The Corporation of the Township of Alberton

Corner of Hwy 11/71 & Hwy 611 South - Mailing Address: RR #1 – B2, Fort Frances, Ontario, P9A 3M2

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APPLICATION FOR ZONING BY-LAW AMENDMENT

The undersigned hereby applies to the Council of The Corporation of the Township of Alberton under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to amend the Zoning By-law.

1. a) NAME OF APPLICANT(S) _____ Phone _____

   b) ADDRESS _____ Postal Code _____

   _____ e-mail address _____

2. a) NAME OF AGENT _____ Phone _____
   (if any)

   b) ADDRESS _____ Postal Code _____

   _____ email address _____

   NOTE: Unless otherwise requested, all communications will be sent to the agent, if any.

3. a) NAME OF OWNER(S) _____ Phone _____
   (if same as 1. Leave blank)

   b) ADDRESS _____ Postal Code _____

   _____

4. LEGAL DESCRIPTION OF PROPERTY TO BE REZONED (lot number and registered plan or other legal description):

   NOTE: AN APPLICATION WILL BE CONSIDERED INCOMPLETE IF A COPY OF THE PARCEL REGISTER IS NOT ATTACHED.

   Geographical Township: ☐ Crozier ☐ Roddick Section / Lot Number(s): _____

   PIN Number: _____ Parcel Number(s): _____

   Registered Plan Number: _____ Lot Numbers on Plan: _____

   Reference Plan Number: _____ Part Number(s) on Reference Plan: _____

   Other: _____

5. LOCATION OF PROPERTY TO BE REZONED (fire number and road or highway name)

   _____

6. WHAT IS THE REASON FOR AND THE PURPOSE OF THE APPLICATION FOR REZONING?

   _____

   _____

7. WHAT IS THE CURRENT EXISTING USE OF THE SUBJECT LAND? _____

   _____

   Is the current use legal-nonconforming: ☐ Yes ☐ No If yes, what date did the use commence: _____

8. a) WHAT BUILDINGS OR STRUCTURES ARE CURRENTLY LOCATED ON THE PROPERTY? List all buildings and/or structures below **AND EITHER** state the following information for each (in metric units): (1) setback from the front lot line; (2) setback from rear lot line; (3) setback from side lot line; (4) height; (5) dimensions; and (6) floor area; **OR** set out **all** this information on the accompanying sketch.

   _____

   _____

   b) List any buildings or structures which will be REMOVED as part of this proposal.

   _____

   c) Lot Frontage: _____ metres Lot depth : _____ metres Lot area: _____ hectares

9. a) Describe in detail what **NEW DEVELOPMENT IS PROPOSED** on the property, including whether new building part proposed or renovations to existing building is proposed.

_____

_____

If new buildings or structures are proposed, provide the following information for **each** new building or structure (in metric units):

Setback from the front lot line:_____ Setback from rear lot line:_____
Setback from side lot line:_____ Height: _____
Dimensions:_____ Floor Area:_____

b) If no new development is proposed, describe in detail the reasons for this application.

_____

_____

_____

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

_____

_____

_____

10. **WHAT IS THE CURRENT ZONING OF THE PROPERTY?** _____

11. **WHAT IS THE NATURE AND EXTENT OF THE REZONING REQUESTED (cite all proposed uses)?**

_____

_____

12. **ARE CHANGES IN THE REGULATIONS (WRITTEN TEXT) OF THE BY-LAW BEING REQUESTED?**

☐ NO Go to Question 13.

☐ YES Please complete (i), (ii) and (iii) below. Indicate, where required, the section numbers of the regulations that you are applying to amend and quote the existing requirement of the By-law and the requirement you are requesting.

i) **GENERAL REGULATIONS OR DEFINITIONS:** (i.e., changes requested to Section 3 or 5 of By-Law #2002-39)

Section	Existing Requirement	Requested Requirement

ii) **ZONE REGULATIONS:** (i.e. changes requested to the regulations of a specific zone category)

Section of By-Law	Existing Requirement	Requested Requirement

iii) Is it possible to **modify your proposal** so that no change to the applicable regulations or definitions are requested? If not please give your justification to support this amendment.

_____

_____

_____

13. a) WHAT IS THE **OFFICIAL PLAN DESIGNATION** on this property?

_____

b) In your opinion, do the requested changes conform to the intent of the Official Plan?

☐ YES Please explain how you think your proposal conforms to the Official Plan.

_____

_____

☐ NO An application for an Official Plan Amendment **MUST** be attached to this application.

14. a) Has the property been the subject of **ANY** previous application:

i) To the Committee of Adjustment ☐ YES ☐ NO
If yes, provide details. _____

_____

ii) For Rezoning ☐ YES ☐ NO
If yes, provide details. _____

_____

ii) For Official Plan Amendment ☐ YES ☐ NO
If yes, provide details. _____

b) Is there a Site Plan Control Agreement for this property?
☐ YES ☐ NO

If yes, provide details. _____

_____

15. Does the owner own adjoining property? ☐ YES ☐ NO

If **YES**, please give legal description of adjoining property (lot number and registered plan or other legal description.

_____

_____

16. If this application is required to permit this property to be subdivided, did this property form part of a larger holding on May 11, 2001?

☐ YES ☐ NO

If **YES**, please give the legal description of the parcel as it existed on May 11, 2001.

_____

_____

17. a) Has there ever been an industrial or commercial use on the subject property or adjacent property?

☐ YES ☐ NO

If **YES**, specify the uses._____

_____

b) Has the grading of the subject property been changed by adding earth or other material?
☐ YES ☐ NO

c) Has a gas station been located on the subject property or adjacent property at any time?
☐ YES ☐ NO

d) Has there been petroleum or other fuel stored on the subject property or adjacent property?
☐ YES ☐ NO

e) Is there reason to believe the subject property may have been contaminated by former uses on the property or adjacent uses?
☐ YES ☐ NO

f) Has the property ever been the subject of an environmental order such as a control, stop, preventative, clean-up, or prohibition order?

☐ YES ☐ NO

If **YES**, give particulars._____

_____

g) Have you ever been advised either formally or informally by the Ministry of the Environment or another source that the property is or may be contaminated?

If **YES**, give particulars._____

_____

h) What information did you use to determine the answers to the above questions?

_____

_____

_____

i) If you have answered **YES** to any of questions 16(a) to 16(5e), 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.

18. **ADDITIONAL INFORMATION REQUIRED UNDER O.REG. #545/06**

a) Names and addresses of holders of any mortgages, charges or other encumbrances in respect of the subject lands: _____

b) Is the subject land within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, state the applicable sections of the Township Zoning By-law: _____

c) If approved, will the application implement an alteration to the boundary of an area of settlement or implement a new area of settlement: ☐ Yes ☐ No
If Yes, cite section(s) of the Official Plan (or concurrent Official Plan Amendment) that deals with the matter:_____

d) If approved, will the application remove land from an area of employment: ☐ Yes ☐ No
If Yes, cite section(s) of the Official Plan (or concurrent Official Plan Amendment) that deals with the matter:_____

e) If the subject land is within an area where zoning with conditions may apply, explain how the application conforms to the Official Plan (or concurrent Official Plan Amendment) policies relating to zoning with conditions:_____

_____

f) Cite type of access to subject land: ☐ provincial highway ☐ municipal road maintained year round
☐ water ☐ municipal road maintained seasonally
☐ other public road or right of way

If access will be by water only, 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: _____

_____

g) Indicate the method by which water will be provided to the subject land:
☐ publicly owned and operated piped water
☐ privately owned and operated individual or communal well
☐ lake or other water body or other means

h) Indicate the method by which sewage disposal will be provided to the subject land:
☐ publicly owned and operated sanitary sewage system
☐ privately owned and operated individual or communal septic system
☐ a privy
☐ other means – Specify: _____

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following MUST be provided before the application will be deemed complete:
(i) a servicing options report; and
(ii) a hydrogeological report.

i) Date subject land was acquired by the current owner: _____

j) Date any existing buildings or structures on the subject land were constructed: _____

k) Length of time that the existing uses of the subject land have continued:_____

l) Storm drainage will be provided by (check all applicable –**must be shown on accompanying sketch**):
☐ sewers
☐ ditches
☐ swales
☐ other

m) Has the property ever been the subject of a Minister's Zoning Order? ☐ Yes ☐ No
If yes and if know, cite Ontario Regulation number of that Order:_____

n) In the Applicant' opinion, is the application for amendment to the Zoning By-Law consistent with the policy statements issued under subsection 3(1) of the Planning Act (i.e. *Provincial Policy Statement 2014*):
☐ Yes ☐ No
Explain: _____
_____
_____
_____

o) Is the subject land located within an area of land designated under any provincial plan or plans?
☐ Yes ☐ No
If yes, does the application conform to, or does it not conflict with, the applicable provincial plan or plans?
_____
_____

19. **A metric scale drawing or drawings showing the following information must be attached to this application.** The maximum size of the drawings(s) shall not exceed 28 CM X 43 CM (11" X 17"). **Do not use pencil.**

1. The boundaries of the property to be rezoned must be outlined in YELLOW and the area of the property and its dimensions must be shown on the drawing.

2. If the area to be rezoned is less than all the property in 1 above (ie. proposed severance), in addition to 1 above, the boundaries of the Owner's entire property must be outlined in a colour other than yellow and the area of the property and all property dimensions must be shown on the drawing.

3. The drawing must show all actual and any proposed development on the property to be rezoned, including:
   (a) the boundaries and dimensions of the subject land;
   (b) the location, size and type of all existing and proposed buildings and the structures on the subject land, indicating their distance from the front, lot line, rear lot line and side lot lines;
   (c) the approximately location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, creeks, river banks, wetlands, wooded areas, wells and septic tanks) that:
      (i) are located on the subject land and on land that is adjacent to it;
      (ii) in the applicant's opinion, may affect the application
   (d) the current uses of lands adjacent to the subject land
   (e) the location, width and name of any roads within or abutting the subject land;
   (f) the area and dimensions of any new lots to be created, the proposed size and location of buildings, etc.

4. All buildings located on the property including building dimensions, separation distances between buildings, and the distances of all the buildings from the property boundaries.

5. The location of all easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes, swamps, wooded area, wells and septic tile fields.

6. The nature of the existing use of the adjacent properties, (e.g. farm residence, non-farm residence, agricultural, summer cottage, service station, store, factory, etc.).

PLEASE NOTE: THE SITE PLAN MUST CONTAIN SUFFICIENT DETAIL TO DETERMINE WHETHER THE PROPOSAL COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BY-LAW OR THAT ALL OF THE NECESSARY AMENDMENTS HAVE BEEN REQUESTED.

Application fee payable to the Township of Alberton must accompany this form.

THE INFORMATION ON THIS FORM IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION, IN SCHEDULE "A" ATTACHED HERETO, AND IN ANY MAPS, PLANS OR OTHER DOCUMENTATION SUBMITTED IN SUPPORT OF THIS APPLICATION, IS TRUE AND ACCURATE.

DECLARED BEFORE ME at the
Town / Township of ,
it the District of Rainy River
this day of , 20___.

_____
Signature of Applicant or Agent

A Commissioner, etc.

OWNER'S AUTHORIZATION IF AN APPLICANT/AGENT IS SUBMITTING THIS APPLICATION ON BEHALF OF THE OWNER

I hereby authorize _____(name of agent) to act on my/our behalf in submitting and processing of this application. This application has submitted with my/our full knowledge and endorsement.

Date: _____

Signature of applicant(s) _____ _____

Print Applicant Name(s): _____ _____

Signature of Witness(s): _____ _____

Print Name(s): _____ _____

APPLICANT'S UNDERTAKING TO PAY COSTS OF APPEAL TO BOARD IF APPLICATION FOR ZONING BY-LAW AMENDMENT IS APPROVED

I, the undersigned Applicant, hereby undertake to reimburse and pay all costs incurred by the Township of Alberton, including legal and other actual costs, in the event that an appeal of a decision by Council to approve the Zoning By-Law Amendment sought under this application is made to the Ontario Municipal Board.

Date: _____

Signature of applicant(s) _____ _____

Print Applicant Name(s): _____ _____

Signature of Witness(s): _____ _____

Print Name(s): _____ _____