



Zoning Clearance

Prior to submitting a Building Permit Application, Applicants are required to obtain Zoning Clearance for any proposed development to determine compliance with the applicable Zoning By-law standards.

Planning staff will review the proposed development to identify any potential issues with zoning compliance and additional approvals that may be required from outside agencies (i.e. Conservation Authority).

The Zoning Clearance Certificate is valid for six (6) months from the date of issuance, unless there is an amendment to the Zoning By-law during this time.

The property owner must submit the following items:

- Zoning Clearance Certificate form
- A site plan of the subject property including the following:
 - Entire property, labelling the lot area and frontage
 - All buildings and structures (including sheds, porches decks, gazebos, etc.)
 - Dimensions of buildings/structures
 - The distance between the closest point of each building or structure and the lots lines
 - The distance between buildings and/or structures
 - Location of septic system(s) and well(s), including distance from proposed development
- Non-Refundable Fee \$80 (Separate from Building Permit Application fee)
 - The fee can be provided by e-transfer to treasurer@northfrontenac.ca and in the notes field enter 'Zoning Clearance Form – Your name – Civic Address '; or by cash, cheque or debit at the Township Office



Zoning Clearance Certificate

Name(s) of Property Owner(s): _____

Primary Contact Number: _____

Email Address: _____

Assessment Roll Number: 1042 _____

Civic Address: _____

Property Features (Select all applicable features)

1. Is the subject property located on a waterbody? Yes No

If yes, answer questions 2-5.

If no, proceed to question 6.

2. Name of Waterbody _____

3. Are there existing structures within 30 metres of the water? Yes No

4. Has the Shore Road Allowance been purchased? Yes No Unknown

5. Is the subject property within 300 metres of a lake trout lake (either at-capacity or not at-capacity)? Yes No

6. Is there a Wetland area or Marsh on the property? Yes No

7. Is there a steep slope (greater than 3:1) on the property? Yes No

Please identify any other property features: _____

Proposed Development:

Structure #1

Use _____

Size _____ Area _____ Building Height _____

Front Yard Setback (Waterbody*) _____ Rear Yard Setback (Road**) _____

Side Yard Setback _____ Side Yard Setback _____

Structure #2

Use _____

Size _____ Area _____ Building Height _____

Front Yard Setback (Waterbody*) _____ Rear Yard Setback (Road**) _____

Side Yard Setback _____ Side Yard Setback _____

* Front Yard Setback (Waterbody): If the lot has waterfrontage, the front yard is the area extending from the nearest part of any building or structure to the high water mark.

** Rear Setback: If the lot has waterfrontage, the rear yard is the area extending from the nearest part of any building or structure to the lot line opposite the shoreline.

- I declare the information entered on this form and all the attached documents are true and correct to the best of my knowledge. It is understood the Owner/Agent bears the sole responsibility to meet zoning and property setback requirements including, but not limited to, separation of structures from the high water mark, lot lines, septic systems and other structures. The Township takes no responsibility should problems arise during building placement.
- I hereby acknowledge that the issuance of a Zoning Clearance Certificate; a Building Permit and/or a general site review by Planning or Building staff is not confirmation that all required zoning and property setbacks have been adhered to.

Signature of Property Owner _____

Date: _____

Office Use Only

Zoning Designation(s): _____

Lot Size _____ (acres)

Current Lot Coverage: Principle _____ Accessory _____

Proposed Lot Coverage: Principle _____ Accessory _____

Planning Staff have determined the following authorities should be contacted to provide comments and/or approval for the proposed development. All comments and/or approvals must be submitted with the Building Permit Application to ensure a complete submission.

Authorities:

Does the proposed development meet the provisions of the Zoning By-law?

Yes No

If no, what related planning application is required?

Reviewed by: _____

Date: _____