



Township of North Frontenac



6648 Road 506, Plevna, Ontario K0H 2M0
Tel: (613) 479-2231 or 1-800-234-3953, Fax: (613) 479-2352
Email: clerkplanning@northfrontenac.ca

APPLICATION TO: AMEND OFFICIAL PLAN AMEND ZONING BY-LAW

1. Applicant Information

Name of Applicant/Owners
(All parties listed on the Deed):

Address:

Street Address Apartment/Unit #

City Postal Code

Phone: _____ Email: _____

Name of Authorized Agent
(if different from Applicant):

Address:

Street Address Apartment/Unit #

City Postal Code

Phone: _____ Email: _____

Please specify to whom all communications should be sent to: Agent Owner

2. Property Description

Legal Description
(Lot, Concession, Registered Plan)

Geographic or Former Township

Reference Plan: _____ Part Number(s): _____

911 Municipal Number _____ Road/Lane/Highway: _____

Assessment Roll Number 1042 - _____

Dimensions of Property: Frontage _____ Depth _____ Area _____

Name of Body of Water (If applicable) _____

Does the applicant own the original 66' shoreline road allowance: YES NO N/A

Is the subject land a corner lot or located on a point of land or an irregularly shaped lot

3. Land Use

Subject Property	Main Use of Abutting Properties
Zoning _____	East _____
Main Use _____	West _____
Official Plan Designation _____	North _____
	South _____

Are there any easements or restrictive covenants affecting the property Yes No

If yes, please describe _____

4. History of the Property

Land Acquisition

Date subject property was acquired _____

Prior Planning Applications

Have previous owners obtained a minor variance or zoning amendment for the subject property?

Yes No If yes, describe briefly and if possible, provide file numbers

5. Nature of Application

Check all the proposed use(s): Residential Commercial Industrial Institutional

Agricultural Vacant Other _____

Official Plan Amendment

State the reason why an Official Plan Amendment is being requested?

Explain how the application conforms to the Official Plan.

If an Official Plan Amendment is being requested, will the change (check all that apply):

Replace or delete an existing policy? If yes, list all the policy sections affected

Change a land use designation on a property? If yes, what is the proposed land use designation(s) _____

Alter the boundary of a Settlement Area? If yes, name the settlement area.

Note: If the Applicant is requesting a change to a policy, they are required to provide the proposed text of the policy. If the applicant is requesting a change to a Land Use Schedule, they are required to provide a map or schedule showing the proposed new land use designation for the affected property.

OR

Zoning By-law Amendment

State the Zoning By-law Amendment Requested

State the reason why a Zoning By-law Amendment is being requested?

Explain how the Zoning change is compatible with surrounding land uses?

7. Employment Area

Will this Application remove land from a designated Employment Area? (Check appropriate box)

Converts all or part of a commercial, industrial, or institutional building to a residential use.

Application is for residential use on land designated for commercial, industrial or institutional use.

Does not remove any employment land.

8. Development

Existing Buildings – Measurements are required to be in metric. (Use separate sheet of paper if there are more than four buildings on the property)

<p>1. Use _____</p> <p>Length _____ Width _____</p> <p>Area _____ # of Storeys _____</p> <p>Setbacks from lot lines</p> <p>Front _____ Rear _____</p> <p>Int.Side _____ Ext.Side _____</p>	<p>2. Use _____</p> <p>Length _____ Width _____</p> <p>Area _____ # of Storeys _____</p> <p>Setbacks from lot lines</p> <p>Front _____ Rear _____</p> <p>Int.Side _____ Ext.Side _____</p>
<p>3. Use _____</p> <p>Length _____ Width _____</p> <p>Area _____ # of Storeys _____</p> <p>Setbacks from lot lines</p> <p>Front _____ Rear _____</p> <p>Int.Side _____ Ext.Side _____</p>	<p>4. Use _____</p> <p>Length _____ Width _____</p> <p>Area _____ # of Storeys _____</p> <p>Setbacks from lot lines</p> <p>Front _____ Rear _____</p> <p>Int.Side _____ Ext.Side _____</p>

Proposed Development

<p>CONSTRUCTION</p> <p>New <input type="checkbox"/> Addition <input type="checkbox"/> to _____</p> <p style="text-align: center;">(which Building described above)</p> <p>Main Use of Proposed Construction</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Area _____ # Storeys _____</p> <p>Length _____ Width _____</p> <p>SETBACKS</p> <p>Front Yard _____ Rear Yard _____</p> <p>Interior Side Yard _____ Exterior Side Yard _____</p>	<p>CONSTRUCTION</p> <p>New <input type="checkbox"/> Addition <input type="checkbox"/> to _____</p> <p style="text-align: center;">(which Building described above)</p> <p>Main Use of Proposed Construction</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Area _____ # Storeys _____</p> <p>Length _____ Width _____</p> <p>SETBACKS</p> <p>Front Yard _____ Rear Yard _____</p> <p>Interior Side Yard _____ Exterior Side Yard _____</p>
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8. Type of Access

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | Private Lane | <input type="checkbox"/> |
| Township Road Maintained Seasonal | <input type="checkbox"/> | Right of Way | <input type="checkbox"/> |
| Township Road Maintained Year Round | <input type="checkbox"/> | Water Access | <input type="checkbox"/> |

If Water Access, describe the parking and docking facilities and the distance of these facilities from the property and nearest road _____

9. Services on Subject Property

Current Water Supply:

- Privately Owned and Operated Individual Well If well, Dug Drilled
 Lake or Other Body of Water Other _____

Current Sewage Disposal:

- Privately Owned and Operated Individual Septic System Pit Privy Other _____
 Proposed Services or Upgrades to Services on Subject Property:

9. Features on Subject and Adjacent Lands

Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specified. (indicate approximate distance)
An agricultural operation including a livestock facility (i.e. barn or manure storage facility)		
A landfill site (active or closed)		
An industrial use		
A licensed pit or quarry or an aggregate reserve		
An operating mine		
A non-operating mine or mine hazard (within 1 kilometre of the subject lands)		
A Municipal or Federal airport		
A flood plain		
A hydro easement		
A provincially significant wetland (within 120 metres of the subject lands)		
A designated heritage building, historic site or cemetery (within 100 metres of subject land)s		

10. Other Information

Is there any additional information that you think may be useful to Council or other agencies in reviewing this Application? If so, explain below or attach a separate sheet as necessary.

11. Sketch

The following information is required to be shown in the sketch. Measurements are required to be in metric.

- Subject property with dimensions – i.e. frontage, depth and area
- All buildings with dimensions – i.e. length & width
- Location of buildings in relation to lot lines
- Location of well & septic
- Abutting properties
- Location of body of water, i.e. shoreline and location of dock, boathouse etc.
- Parking, i.e. location, # of spaces, width of driveway access
- Height of buildings where variation affects height

(Please note: If necessary, the Committee of Adjustment may request that the sketch be signed by an Ontario Land Surveyor)



12. Notes

1. All applications will be circulated to every property owner and/or tenant who owns or resides on property within 60 meters (200 feet) of the subject land.
2. Agents, employees and or contractors will enter onto the subject lands for the purpose of assessing and inspecting the subject lands with respect to the Application for an Official Plan or Zoning By-law Amendment.

13. Affidavit or Sworn Declaration
(To be signed by all parties on the Deed or the Authorized Agent)

Declaration for the prescribed information:

I/We _____ of the _____ in the _____ do solemnly declare that the information contained in this application is true and that the information contained in the documents that accompany this application is true, and acknowledge that personal information and all other material collected on this form and provided to the municipality as part of this application, including all names, addresses, opinions and comments, is collected under the authority of the Planning Act, R.S.O. 1990, as amended, will be used to assist in making a decision on this matter and will be made available for public disclosure. Please be aware the information collected in this Application will be provided in the applicable Agenda and posted on the Township's website.

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

Commissioner of Oaths
(include stamp below)

Signature of Owner

Signature of Owner

Note: Do not sign until in the presence of the Commissioner of Oaths. You will be required to provide photo identification (i.e. driver's license).

14. Authorization

If the Owner/Applicant wishes to appoint an Authorized Agent to act on his/her behalf for this Planning Application process, written authorization of this appointment must be noted below by each party listed on the Deed, and signed before a Commissioner of Oaths.

I/We _____ being the registered owners(s) of the lands subject of this application for consent hereby authorize _____ to prepare and submit this application on my/our behalf and, for the purposes of the Freedom and Information and protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date _____

Signature of Owner

Signature of Owner

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

Commissioner of Oaths
(include stamp below)

Signature of Owner

Signature of Owner

12. Solicitor Information

Name of Solicitor/Firm:

Mailing Address:

Telephone Number: _____ Fax Number: _____

Email Address: _____

AGREEMENT TO INDEMNIFY

THIS AGREEMENT MADE THIS _____, DAY OF _____ 20_____

BETWEEN: _____

Hereinafter referred to as the "Applicant"
AND
THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC
Hereinafter referred to as "the Municipality"

THE Applicant hereby agrees to indemnify and save harmless The Corporation of the Township of North Frontenac ("the Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the Applicant's application being file number _____ for approval under the *Planning Act*.

Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the Applicant, to appear at the hearing of any appeal to the Local Planning Appeal Tribunal from any decision of the Council or Committee of Adjustments, as the case may be, approving the Applicant's application.

The Applicant acknowledges and agrees that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not be required to process or to continue processing the application, or to appear before the Local Planning Appeal Tribunal in support of a decision approving the application until the amount has been paid in full.

The Applicant further acknowledges and agrees that any amount owing by the Applicant to the Municipality is, when due, a debt of the Applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the Applicant by action.

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set their hands and seals as of the day and year first written above.

SIGNED, SEALED AND DELIVERED

Witness – Commissioner of Oaths

Applicant

Witness – Commissioner of Oaths

Applicant

THE CORPORATION OF THE TOWNSHIP OF NORTH FRONTENAC

Mayor

Clerk