
APPLICATION FOR A ZONING BY-LAW AMENDMENT

The undersigned hereby applies to the Council of the Municipality of Oliver Paipoonge under Section 17 and/or 34, 36 and 39 of *the Planning Act* (as amended) to amend the Oliver Paipoonge Official Plan.

INSTRUCTIONS FOR ALL APPLICANTS In Completing Application for a Zoning By-Law

- Please read all instructions and application questions carefully before completing the application
- For the Municipality to accept this application, all questions must be answered fully, the site plan drawing(s) are to be in a metric scale, a copy of the deed or proper legal description is required, the fee is paid in full and the authorization form completed if an agent is representing the applicant.
- If you are unfamiliar with making the Planning Act Applications or have difficulty with the application process you are encouraged to retain a planning consultant
- Please note that when the application is deemed complete, a required sign indicating notice of the application, which will be provided, shall be posted on the subject lands 20 days prior to the Public Meeting. Failure to do so will result in deferral.
- The information on this form is collected for the purpose of creating a record that is available to the general public.

ZONING BY-LAW AMENDMENT PROCESS*
***Can take a Minimum of four months to complete.**

Applicant to discuss intent to apply with Planner and/or CAO.
If it is a complex application, consider hiring a planning consultant

Applicant to hold pre-application meeting with the Planner

Applicant to complete application including any supplemental information requested by the Municipality, and submit a fee

Municipality to circulate application to relevant agencies and pre-consult with Approval Authority and others where required

Notice of Public Meeting is circulated by Municipality and applicant posts Notice on subject property

Planner prepares report to Council including recommendations from Approval Authority

Council Holds public Meeting

Council makes a decision to adopt the Official Plan Amendment or not. Decision is forwarded to the approval authority for their decision. (Authority is the Ministry of Municipal Affairs and Housing)

Decision is final after a 20 day appeal period whereby the decision can be appealed to the Ontario Municipal Board

Application Number:	
----------------------------	--

Application Type:

- Zoning By-Law Amendment (\$1200) Temporary Use By-Law (\$1200)
 Removal of the Holding Zone ("H" Symbol)

Owner/Applicant Information

Full Name: _____
Last First

Address: _____
Street Address Apt/Unit #

_____ City Province Postal Code

Home Phone: () _____ Alternate Phone: () _____

Please specify to whom all communications should be sent:

- Owner Solicitor Agent

Agent Information (if applicable)

Full Name: _____
Last First

Address: _____
Street Address Apt/Unit #

_____ City Province Postal Code

Home Phone: () _____ Fax: () _____

Property Information

Legal Description: _____

Address: _____

Current Zoning: _____

Existing use of the property: _____

How long has this use continued? _____

In what year did the Owner acquire the property? _____

List all types of existing buildings/structures, the date constructed and the setbacks, height and dimensions of each building or structure:

Type	Date Constructed	Setbacks	Height	Dimensions

How is the property serviced?

- City Water
 Private Well
 Communal Well
 Lake/Other Water Body
 Private Septic
 Communal Septic System
 Other: _____

If the Application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 liters of effluent would be produced per day as a result of the development being completed, a servicing option report and a hydrological report must be provided.

How is the property accessed?

- Provincial Highway
 Municipal Road
 Other Public Road
 Right-of-Way

Does any party have an interest in the property (i.e. Easement, mortgage)? Provide names and addresses of these parties.

List any previous or current Planning Act applications that apply to this property:

Are you aware of any Planning Act applications currently being processed for any properties within 120m? Yes No

If Yes, include the File No. and Approval Authority if known: _____

Does the Owner own adjoining properties? Yes No

If yes, please describe in detail:

Is there any reason to believe that the site may be environmentally contaminated? Yes No

If yes, please describe in detail:

Has an industrial or commercial use been on or adjacent to the property? Yes No

If yes, please describe in detail:

Has lot grading been changed by adding or removing earth or other material? Yes No

Has the Ministry of the Environment or any other agency formally or informally advised the owners that the property is or may be contaminated?

Yes No

If yes, please describe in detail:

(if you answered Yes to any of the questions related to a possible contamination of the site, a previous use inventory, showing all former uses of the subject property, or if appropriate, the adjacent property is required and must be submitted with this application.)

PROPOSAL INFORMATION

What zone does this application seek to rezone the property as?

Why is this application being made to amend the Zoning By-law?

What is the proposed use of the subject land?

Are any buildings or structures proposed for the subject land? Yes No

If Yes, indicate the types of buildings or structures and the setbacks, height and dimensions of each building/structure:

Proposed Building Type	Setbacks	Heights	Dimensions

How, in your view, will the proposal fit in the existing land uses in the area?

Describe in detail how the application conforms with the intent of the Official Plan?

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

Yes No

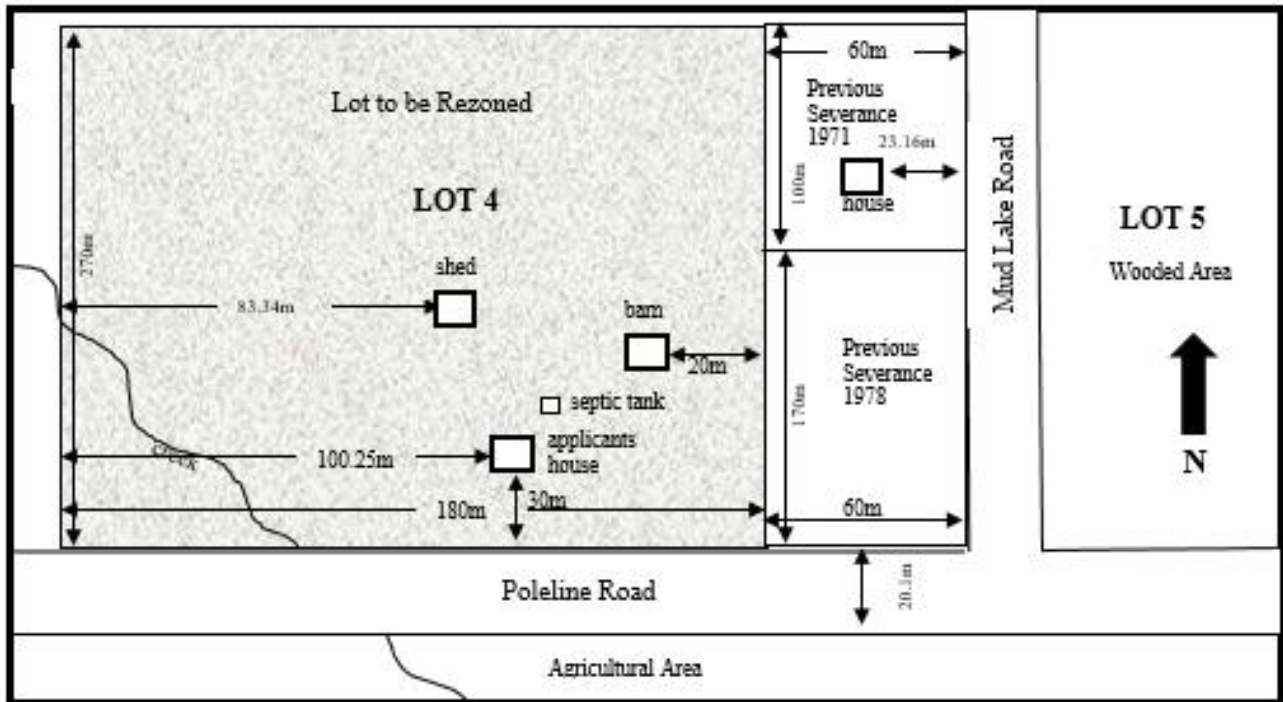
Describe:

Sketch

Site plan must show the following in metric dimensions on a page not exceeding 11 x 17" (see sample attached):

- North Arrow, scale and legend
- The Boundaries of the owner's property including the area of the property and all dimensions, if different from above;
- All existing and proposed buildings located on the property including building dimensions (include height), separation distance between buildings and the distance to property lines;
- The location of all natural and artificial features (e.g. easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes, wetlands, wooded area, wells, and septic fields) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion may affect the application
- The nature of the existing use of the adjacent properties (e.g. residential, agriculture, automotive)
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking areas (including the dimensions of all parking spaces and aisles), landscaping, amenity areas, etc.;
- As applicable-fire access route, outdoor equipment and storage, walkways, curbing, fencing;
- Existing municipal infrastructure immediately adjacent to the site (roads, lanes, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way.

Sample Sketch - Application for Rezoning:



Sketch

CERTIFICATION by the Applicant

I/We,

_____ of the _____ in the Province of Ontario, solemnly declare that the statements contained in this application are 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*.

Sworn (or declared) before me at the _____ in the Province of Ontario, this _____ day of _____ 20 _____.

Commissioner of Oaths

Applicant/Authorized Agent

AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/We authorize

(name of agent)

to act on my/our behalf in submitting this application. This application has been submitted with my/our full knowledge and endorsement.

Owner(s)

Date

For Office Use Only:

Application No:

Date **completed** application received: