



The Corporation of the Municipality of Callander
Concurrent Application to Amend the Official Plan and Zoning By-law

PLEASE READ BEFORE COMPLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the schedules to Ontario Regulations 543/06 and 545/06 made under the Planning Act, R.S.O. 1990 as amended. In addition to this form, the Applicant will be required to submit the appropriate fee, site plan as detailed herein, and any additional information or studies that may be necessary to assess the proposal. Failure to submit all of the required information may prevent or delay the consideration of the Application. If more space is required please use additional sheets. Three (3) copies of the completed application accompanied by the fee must be filed with the Municipality.

Please Print and Complete or (✓) Appropriate Box (es)

SECTION 1 – APPLICANT INFORMATION			
1.1 Name of Owner(s). An owner's authorization is required in Section 11 and Section 12			
Name of Owner(s)		Home Telephone No.	
Address		Business Telephone No	
Postal Code	Email Address	Fax No.	
1.2 Agent/Applicant: Name of the person who is to be contacted about this application, if different than the owner. An owner's authorization is required in Section 11 and Section 12. (This may be a person or a firm acting on behalf of the owner)			
Name of Agent/ Applicant(s)		Home Telephone No.	
Address		Business Telephone No	
Postal Code	Email Address	Fax No.	
Communications to be between the Municipality and Owner		Applicant/Agent	All
SECTION 2 – LOCATION OF THE SUBJECT LAND			
2.1 Municipal Address			
Former Township Concession Number(s)	Former Township Lot Number(s)	Registered Plan No.	Lot(s) Block(s)
Reference Plan No.	Part Number(s)	Parcel Identification Number (PIN)	Former Township
2.2 Are there any easements or restrictive covenants affecting the subject land?			
<input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, describe the easement or covenant and its effect.			

SECTION 3 – NAMES AND ADDRESSES OF ANY MORTGAGES, CHARGES OR OTHER ENCUMBRANCES IN RESPECT OF THE SUBJECT LANDS:

SECTION 4 – DESCRIPTION OF SUBJECT LAND & SERVICING INFORMATION (Complete each section)

4.1 Description	Frontage (m)	
	Depth (m)	
	Area (ha)	
4.2 Use of Property	Existing Use(s)	
	Proposed Use(s)	
4.3 Access (check the appropriate space)	<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Other public road
	<input type="checkbox"/> Municipal road, maintained all year	<input type="checkbox"/> Right of way
	<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access (if so please describe)
<p>If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 4.3, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year</p>		
<p>If access to the subject land is by water, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.</p>		
4.4 Water Supply	<input type="checkbox"/> Publicly owned and operated piped water system	<input type="checkbox"/> Lake or other water body
	<input type="checkbox"/> Privately owned and operated individual well	<input type="checkbox"/> Other means (describe)
	<input type="checkbox"/> Privately owned and operated communal well	
4.5 Sewage Disposal (check the appropriate space)	<input type="checkbox"/> Publicly owned & operated sanitary sewage system	<input type="checkbox"/> Privy
	<input type="checkbox"/> Privately owned & operated individual septic tank	<input type="checkbox"/> Other means(describe)
	<input type="checkbox"/> Privately owned & operated communal septic system	
4.6 Other services Check if the service is available	<input type="checkbox"/> Electricity	
	<input type="checkbox"/> School Bussing	
	<input type="checkbox"/> Garbage Collection	

4.7 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, please provide;

- a servicing options report; and
- a hydrogeological report

SECTION 5 – LAND USE

5.1 What is the existing Official Plan designation and the land uses that the designation authorizes?

5.2 What is the existing Zoning?

5.3 What is the Proposed Zoning?

5.4 How does the proposed Zoning By-law Amendment conform with the Municipality's Official Plan?

5.5 Is the subject land within an area where the municipality has predetermined the minimum and maximum density requirements or the minimum and maximum height requirements?

- No Yes

If yes, please state these requirements.

5.6 Is the subject land or land within 120 metres of it, subject of an application by the applicant for a Minor Variance Application, Consent, amendment to the Official Plan, a Zoning By-law, a Minister's Zoning Order or approval of a Plan of Subdivision or a Site Plan?

- No Yes

If yes, provide the file number, name of the approval authority considering it, the land it affects, its purpose, its status; and its effect on the requested amendment.

5.7 Is the subject land in an area where zoning with conditions may apply?

- No Yes

If yes, please explain how the application conforms to Official Plan policies relating to zoning with conditions.

5.8 Does the proposed Zoning By-law Amendment implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

No Yes

If yes, please provide the details of the Official Plan or Official Plan Amendment that deals with the matter.

5.9 Does the proposed Zoning By-law Amendment remove land from an area of employment?

No Yes

If yes, please provide the details of the Official Plan or Official Plan Amendment that deals with the matter.

SECTION 6 – HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a previous Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order, Minor Variance, Plan of Subdivision under Section 51 of the Planning Act, consent under Section 53 of the Planning Act?

No Yes Unknown

If yes and if known, provide the file number, status, details and decision of the previous application

6.2 Has a Site Plan Control Agreement been registered on the subject lands?

6.3 Provide the date that the subject land was acquired by the owner:

6.4 Provide the length of time that the existing uses of the subject lands have continued (Proof may be required):

6.5 Has the subject property ever been used for commercial or industrial purposes?

No Yes

If yes, please advise if a **RECORD OF SITE CONDITION** has been completed and registered against the subject lands.

SECTION 7 – CURRENT APPLICATION

7.1 Describe why this amendment is being requested:

7.2 Is the subject land the subject of any other planning approvals application at this time? Yes No

If yes, indicate the type and file number and status

7.3 Complete the following chart for all **existing** buildings or structures on the subject land

	Building No. 1	Building No. 2	Building No. 3	Building No. 4
Type				
Setback from front lot line, rear lot line and side lot lines (m)				
Height (m)				
Dimensions				
Ground Floor Area				
Date Constructed				

7.4 Complete the following chart for all **proposed** buildings or structures on the subject lands

	Building No. 1	Building No. 2	Building No. 3	Building No. 4
Type				
Setback from front lot line, rear lot line and side lot lines (m)				
Height (m)				
Dimensions				
Ground floor area				
Proposed Constructed Date				

7.5 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified.

Use or Feature	On the subject Land	Within 500 meters of subject land, Unless otherwise specified (indicate approximate distance)
An agricultural operation including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilisation plant		
A provincially significant wetland (Class 1,2, or 3 wetland)		
A provincially significant wetland within 120 meters of the subject lands		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		

A active railway line		
A municipal or federal airport		
Utility corridors		
Heritage Buildings, Structures, Sites		

SECTION 8 – SKETCH

Indicate on a sketch, drawn to scale on 8 ½" X 11" or 8 ½" X 14" paper the following:

- the boundaries and dimensions of the subject land;
- all existing and proposed buildings and structures on the subject land showing the distance of said buildings and structures from front, rear, and side lot lines;
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may effect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- the current uses of land that is adjacent to the subject lands;
- 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;
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- the location and name of any easement affecting the subject land.

SECTION 9 – OFFICIAL PLAN AMENDMENT

9.1 Does this application involve an amendment to the Official Plan? Yes No If yes complete Section 9, if no skip to Section 10

9.2 What is the purpose of the proposed Official Plan Amendment?

9.3 Does the proposed Official Plan Amendment

change policy?	<input type="checkbox"/> yes	<input type="checkbox"/> No	delete policy?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
replace policy?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	adds policy?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

List all policy sections to be amended

9.4 Does the proposed Official Plan amendment change a land use designation within the Official Plan?
 Yes No

9.5 What is the proposed Official Plan designation?

9.6 Does the Official Plan Amendment alter all or any part of the boundary of an area of settlement or establish a new area of settlement?

Yes No

9.7 Does the Official Plan Amendment remove the subject land from an area of employment?

Yes No

If yes, please provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment.

SECTION 10 – PROVINCIAL POLICY

10.1 Is the proposed amendment consistent with the Provincial Policy Statement issued under Section 3 of the Planning Act?

Yes No

10.2 Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans?

Yes No

SECTION 11 – AUTHORIZATION

11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, _____, am the owner of the land that is subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below

AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorize _____ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

11.3 Consent of Owner

Complete the consent of the owner concerning personal information set out below

CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and protection of Privacy Act, I 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.

Date

Signature of Owner

SECTION 12 – DECLARATION

NOTE: ALL APPLICANTS SHALL ENSURE THAT A ‘COMPLETE APPLICATION’ UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING THIS DECLARATION

I, _____ of the _____ in the District of _____ 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 is true.

Sworn (or declared) before me

at the _____

in the District of _____

this _____ day of _____ 20____

Commissioner of Oaths

Applicant or Agent

SECTION 13 – ADDITIONAL FEES

If Planning, Engineering, Environmental and/or legal fees are incurred by the Municipality pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

Date

Signature of Owner

The Municipality reserves the right to determine in its sole discretion when additional outside consulting services and charges are required to process an application.

SECTION 14 – CHECK LIST

Applicants check list:

HAVE YOU REMEMBERED TO ATTACH:

- 3 copies of the complete application form
- 3 copies of the required sketch
- 2 copies of any required technical or justification study
- The required fee

Fees are calculated as follows as per by-law 2015- 1478

- Official Plan Amendment - **\$1,200.00 plus a \$2,000 deposit against consultation costs. All other fees incurred by the municipality in processing the application that exceed the deposit will be charged back to the applicant.**
- Zoning By-law Amendment - **\$600.00 . All other fees incurred by the municipality in processing the application will be charged back to the applicant.**
- Concurrent Official Plan and Zoning By-law Amendment - **\$1,700.00 plus a \$2,000 deposit against consultation costs. All other fees incurred by the municipality in processing the application that exceed the deposit will be charged back to the applicant.**
- *Note: Where an illegal use or Zoning By-law regulation is in violation at the time of application, the applicable fees are doubled.*

SECTION 14 - TO BE COMPLETED BY MUNICIPALITY

14.1 DATE RECEIVED BY PLANNING SERVICES

14.2 In addition to the information contained within Sections 1 to 11 of this Application, the following information/studies are requested to satisfy the requirements of a complete application under the Planning Act.

14.3 I have reviewed the information contained in this application and have deemed it to satisfy the requirements of a complete application under the Planning Act.

Date:

Signature of Planning Services Staff:
