



Development Application Form



**SECTION 1 TO BE COMPLETED BY DEVELOPMENT PROPONENT and SUBMITTED TO HFN
 LANDS DEPARTMENT**

***Note: Additional documentation will be required to be submitted with this Form by the
 Proponent**

Date of Application: _____ <div style="text-align: center; font-size: small;">(Month/Day/Year)</div>	Application Number: <div style="text-align: center; font-size: small;">(HFN TO COMPLETE)</div>
First and Last Name of Development Proponent:	
Phone number of Development Proponent:	
Email address of Development Proponent:	
Mailing address of Development Proponent:	

The following checklist identifies mandatory information to be provided by the development proponent. Unless otherwise indicated, 1 copy of each document is required.

Is a Preliminary Site Plan attached? (showing the siting of the proposed development and all improvements) <input type="checkbox"/> Yes <input type="checkbox"/> No (Attach 4 copies)
Is a Legal Survey attached? (this is required for every development proposal to ensure that all property lines are consistent with the most up to date HFN legal survey) <input type="checkbox"/> Yes <input type="checkbox"/> No
Is a Detailed Site Plan attached? (including any elevations, cross-sections or detail drawings that are relevant) <input type="checkbox"/> Yes <input type="checkbox"/> No (Attach 4 copies)
Is a First Nations Lands Registry search that is less than 30 days old attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is an Environmental Site Assessment prepared by a certified professional attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is an Archeological Overview prepared by a certified professional attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is proof of Lawful Possession or Occupation attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is a Geotechnical Investigation attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a Stormwater Management Plan attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Are Engineered Drawings prepared by a certified professional attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is a Subdivision and Development Servicing Form attached: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Is an Environmental Project Description Form attached? <input type="checkbox"/> Yes <input type="checkbox"/> No



Community Communications/Engagement Strategy

<p>Will community communications and engagement be necessary for this application?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If no, why not? _____ <input type="checkbox"/> Not applicable</p>
<p>If yes, how will the Development Proponent engage the community regarding the proposed development?</p> <p>Please provide details below regarding:</p> <ul style="list-style-type: none">- what type of communication will be carried out by the Development Proponent (e.g. meetings, public notices and such)- when the communications/engagement will occur- who will be engaged
<p>Is information regarding the communication and engagement included above?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If no, why not? _____ <input type="checkbox"/> Not applicable</p>



Land Use

**Refer to the Hiawatha Land Use Plan Map*

	Current Land Use Check Box	Proposed Land Use Check Box
Agriculture (AG)	<input type="checkbox"/>	<input type="checkbox"/>
Commercial (COM)	<input type="checkbox"/>	<input type="checkbox"/>
Community Use (CU)	<input type="checkbox"/>	<input type="checkbox"/>
Cultural (CL)	<input type="checkbox"/>	<input type="checkbox"/>
Future Development (FD)	<input type="checkbox"/>	<input type="checkbox"/>
Natural Areas (NA)	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation (PR)	<input type="checkbox"/>	<input type="checkbox"/>
Public Utility (PU)	<input type="checkbox"/>	<input type="checkbox"/>
Residential (R)	<input type="checkbox"/>	<input type="checkbox"/>
Residential – Commercial (RC)	<input type="checkbox"/>	<input type="checkbox"/>

Describe the proposed land use:

Describe the existing land use:

Will a Land Use Plan Amendment be required?

Yes

No



If yes, fill in Land Use Plan Amendment Application Form.

Subdivision

Will the property be subdivided as part of the development? (This includes is the process of adjusting or realigning an existing property line, creating several properties from one or more existing properties, consolidation of properties, or creating strata type subdivision from one or more existing properties).	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed number of lots:	Current number of lots:

Servicing

Will the property require servicing as part of the development? (This means infrastructure required to support a development and includes but is not limited to: roads, pedestrian facilities, water systems, sanitary systems, drainage, flood protection, electrical power, communications, lighting, and other infrastructure to support the development).
<input type="checkbox"/> Yes <input type="checkbox"/> No
What are the water servicing needs (i.e. domestic, fire protection, irrigation, etc.)?
How will water services be provided (i.e. existing community system, new well, trucked water, etc.)?
How will sanitary sewer services be provided (i.e. existing community system, on-site septic system, holding tank, etc.)?



How will drainage impacts be managed (i.e. offsite discharge, on-site stormwater management, etc.)?
What are the road and site access requirements (i.e. vehicular, pedestrian, etc.)?
Will site fill be required? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, explain where fill is coming from and what measures are being taken to ensure it is clean fill?

Topography and Flood Conditions

Does the site have the following characteristics? Please check those that apply:
<input type="checkbox"/> Flat <input type="checkbox"/> Gradually Sloped <input type="checkbox"/> Gently Sloped
<input type="checkbox"/> Steeply Sloped <input type="checkbox"/> Hills <input type="checkbox"/> Rolling Hills
<input type="checkbox"/> Plateau <input type="checkbox"/> Flood Plain <input type="checkbox"/> Wetland
What are the dominant soil type(s)? Please check those that apply:
<input type="checkbox"/> Unknown <input type="checkbox"/> Clay <input type="checkbox"/> Gravel
<input type="checkbox"/> Loam <input type="checkbox"/> Sand <input type="checkbox"/> Silt

Flood Conditions
Are there potential risks such as flood erosion, debris flows, etc. to the proposed development?
<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please indicate these risks and how these risks will be avoided and/or mitigated



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Geotechnical and Geohazard Assessment

Are there geotechnical or geohazard considerations that impact the proposed development? <div style="text-align: center; margin-top: 10px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div>
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If yes, please explain what they are and how they will be avoided/mitigated

Does the subsurface and/or groundwater conditions pose constraints on the proposed development and associated servicing? <div style="text-align: center; margin-top: 10px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div>
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If yes, please explain what they are and how they will be avoided/mitigated

Lease Considerations Not applicable

Anticipated staging and implementation time frame:	
Proposed duration of construction:	
Proposed duration of total Lease:	
Preferred Lease structure:	
Does a Lease exist? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, what is the existing term	



What are the existing land use terms in the lease? (if applicable)
Is a Business Plan outlining the proposed commercial use included (if applicable): <input type="checkbox"/> Yes <input type="checkbox"/> No

Certificate of Possession Not applicable

If the proposed development will be located on Certificate of Possession land, is the proposed development going to be carried out by the current Certificate of Possession holder (i.e. CP Holder)? <input type="checkbox"/> Yes <input type="checkbox"/> No
If No, a letter of approval to proceed with development must be provided and signed by the Certificate of Possession holder granting permission for the Development Proponent to make application for development and/or amendment/variance processes. (Attach original letter to this application.)
Has a letter of approval from the Certificate of Possession holder been provided? <input type="checkbox"/> Yes <input type="checkbox"/> No

The information requested in this Development Application Form is for information purposes only. It is the responsibility of the Development Proponent to ensure that all required studies, investigations, and assessments are undertaken, included the costs for such work.

This Development Application Form is not exhaustive and therefore, reference should still be made to the Land Use Plan, and other applicable laws, policies, and regulations to ensure any development is in compliance with those documents.

Submitted by:

Development Proponent (Print First and Last Name)

Signature

Signed on this _____ of _____ , _____
(Day) (Month) (Year)

Hiawatha First Nation
431 Hiawatha Line Tel: (705) 295-4421
Hiawatha, Ontario, K9J 0E6 Email:landsassistant@hiawathafn.ca

DEVELOPMENT APPLICATION FORM





SECTION 2 (TO BE COMPLETED BY LANDS MANAGER)

Summary

There are other forms/applications that may need to be completed as part of this development approval process. See below.

Environmental Project Description Form (this is required for ALL development applications)

An Environmental Project Description Form prepared by a qualified environmental professional is required for the Site Plan Package.

Has the Development Proponent agreed to engage a qualified environmental professional to complete the Environmental Project Description Form and the Phase I Environmental Site Assessment?

Yes No

Land Use Plan and Zoning Law Considerations

Is a Land Use Plan Amendment required? Yes No

If yes, the Development Proponent must submit a Land Use Amendment Application Form

Subdivision and Development Servicing Application

Is a Subdivision and Development Servicing Application Form required?*

Yes No Attach 4 copies

If no, why not?

*Note: If the application is simply for a small development with no impact to the community (such as a shed or other such development) AND the proposed development confirms to all applicable regulations and bylaws, the Lands Manager may not require the completion of a Subdivision and Development Servicing Application Form.



Additional notes/recommendations regarding this application

Received by:

Lands Manager (Print Name)

Signature

Signed on this _____ of _____ , _____
(Day) (Month) (Year)