





**6. MORTGAGEES, RESTRICTIONS, COVENANTS, ETC.**

(a) If known, the names and addresses of all mortgagees, holders of charges or other encumbrancers with respect to the subject lands:

Name: (Please Print) \_\_\_\_\_

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

Postal Code: \_\_\_\_\_

Name: (Please Print) \_\_\_\_\_

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

Postal Code: \_\_\_\_\_

NOTE: If more space is required, attach a separate sheet hereto.

(b) Are there any easements, rights-of-way, restrictions, or other covenants applicable to the subject lands?      Yes              No              If "Yes", describe what they are.

\_\_\_\_\_  
\_\_\_\_\_

(c) Is there an approved Site Plan and/or a Site Plan Agreement in effect on any portion of the subject lands?              Yes              No

If yes, has an amendment to the Site Plan and/or Agreement been applied for?

Yes              No

**7. LOCATION OF THE LANDS SUBJECT TO THIS APPLICATION (SUBJECT LANDS)**

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

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Reg. Plan: \_\_\_\_\_; Part(s): \_\_\_\_\_ Ref. Plan: \_\_\_\_\_

Lot(s): \_\_\_\_\_ Concession: \_\_\_\_\_ Former Municipality: \_\_\_\_\_

If known, Assessment Roll No: \_\_\_\_\_

**8. DIMENSIONS OF THE SUBJECT LANDS**

Lot Frontage: \_\_\_\_\_ Metres              Lot Depth: \_\_\_\_\_ Metres

Lot Area: \_\_\_\_\_ Square Metres

**9. LAND USES**

(a) Existing uses of the subject lands \_\_\_\_\_

(b) Are there any buildings or structures on the subject lands?      Yes              No

If 'Yes', for each building or structure, describe the type of building or structure, the setbacks, the height of the building or structure and the dimensions or floor area of the building or structure.

(The above information can be shown on a separate map)

(c) The proposed uses of the subject lands \_\_\_\_\_

(d) Are any buildings or structures proposed to be built on the subject lands?

Yes              No

If 'Yes', for each building or structure describe the type of building or structure, the setbacks, the height of the building or structure and the dimensions or floor area of the building or structure.

(The above information can be shown on a separate map)

(e) If known, the date the subject lands were acquired by the current owner: \_\_\_\_\_

(f) If known, the date the existing buildings or structures on the subject lands were constructed:

\_\_\_\_\_

(g) If known, the length of time that the existing uses of the subject lands have continued: \_\_\_\_\_

(h) Describe those features of the subject lands and the surrounding area which justify the proposed use of the subject lands:

If this application is finally approved, within what period of time, after approval, will you:

- complete all works proposed? \_\_\_\_\_
- commence building, if building is necessary? \_\_\_\_\_
- commence use of the lands and/or structures for the purposes which you have stated?

\_\_\_\_\_

**10. ABUTTING LANDS**

(a) Interest in abutting lands

Does the applicant or owner of the lands own or have a legal interest in any lands abutting the subject lands?      Yes              No              If so, describe to what extent?

(b) Use of abutting lands

Describe the present use on all the properties abutting and opposite the subject lands.

North: \_\_\_\_\_

East: \_\_\_\_\_

South: \_\_\_\_\_

West: \_\_\_\_\_

**11. SERVICES AND ACCESS**

How is the proposed development to be serviced and accessed?

Public Sanitary Sewer System	Public Storm Sewer
Private Septic System	Storm Drainage Pond
Private Holding Tank	Town Road/Street Access (open and Maintained year round)
Public Piped Water System	Regional Road/Street Access
Private Ground Water Well	Provincial Highway Access
Private Water Cistern	Other Access, Please Describe
Private Water Storage Pond	_____

**12. ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE**

The following questionnaire is required in order to properly implement the Potentially Contaminated Site policies as contained in the Township’s Official Plan. These questions are required in order to guide the review of this planning application and to help ensure that the Township is implementing its Official Plan.

**Previous Use of Property (if applicable)**

Residential	Industrial	Commercial	Institutional
Agricultural	Parkland	Vacant	Other

- a) If previous use of the property is Industrial or Commercial, specify use (if known):
  
- b) Has fill been placed on the subject land?
 

Yes	No	Unknown
-----	----	---------
  
- c) Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?
 

Yes	No	Unknown
-----	----	---------
  
- d) Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 

Yes	No	Unknown
-----	----	---------
  
- e) Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 

Yes	No	Unknown
-----	----	---------
  
- f) Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?
 

Yes	No	Unknown
-----	----	---------
  
- g) Have the lands or adjacent lands ever been used as a weapons firing range?
 

Yes	No	Unknown
-----	----	---------
  
- h) Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?
 

Yes	No	Unknown
-----	----	---------
  
- i) If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB’s)?
 

Yes	No	Unknown
-----	----	---------
  
- j) Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?
 

Yes	No	Unknown
-----	----	---------

\* Possible uses that can cause contamination include but are not limited to: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

k) **If current or previous use of the property is industrial or commercial, or if ‘YES’ to any of a) to j) above, a Phase I Environmental Site Assessment may be required.**

**13. DETAILS OF THE AMENDMENT TO THE OFFICIAL PLAN**

Using the following, identify the extent to which the Official Plan is intended to be amended to accommodate the proposed development.

- (a) The current designation of the subject lands in the Official Plan and the land uses which are authorized by the designation \_\_\_\_\_  
\_\_\_\_\_

Briefly state the purpose of the requested Official Plan Amendment

- (b) Does the proposed amendment change or replace a designation in the Official Plan?

Yes                      No

- (c) If the proposed amendment changes or replaces a designation in the Official Plan, identify the designation to be changed or replaced \_\_\_\_\_  
\_\_\_\_\_

- (d) Identify the land uses which would be authorized by the proposed Official Plan Amendment

- (e) Does the proposed amendment change, replace or delete a policy in the Official Plan?

Yes                      No

- (f) If the answer to subsection (e) is yes, identify the policy(s) to be changed, replaced or deleted \_\_\_\_\_  
\_\_\_\_\_

- (g) Does the proposed amendment add a policy(s) to the Official Plan?                      Yes                      No

- (h) If the proposed amendment changes, replaces or deletes a policy or adds a policy, explain the purpose of the proposed official plan amendment \_\_\_\_\_  
\_\_\_\_\_

- (i) Is the subject land or any land within 120 metres of the subject land(s) the subject of an application made by the applicant, for approval of a Regional Policy Plan Amendment, a Zoning By-law Amendment, a Minor Variance, a Plan of Subdivision, a Consent or Site Plan Approval, an amendment to an official plan or a Minister's zoning order.

Yes                      No

- (j) If the answer to subsection (i) is yes and if known, the file number of the application, the name of the approval authority considering the application, the lands affected by the application, the purpose of the application, the status of the application and the effect of the application on the proposed amendment.

- (k) Attach the text of the proposed amendment if a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added to the Official Plan.

- (l) Attach the proposed schedule to the Official Plan if the proposed amendment changes or replaces a schedule in the Official Plan and the text that accompanies the schedule.

(j) Does the proposed amendment alter all or any part of a boundary of an area of settlement or establish a new settlement in the municipality?

Yes No

If 'Yes', what are the current Official Plan Policies, if any, in dealing with the alteration or establishment of an area of settlement.

(k) Does the proposed amendment remove the subject lands from an area of employment?

Yes No

If yes what are the Official Plan policies if any, dealing with the removal of land from an area of employment?

(l) Is the proposed amendment consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?

Yes No

(m) Are the subject lands within an area of land designated under a Provincial Plan or Plans?

Yes No

If yes provide the name(s) of the Provincial Plan(s)

\_\_\_\_\_
If yes does the proposed amendment conform to or does it not conflict with the Provincial Plan or Plans?

Yes No

(n) Attach the original or a certified copy of any other information and material that is required to be provided by the Township's Official Plan.

(o) The purpose of the proposed official plan amendment.

(p) If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,

- i. a servicing options report, and
ii a hydrogeological report

(q) Whether the proposed amendment is consistent with the policy statement issued under subsection 3 (1) of the Act.

(r) Whether the subject land is within an area of land designated under any provincial plan or plans.

(s) If the answer to paragraph 17 is yes, whether the proposed amendment conforms to or does not conflict with the provincial plan or plans.

(t) The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board.

14. DETAILS OF THE AMENDMENT TO THE ZONING BY-LAW

Using the following, identify the extent to which the Zoning By-law is intended to be amended to accommodate the proposed amendment.

(a) Amendment to the Zoning Classification(s):

From: \_\_\_\_\_ To: \_\_\_\_\_

By-law No. 79-14

(b) Amendment to existing zoning regulations (complete chart #14)

(c) Amendment to general by-law provisions (see note at end of chart #14)

Describe the proposed changes to the By-law provisions:

Describe the reason why the rezoning is being requested:

(d) Is the subject lands the subject of an application for approval of a plan of subdivision or consent?

Yes No

If 'Yes', and if known, the file number of the application and the status of the application

(e) If known, has the subject lands ever been the subject of an application under Section 34 (Zoning By-law) of the Planning Act or Minister's Order?

Yes No

If yes, and if known, the file number of the application and the status of the application.

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(f) The current designation of the subject lands in the Township Official Plan and an explanation of how the application conforms to the Official Plan.

(If more space is required attach a separate sheet hereto)

(g) Does the proposed amendment alter all or any part of a boundary of an area of settlement or establish a new settlement in the municipality?

Yes No

If yes what are the current Official Plan Policies if any in dealing with the alteration or establishment of an area of settlement.

(h) Does the proposed amendment remove the subject lands from an area of employment?

Yes No

If yes what are the Official Plan Policies if any, dealing with the removal of land from an area of employment?

(j) Is the application for an amendment to the Zoning By-law consistent with Policy Statements issued under subsection 3 (1) of the Planning Act? Yes No

(i) Are the subject lands within an area of land designated under any Provincial Plan or Plans?

Yes No

If yes, please list the name(s) of the Provincial Plan(s)

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If 'Yes', does the application conform to or does it not conflict with the applicable Provincial Plan or Plans?

Yes                      No

(l) If the proposed amendment would permit development on a privately owned and operated septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, the following reports must be submitted with the application:

- (i) A Servicing Report; and
- (ii) A Hydrogeological Report

**15. The following chart only needs to be completed where modifications to the existing zoning regulations or other by-law provisions are proposed to be amended.**

Column (a) is to show the existing regulations of the requested zone classification.  
 Column (b) is to show the proposed modified regulation which is to apply to the lands.

Zoning Regulations	Existing Zone Regulations (a)	Proposed Modification to Requested Zoning Regulations (b)
Minimum Frontage		
Minimum Lot Frontage Per Unit		
Minimum Lot Area		
Minimum Lot Area Per Unit		
Maximum Density		
Minimum Front Yard (include special setback)		
Minimum Exterior Side Yard		
Minimum Interior Side Yard		
Minimum Rear Yard		
Minimum Landscaped Open Space		
Maximum Lot Coverage		
Maximum height of Building or Structure		
Minimum Floor Area		
Minimum Distance Between Buildings on Same Lot		
Minimum Number of Parking Spaces		
Other (General Provisions, e.g.)		

NOTE: The above zoning information may not, at times, permit you to describe all the amendments you require to the By-law. In such instances, on a separate sheet, list all those regulatory changes or other By-law Section changes for each change (i.e. parking, general or special provisions).

**IT IS THE APPLICANT'S RESPONSIBILITY TO LIST ALL THE REQUIRED AMENDMENTS TO THE BY-LAW.**

## 16. REQUIRED PLANS AND RELATED RELEVANT INFORMATION

- (a) If there is related Site Plan Approval application information available, it should be included with this application. If such information is not available, a sketch should be provided indicating the size and location of proposed uses. This will assist in assessing the merits of the proposal.

In the case of most developments, lands are subject to Site Plan Control. This may necessitate that the applicant/owner enter into a Site Plan Agreement with the Town, before a building permit is issued. Site Plan Approval requires that a separate Site Plan Approval Application be filed with the Town.

You may be required to post a letter of credit or provide some other financial security as a condition of subsequent site plan/development agreement to guarantee that the development of the property will be in accordance with the terms and conditions mutually agreed upon.

### (b) Preliminary Site Plan Requirements

Three (3) copies of a preliminary Site Plan are required to be submitted with any Zoning or Official Plan amendment application. The site plan must provide sufficient details of the intended development in order to assist in understanding the proposal. Generally, the following information should be included in the proposed site plan.

#### (i) Details of Development

- The Boundaries and Dimensions in Metres of the Subject Lands
- Lot Area in Square Metres
- The Location, Size and Type of all Existing and Proposed Buildings on the Subject Lands
- Building Coverage in Square Metres & Percentage of Lot Area
- Total Building Size in Square Metres
- Number Units and/or Total Commercial, Industrial Gross Floor Area
- Building Height in Metres and in Storeys
- Front, Side Yard and Rear Yard, Setbacks in Metres
- Landscaped Area in Square Metres & Percentage of Lot Area
- Number Parking Spaces and Dimensions of Parking Spaces and Aisles
- Number of Loading Spaces and Dimensions
- Location of all Ingress & Egress Points and Dimensions
- The approximate location of all natural and artificial features on the subject lands and on land that is adjacent to the subject lands that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The current uses on land that is adjacent to the subject lands.
- The location, width and name of any roads within or abutting the subject lands, indicating
  - whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
- If access to the subject land is by water only, the location of the parking and docking facilities to be used
- The location and nature of any easement affecting the subject land.

#### (ii) Any other material deemed necessary to support the application.