



Prior to submitting this application, you are encouraged to consult with a Township Planner

Zoning By-Law Amendment Application

OFFICE USE ONLY	Date Received: _____
File Number: _____	Application Fee: _____
Roll Number: _____	Date Fee Paid: _____
Date Application Deemed Complete: _____	(as per O. Reg. 545/06)

Section 1.0 APPLICANT INFORMATION

Please check the one that applies:

Owner Authorized Agent Other _____

Name(s):	
Address:	
Phone: (home)	Phone: (cell)
Email:	

Section 2.0 PROPERTY OWNER(S) INFORMATION (if different from applicant information)

A copy of the deed must accompany this application. All owners must agree to the terms noted herein. If the subject land is owned by a corporation or estate, all directors that make up that entity must sign the attached affidavit or authorize an individual to act as the agent. A copy of the Corporation/Entity Identification Information Record produced by the Canadian Real Estate Association may be required to verify the applicant information.

Name(s):	
Address:	
Phone: (home)	Phone: (cell)
Email:	

Section 3.0 OTHER INFORMATION ~ CHARGES AGAINST THE LAND

The holders of any mortgages, charges or other encumbrances in respect to the subject land must complete this section of the application, if applicable. Please attach a description of the encumbrance, if applicable.

Name(s):	
Address:	
Phone: (home)	Phone: (cell)
Email:	

Section 4.0 LOCATION OF THE SUBJECT LAND/ LEGAL DESCRIPTION

Assessment Roll No.		
Civic/911 Address:		
County	Ward (Former Township)	
Legal Description:		
Concession No.(s)	Lot Number(s)	
Registered Plan No.	Lot(s)/Block(s)	
Reference Plan No.	Part Number(s)	Parcel number(s)
Date subject land was acquired by current owner:		

Are there any easements or restrictive covenants affecting the subject land? Yes No
 If yes, describe each easement or covenant and its effect. Use a separate page if necessary.

Section 5.0 PROPERTY CHARACTERISTICS

Lot Area: _____ (acres, hectares, ft², m²)
 Lot Depth: _____ (feet / metres)
 Lot Frontage: indicate length (feet/metres) & name (road/waterbody)

Please provide a brief description of the property taking into account factors such as: soil type & depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also include a description of the use of lands surrounding the lot.

Section 5.1 ACCESS TO THE PROPERTY How is the subject property accessed?

Type of Access	Name of Road/Waterbody
Township/Municipal Road <input type="checkbox"/>	_____
County Road <input type="checkbox"/>	_____
Private Road/Laneway <input type="checkbox"/>	_____
Provincial Highway <input type="checkbox"/>	_____
Water <input type="checkbox"/>	_____

If the property is accessed by water, what docking and/or parking facilities are available on the mainland? _____

Section 5.2 DIRECTIONS TO THE SUBJECT PROPERTY

Section 5.3 WATER SUPPLY:

Please identify the type of water supply serving the subject property:
 Lake Dug Well Drilled Well
 Other (please specify) _____

Section 5.3 SEWAGE DISPOSAL SYSTEM:

Please provide information pertaining to the septic system (Existing and/or Proposed)

	<i>Existing System</i>	<i>Proposed System</i>
Year Installed:		
Permit No:		
	<input type="checkbox"/> Conventional System (leaching/filter bed) Type of Bed: Area of Bed:	<input type="checkbox"/> Conventional System (leaching/filter bed) Type of Bed: Area of Bed:
	<input type="checkbox"/> Tertiary Treatment	<input type="checkbox"/> Tertiary Treatment
	<input type="checkbox"/> Holding Tank Size of Tank: Make of Tank:	<input type="checkbox"/> Holding Tank Size of Tank: Make of Tank:
	<input type="checkbox"/> Grey Water System	<input type="checkbox"/> Grey Water System
	<input type="checkbox"/> Composting/Self-Contained toilet, privy, outhouse	<input type="checkbox"/> Composting/Self-Contained toilet, privy, outhouse

Section 6.0 CURRENT PROPERTY OFFICIAL PLAN & ZONING BY-LAW DESIGNATION

Section 6.1 OFFICIAL PLAN:

Official Plan Designation: _____

Section 6.2 ZONING BY-LAW:

Zoning By-Law Designation: _____

Section 7.0 PURPOSE OF THE APPLICATION

Requested Zoning By-Law Amendment: _____

Describe the nature and extent of the Zoning By-Law Amendment request: _____

Explain the reason for the requested re-zoning: _____

Provide an explanation of how the requested re-zoning will conform to the Official Plan: _____

If the requested re-zoning does not conform to the Official Plan, has an application be made for an Official Plan Amendment? Yes No

Will the application result in development on privately owned and operated individual or communal septic system that would provide more than 4500 litres of effluent per day? Yes No

**If yes, a servicing options report and a hydrogeological report must be submitted (O.Reg 545/06)*

Section 7.1 DIMENSIONS OF LAND AFFECTED

Frontage:	Depth:	Area:
<input type="checkbox"/> Water:	<input type="checkbox"/> Min:	
<input type="checkbox"/> Road:	<input type="checkbox"/> Max:	

Section 8.0 PROPERTY HISTORY

Date on which the subject land was acquired by the current owner(s): _____

1. What is the subject land currently used for? _____

2. How long has the existing uses of the subject land continued? _____
3. Has the subject land ever been the subject of an application under the Planning Act for approval of a plan of subdivision or for a consent?
 Yes No Unknown
If yes above, provide the File No.: _____ & Status: _____
4. Has the subject land ever been the subject of an application under section 34 (Zoning By-laws) of the *Planning Act*?
 Yes No Unknown
5. Has the subject land ever been the subject of a Minister’s Zoning Order and, if known, the Ontario Regulation number of that order?
 Yes O. Reg. No. _____ No Unknown
6. Is the application for an amendment to the zoning by-law consistent with policy statements issued under subsection 3(1) of the *Planning Act* (i.e. *Provincial Policy Statement*)?
 Yes No Unknown
7. Is the subject land covered by a provincial plan(s), such as the Oak Ridges Moraine Conservation Plan the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, the Parkway Belt Western Plan, the Central Pickering Development Plan or any other provincial plan?
 Yes No Unknown
If yes above, does the application conform to/not conflict with the policies contained in the Provincial Plan? _____

Section 9.0 EXISTING and PROPOSED STRUCTURES: DIMENSIONS

In the tables below provide a complete record of all existing and proposed structures.

Section 9.1 EXISTING STRUCTURES (please indicate a ft for feet or an m for metres). Place an asterisk(*) beside any existing structures that may be removed as part of this application.

Type of Structure	Ground Floor	Gross Area	No. of Storeys	Length	Width	Height	Date Built

Section 9.2 PROPOSED STRUCTURES (please indicate a ft for feet or an m for metres).

Type of Structure	Ground Floor	Gross Area	No. of Storeys	Length	Width	Height	Date Built

Section 10.0 EXISTING and PROPOSED STRUCTURES: SETBACKS

In the tables below insert all structures listed in Section 9 and provide the setback distances between each structure and the relevant property line. The setback should be accurately measured as the horizontal distance between the closest component of a structure and a property line. The column titled “other” in the table refers to: watercourse, hydro corridors, easements, and other items that may require specific separation distances from buildings or structures. If any of these “other” items exist, please include the relevant separation distances.

Section 10.1 EXISTING STRUCTURES (please indicate a ft for feet or an m for metres).

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Other (specify)

Section 10.2 PROPOSED STRUCTURES (please indicate a ft for feet or an m for metres).

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Other (specify)

AUTHORIZATIONS & PERMISSION TO ENTER

All Registered Owner(s) must complete the following to authorize the applicant/agent to make the application on their behalf (if Owner is NOT the applicant) and/or to permit Council, Committees of Council, Township Staff or authorized agents to enter the subject property to conduct site inspections related to this application. If multiple owners, an authorization letter from each owner is required.

I/We _____,
(name(s) of owner(s) or company)

being the registered owner(s) of the subject property of this application:

Hereby authorize the following person(s) to act as our agent to prepare, submit the application and pay any associated fees on my/our behalf (if applicable):

(Name of Applicant(s)/Authorized Agent(s))

Hereby authorize Council, Committees of Council, and Township Staff or authorized agents to enter the subject property without notice to conduct site inspections related to this application.

Agree to ensure that any driveway/lanes are accessible during the circulation period of the application so that Committee members, Township staff and other agencies do not have any barriers blocking access to the subject land. Island properties will require a boat ride, which is to be provided by the owner/agent. If applicable, Township Staff will make arrangements for the most suitable date and time.

Agree to post any required signage on site, which is prepared by Township Staff, with respect to this application in the requested timeframe of the Planning Act and upon notification by Township Staff. I/We also agree to provide photographic evidence of the posted sign at the request of Township Staff.

Agree to stake the area of any proposed construction a minimum of 15 days prior to the hearing date of your application.

Have included the written approval of all surveyors, designers, etc. that designed any documents, plot plans etc. to allow the Township to use their plan(s) in the notice or hearing and other documents which are viewable by the public.

Hereby acknowledge and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Signature(s): _____

Date: _____

AGREEMENT TO INDEMNIFY & STATUTORY DECLARATION

I/We, _____
(name of owner, applicant or authorized agent)

Of the _____
(name of Municipality)

In the _____
(name of County)

Hereby agree to indemnify and save harmless The Corporation of the Township of Rideau Lakes (the "Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application 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 Ontario Land Tribunal from any decision of the Council approving the applicant's application.

I/We acknowledge and agree 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 Ontario Land Tribunal in support of a decision approving the application until the amount has been paid in full.

I/We further acknowledge and agree 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.

I/We solemnly declare that all of the above statements contained herein and all exhibits transmitted herewith including this application and any required document attached hereto are true, and I/ We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature(s): _____

Declared before me at the: _____
(name of Municipality)

in the _____
(name of County)

This ____ day of _____, 20____.

Signature of Commissioner of Oaths, etc.

(Official Stamp of
Commissioner of Oaths)