

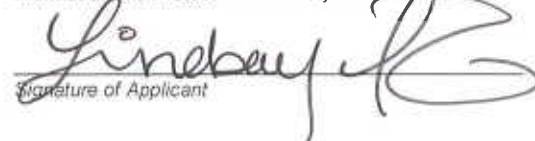
  
Signature of Commissioner

DAVID SCOTT THOMSON, a Commissioner, etc.,  
Province of Ontario, for Sifton Properties Limited  
and its subsidiaries, associated companies, and  
affiliates. Expires July 31, 2022.

**\*APPLICANT'S CONSENT FOR RELEASE OF INFORMATION**

In accordance with provisions of the Planning Act, it is required that the application and all supporting documentation be available for public viewing.

Therefore, in accordance with the above, I / We Lindsay Clark the applicant(s), hereby acknowledge that the information contained in this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will be available to the general public in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act.

  
Signature of Applicant

June 10, 2022

\_\_\_\_\_  
Date