

THE TOWNSHIP OF SABLES-SPANISH RIVERS

**Application for a Zoning Bylaw Amendment
Under Section 34 of the Planning Act**

FOR OFFICE USE ONLY:

Date Complete Application Received:	Fee Paid:	Receipt No.:	Roll No.(if applicable):	File No.:
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INSTRUCTIONS TO APPLICANTS:

This application is to be used for all requests for approval for Zoning Bylaw amendments within the Township of Sables-Spanish Rivers. The application form requests information that will assist the Township and others in their planning evaluation of the proposal. To ensure the quickest and most complete review, this information shall be submitted at the time of application.

In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be deferred or refused.

Any measurements are to be in metric units. The applicable application fee must accompany the application. If the application is not complete and/or the fee not provided, the Township may return the application.

Please Print and Complete or Check Appropriate Box(es)

1. Applicant Information

1.1 Name of Owner(s). An owner’s authorization is required in Section 10 & 11, if the applicant is not the owner.

Name of Owner(s)	Home Tel. No.	Business Tel. No.
Mailing Address	Postal Code	E-Mail

1.2 Applicant / Agent: Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner).

Name of Contact Person/Agent	Home Tel. No.	Business Tel. No.
Mailing Address	Postal Code	E-Mail

2. Location of Subject Land

2.1 Geographic Township	Parcel No.	Lot/Section	Concession
Registered Plan No.	Lot(s) / Block(s)	Reference Plan No.	Part No.
Lot Area (m ² or ha)	Frontage (m)	Depth (m)	Civic Address

2.2 Are there any mortgages, charges or other encumbrances in respect of the subject land?
Yes No If Yes, indicate the names and addresses of the holders.

2.3 If known, what was the date that the subject land was acquired by the current owner? _____

3. Land Use

3.1 What is the current Official Plan designation of the subject land and how does this application conform to the Official Plan? (maps are available at the municipal office for verification) _____

3.2 What is the current zoning of the subject land? (maps are available at the municipal office for verification) _____

3.3 If known, what are the existing uses of the subject land, and how long have these uses continued? _____

3.4 Are there any buildings or structures on the subject land? _____
 If yes and known, provide the following for each building or structure;

Type and Use of Bldg/Structure	Lot Line Setbacks (m)			Height (m)	Floor Area	Date Constructed
	Front	Rear	Sides			

3.5 What is the nature and extent of the proposed rezoning, and why is it being requested? _____

3.6 What are the proposed uses of the subject land? _____

3.7 Are there any buildings or structures proposed to be built on the subject land? _____
 If yes, provide the following for each proposed building or structure;

Type and Use of Bldg/Structure	Lot Line Setbacks (m)			Height (m)	Floor Area
	Front	Rear	Sides		

3.8	Has a gas station been located on the subject land or land adjacent to the subject land at any time?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
	Has petroleum or other fuel been stored on the subject land or land adjacent to the subject land?	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
3.9	Is there reason to believe the subject land may have been contaminated by former toxant uses on the site or adjacent sites (ie: transformers)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

3.10 What information did you use to determine the answers to questions 3.8 and 3.9? _____

3.11 Is the subject land within an area where there are pre-determined minimum and maximum density requirements or minimum and maximum height requirements? If yes, provide a statement of these requirements. _____

3.12 If the proposed amendment alters all or any part of the boundary of an area of settlement or implements a new area of settlement, indicate the details of the official plan or official plan amendment that deals with the matter. _____

3.13 If the proposed amendment is to remove land from an area of employment, indicate the details of the official plan or official plan amendment that deals with the matter. _____

3.14 If the subject land is within an area where zoning with conditions may apply, explain how the application conforms to the official plan policies relating to zoning with conditions. _____

3.15 Is the proposed amendment consistent with the policy statements issued under subsection 3(1) of the Planning Act? _____

4. Servicing Information

4.1 Access (check appropriate space(s))	Provincial Highway	
	Municipal Road - year-round maintenance	
	Municipal Road - seasonal maintenance	
	Other Public Road (specify)	
	Right-of-Way	
	Water	

4.1.1 If access to the subject land is by private road, or right-of-way, state who owns the land or road, who is responsible for its maintenance and what type of agreement is in effect. _____

4.1.2 If access to the subject land is by water only, please state the parking and docking facilities used, or to be used, and the approximate distance of these facilities from the subject land and the nearest public road. _____

4.2 Water Supply (check appropriate space)	Publicly owned/operated piped water system	
	Privately owned/operated individual well	
	Privately owned/operated communal well	
	Lake or other water body	
	Other means	
4.3 Sewage Disposal (check appropriate space)	Publicly owned/operated sanitary sewage system	
	Privately owned/operated individual septic system	
	Privately owned/operated communal septic system	
	Privy	
	Other means	
4.3.1 Will the requested amendment permit development on a privately owned and operated individual or communal septic system with more than 45000 litres of effluent being produced per day as a result of the development being completed? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, the following reports shall be required; i) a servicing options report, ii) a hydrogeological report.		
4.4 Storm Drainage (check if applicable)	Sewers	
	Ditches	
	Swales	
	Other means	

5. Adjacent Land Uses

5.1 What are the present land uses of properties adjacent to the subject land?
to the north _____ to the east _____
to the south _____ to the west _____

6. History of the Subject Land

6.1 If known, has the subject land ever been the subject of an application for a site-specific zoning bylaw/zoning bylaw amendment or a Minister’s Zoning Order (if so, indicate Ontario Regulation number of that order). _____

6.2 Is the subject land the subject of an application for approval of a plan of subdivision or a consent under the Planning Act?
 Yes No Unknown If Yes, and if known, provide the Ministry’s application file number and the status of the application. _____

7. Sketch

- 7.1 This application must be accompanied by a sketch showing the following, in metric units:
- the boundaries and dimensions of the subject land
 - the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines
 - the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land 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 land
 - 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
 - the location of the parking and docking facilities to be used, if access to the subject land is by water only
 - the location and nature of any easement affecting the subject land.

8. Public Consultation Strategy

The applicant must submit a “proposed strategy for consulting with the public with respect to this application request.” Please indicate what steps will be taken or have been taken to consult with the neighbourhood.

9. Other Information

Is there any other information that you think may be useful for the review of this application? If so, explain below or attach on a separate page.

10. Affidavit or Sworn Declaration of Applicant(s)

10.1 Affidavit or Sworn Declaration for the Information set out in this Application

I/we _____ of the _____
in the _____ make oath and say (or solemnly declare) that the
information contained in this application is true and that the information contained in the documents that accompany
this application are true.

Sworn (or declared) before me
at the _____
in the _____
this _____ day of _____ 20_____

Commissioner of Oaths _____ applicant

11. Consent of the Applicant / Owner(s)

11.1 Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Applicant / Owner(s) to the Use and Disclosure of Personal Information

I/we, _____, am/are the applicant / owner(s) of the land that is the
subject of this application for an official plan amendment and for the purposes of the Freedom of Information and
Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body
of any personal information that is collected under the authority of the Planning Act for the purposes of processing
this application.

_____ signature of Applicant / Owner
date _____ signature of Applicant / Owner

12 Authorization for Agent

12.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be attached to this application, or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

I/we, _____, am/are the owner(s) of the land that is the subject
of this application for an official plan amendment and I/we authorize _____
to make this application on my/our behalf.

_____ signature of Owner
date _____ signature of Owner