



Date Received: _____

Date file deemed complete & Fee Received: _____

File Name/No. _____

Roll No. _____

**APPLICATION FOR AMENDMENT TO
ZONING BY-LAW #2010-65
(Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended)**

Township of Otonabee-South Monaghan in the County of Peterborough

1. Name of Applicant:

2. Name of Agent: (if the applicant is an agent authorized by the owner)

3. Address:

4. Address:

5. Telephone: _____

6. Telephone: _____

7 Fax: _____

8. Fax: _____

9. Email: _____

10. Email: _____

11. If known, the name(s) and address(es) of holder(s) of any mortgages, charges or other encumbrance(s) in respect of the subject land: _____

12. **Legal Description** of the subject land (municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number):

13. **Dimensions of Subject Land** (in Metric Units):

Frontage: _____ Depth: _____ Area: _____

14. **Official Plan** – current designation of the subject land: _____

15. **Explain how the application conforms to the Official Plan:**

16. **Zoning** – current zoning of the subject land: _____

17. **Rezoning** – Nature and extent of rezoning requested:

18. **Rezoning** – Reason why rezoning is requested:

19. **Are there minimum and maximum density requirements on the property:** Yes or No _____
If yes, what are they and are they being met? _____

20. **Are there Minimum and maximum height requirements on the property:** Yes or No _____
If yes, what are they and are they being met? _____

21. **Does this application propose to implement or alter a boundary of an area of settlement?**
Yes or No _____
If yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter. _____

22. **Does this application propose to remove land from an area of employment?**
Yes or No _____
If yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter. _____

23. **Is the subject land in an area where zoning conditions may apply?** Yes or No _____
If yes, please explain how the application conforms to the Official Plan policies relating to zoning with conditions. _____

24. **Access** – to the subject land will be by:

_____ Municipal Road – year round	_____ Private Road
_____ County Road	_____ Right-of-way
_____ Provincial Highway	_____ Water
_____ Other public road (specify): _____	

25. **Water Access** – where access to the subject land is only by water:

Docking facilities (specify) _____	Parking facilities (specify) _____
Distance from subject land _____	Distance from subject land _____
Distance from nearest public road _____	Distance from nearest public road _____

26. **Existing Uses** of subject land: _____

27. **Length of time** the existing uses of the subject land have continued: _____

28. If known, **the date the subject land was acquired by current owner:** _____

29. Existing Buildings – Structures – Where there are any buildings on the subject land, provide a sketch and indicate for each (In Metric Units):

Please be aware that an up-to-date location survey will be required for most applications

Type: _____ Front lot line setback: _____ Height in metres: _____
If known, Rear lot line setback: _____ Total Floor area: _____
Date constructed: _____ Side lot line setback: _____ Ground Floor area: _____
Side lot line setback: _____

Type: _____ Front lot line setback: _____ Height in metres: _____
If known, Rear lot line setback: _____ Total Floor Area: _____
Date constructed: _____ Side lot line setback: _____ Ground Floor area: _____
Side lot line setback: _____

30. Proposed uses of the subject land: _____

31. Proposed Buildings – Structures – where any buildings or structures are proposed to be built on the subject land, indicate for each (In Metric Units):

Type: _____ Front lot line setback: _____ Height in metres: _____
Rear lot line setback: _____ Total floor area: _____
Side lot line setback: _____ Ground floor area: _____
Side lot line setback: _____

Type: _____ Front lot line setback: _____ Height in metres: _____
Rear lot line setback: _____ Total floor area: _____
Side lot line setback: _____ Ground floor area: _____
Side lot line setback: _____

32. Water is provided to the subject land by:

- _____ Privately-owned/operated individual well
- _____ Publicly-owned/operated piped water system
- _____ Privately-owned/operated communal well
- _____ Lake or other water body

Other (specify): _____

33. Sewage Disposal is provided to the subject land by:

- _____ Privately-owned/operated individual septic system
- _____ Publicly-owned/operated sanitary sewage system
- _____ Privately-owned/operated communal septic system
- _____ Privy

Other (specify): _____

34. Does the application permit development on **Privately-owned/operated individual or communal septic systems** and more than 4500 Litres of effluent would be produced per day as a result of the development being completed? _____ (This is usually anything above or beyond a regular single family dwelling)

If yes, the following are required:

- a) A servicing options report and
- b) A hydrogeological report

Date Received: _____

Date Received: _____

35. **Storm Drainage** is provided to the subject land by:

_____ Sewers

_____ Ditches

_____ Swales

Other (specify) _____

36. **Other Applications** – If known, indicate if the subject land has ever been the subject of an application under the **Planning Act** (specific sections shown below) for:

___ Approval of a plan of subdivision (under section 51) File # _____ Status _____

___ Consent (Severance) (under section 53) File # _____ Status _____

___ Previous rezoning application (under section 34) File # _____ Status _____

___ Minor Variance (under section 45) File # _____ Status _____

___ Minister's Zoning Order Ontario Regulation # _____

37. **Is this application consistent with the Provincial Policy Statement:** _____

38. **Is the subject land within an area of land designated under any provincial plan or plans** (e.g. Growth Plan for the Greater Golden Horseshoe).

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

39. Is the subject land located in a Source Water Protection Area? Yes or No _____

If yes, Keene Heights Municipal Well or Crystal Springs/Elgeti Municipal Well

If unsure, please refer to Source Water Protection Maps attached (Pages 9 & 1032)

40. What is the proposed public consultation strategy for this application? **Check all that Apply:**

Personal contact with adjacent land owners Public Notice and Meeting as per Planning Act

Public Open House hosted by Applicant Other (Please specify) _____

AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby, authorize _____
to be the applicant in the submission of this application.

Signature of owner

Date

SITE VISIT

I, _____, hereby authorize the members of the Township of Otonabee-South
Monaghan Council or their agent(s)/representative(s) to attend at the property subject to this Application
located at *[Insert address]* _____.

Signature of applicant

Signature of Witness

This application must be accompanied by an application fee plus a deposit for legal/planning fees) in cash or cheque made payable to the Township of Otonabee-South Monaghan. **Applicant must pre-consult with Township** to determine whether application is Minor/Technical, Intermediate or Major in nature which will determine the fee structure for the application. A separate cheque will be required for Otonabee Region Conservation Authority. You must preconsult with ORCA to determine the fee required. Both Cheques are payable to Township of Otonabee-South Monaghan and OSM will remit the fee to ORCA.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

DECLARATION OF APPLICANT

I, _____ of the _____ of
_____ in the _____ of _____

solemnly declare that:

All the statements contained in this application and provided by me are accurate and true
and I 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.

DECLARED before me at the _____
of _____
in the _____ of _____
this _____ day of _____, 201__ .

Signature of commissioner, etc.

Signature of applicant

FEE STRUCTURE

Applicant must preconsult with Township to determine complexity of the application and the associated fee structure.

Application	Application Fee	Deposit
Minor/Technical Amendment	\$1000	\$500
Intermediate Amendment	\$1500	\$2500
Major Amendment	\$2500	\$5000

Township of Otonabee-South Monaghan

Planning Application Costs Acknowledgement Form

I, _____

do hereby acknowledge and agree that the required payment that is submitted with this application for a Zoning By-law Amendment, as being an application fee only, will be used to defray the municipal costs of processing this application;

do also hereby acknowledge that upon preconsultation, the Township will determine whether the application is Minor/Technical, Intermediate or Major in nature which will determine the fee structure of the application;

do also hereby acknowledge and agree to assume all costs incurred by the Township of Otonabee-South Monaghan associated with the processing of this application, over and above the required deposit included with this application, said external costs including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, which are in addition to the municipal costs associated with the application fee above; and

do also hereby acknowledge and agree to assume all costs including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, incurred by the Township of Otonabee-South Monaghan associated with any Appeal to the Ontario Municipal Board with respect to this application by a person other than the Applicant.

Dated this _____ day of _____, 201__.

Signature of Owner(s) or Agent if applicant

Sketch Requirements

It will be necessary to submit an accurate sketch or survey at the time of the filing of this application.

Minimum requirements will be a sketch showing the following (in metric units):

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it and
 - ii) in the applicant's opinion, may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

Notes:

Sketches should be drawn to scale, and the scale shall be indicated on the sketch.

Definitions:

Floor Area, Ground means the floor area of the first storey of a building, measured between the exterior faces of the exterior walls of such storey, but excluding in the case of a dwelling, any private garage, carport, porch, veranda, sunroom (unless such sunroom is habitable at all seasons of the year), and any finished or unfinished basement.

Floor Area, Total means the total floor area of all storeys of a building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, or the centre lines of partitions where applicable, but excludes any finished or unfinished basement.

Areas of settlement means an area of land designated in an Official Plan for urban uses including urban areas, urban policy areas, towns, villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres, or future urban use areas.

Areas of employment means an area of land designated in an Official Plan for clusters of business and economic uses including without limitation, manufacturing uses, warehousing uses, office uses, and associated retail and ancillary facilities.



