

TOWNSHIP OF SOUTHWOLD
Application for Zoning By-law Amendment

File No. _____

Assess Roll No. 3424- _____ Street Address _____

1. Name of Owner: _____
(if numbered company please also indicate name of principal(s))

Address: _____

Street Name *P.O. Box*

City *Province*

Postal Code

Telephone Number *Fax Number*

Email Address

Authorized Agent: _____
(if numbered company please also indicate the name of the principal(s))

Agent interest in subject lands/application: _____

Address: _____

Street Name *P.O. Box*

City *Province*

Postal Code

Telephone Number *Fax Number*

Email Address

All correspondence should be sent to: owner agent

Who can be contacted during the day for further information? owner agent

2. Date subject land was acquired by owner: _____

Name of holder of any mortgage (or charge or encumbrance): _____

Address: _____

3. Location of property/legal description:

Lot Number(s), Concession and survey: _____

Registered Plan Number/Lot or Block No: _____

Reference Plan/Part No.: _____

4. Current Designation in Official Plan: _____

Current Zoning: _____

5. Nature and extent of rezoning request:

Reason why rezoning is requested: _____

6. Restrictions:

Please indicate the nature of any restrictive covenants or easements/rights-of-way affecting the subject lands.

7. Description of land as shown on sketch (as required on page 6):

Frontage	(m)	(ft)
Depth	(m)	(ft)
Area	(sq m/or ha)	(Sq ft or ac)

8. Use of Property:

Existing	
Proposed	

How long has this use been in existence? _____
 If vacant, indicate most recent use: _____

9. Buildings (please include dimensions, height, and date of construction):

Existing	
Proposed	

Location of all buildings (specify distance from side, rear and front lot lines):

Existing	
Proposed	

10. Servicing – Road Access:

- Provincial Highway
- Municipal Road
- County Road
- Right-of-way
- Private Road
- New access required

11. Servicing - Drinking water is provided to the subject land by:

Municipal piped water

Privately owned and operated individual well

Easement to a well

The existing well is encased

The existing well is not encased

The distance between the well and Septic system is - _____ (m) _____ (ft)

Other (specify) _____

12. Servicing – Sewage disposal is provided to the subject property by:

Municipal Sewer System

**Privately owned and operated individual septic system

Other (specify) _____

If there is a septic system on the property, is it in good working order? yes no

**** Certificate may be required to confirm the septic system is in compliance with the Ontario Building Code.**

*** Note: Where a Zoning By-law Amendment is requested in conjunction with an application to sever and there is a local improvement charge such as a new water connection, which has not been paid in full, a condition of the consent may be that any outstanding amount be paid in full.**

13. Servicing – Storm drainage is provided to the subject property by:

sewers ditches swales other (specify) _____

Is any portion of the property currently assessed for drainage works? (constructed under the Drainage Act, R.S.O. 1980) yes no

14. Other applications – Indicate if the subject land is subject of an application under the Planning Act for:

Official Plan amendment (under Section 22):

File No. _____ Status _____

Plan of Subdivision (under Section 51):

File No. _____ Status _____

Consent (under Section 53):

File No. _____ Status _____

Variance/Permission (under Section 45):

File No. _____ Status _____

Site Plan (under Section 41):

File No. _____ Status _____

Has a consent previously been granted from the original holding? yes no

If "yes", indicate number, date created and relevant file number:

15. Provide a completed Schedule "C" detailing compliance with the Provincial Policy Statement.

16. Other related matters (please explain):

Applications/Approvals from other agencies _____

Work orders _____

Certificates of approval _____

Designation under other Acts (ie: Ontario Heritage Act)

Reports or Studies (ie: environmental assessments, archaeological, drainage)

PLEASE NOTE :

It is the responsibility of the applicant to ensure that the application contained herein is fully completed and all the information requested is incorporated in the proper manner prior to submission of the application.

Incomplete applications will result in delays and additional costs in processing the application. Please ensure that all information requested is included prior to submission of the application.

For Municipal Use

Date Application Received _____

Completed Application Checked _____
Date Initials

The application must be accompanied by a sketch (11"x17") prepared by an Ontario Land Surveyor who will determine whether a Real Property Report and/or survey (11"x17") is required. The drawing must include the following information:

- a) a Key Plan showing the locations of the subject property in the Municipality;
- b) true dimensions of the property;
- c) a north directional arrow;
- d) the location, height, floor area, dimensions and use of all existing and proposed buildings and structures, and the use of open lands;
- e) the dimensions of front, rear and side yard setbacks and the location and typical dimensions of off-street parking spaces, off-street loading facilities, above ground utilities, below ground utilities and services where appropriate;
- f) the location and type of existing and proposed landscaped areas, planting strips, on-site ponds, drains, access locations, and islands and other surface amenities;
- g) all buildings, structures, pavements, fences, poles, sidewalks, driveways, hedges, trees and hydrants within three (3) metres (10') of the site;
- h) a written indication of the architectural style and features of existing and proposed buildings;
- i) all existing and proposed on-site drainage improvements.
- j) all natural features such as wood lots, steep slopes, watercourses, etc;
- k) the location of private water supply and sewage disposal facilities;
- (l) The application may be required to be accompanied by a copy of the deed to the subject property.

By making this application, permission is hereby granted to any Municipal staff member and Township Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning same. This information is being collected pursuant to the Planning Act, Municipal Act and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

DECLARATION OF APPLICANT(S)

I/We, , of the
of

..... in the of

solemnly declare that:

1. All the statements contained in this application and provided by me are true and I 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. I have been advised that incomplete and/or inaccurate information will delay the processing of my application and result in additional costs to me.
2. I hereby acknowledge receiving and reviewing the user fee tariff and have reviewed the tariffs relating to planning matters. I further understand and agree to be bound by the tariff and specifically agree that I shall pay full cost recovery for any items with a tariff listed as such. I agree that such costs, if not paid for forthwith after being invoiced, shall be paid by the Township and added to my municipal tax bill and collected in the same manner as taxes.

.....
Signature of Owner/Authorized Agent

.....
Date

.....
Witness

.....
Date

SCHEDULE "A"

Environmental Site Screening Questions

Previous Use of Property

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Parkland |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Other |

If Industrial or Commercial, specify use:

Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?

- Yes No Unknown

Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

- Yes No Unknown

Has there been petroleum or other fuel store on the subject land or adjacent lands?

- Yes No Unknown

Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

- Yes No Unknown

Have the lands or adjacent lands ever been used as an agricultural operation where pesticides have been applied to the lands?

- Yes No Unknown

Have the lands or adjacent lands ever been used as a weapons firing range?

- Yes No Unknown

Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private landfill or dump?

- Yes No Unknown

If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which contain designated substances (e.g. asbestos, PCB's)?

- Yes No Unknown

Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?*

- Yes No Unknown

*Possible uses that can cause contamination include: operation of electrical transformer stations, disposal of waste materials, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals which are present.

If previous use of property is industrial or commercial, or if YES to any of questions above, please attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.

SCHEDULE "B"
REASON AND PURPOSE FOR SEVERANCE

(This form should only be completed if the proposed rezoning relates to a severance, and if the parcel being divided is a farm and the parcel to be severed or retained is to be used for residential purposes.)

1. Severances to dispose of surplus dwellings:

Do you own other farm holdings?

Please provide details for each of your properties:

CONCESSION	LOT NO.	NUMBER OF ACRES	YEAR PURCHASED OR INHERITED	HABITABLE HOME ON PROPERTY?	STATE OF REPAIR

Of the above locations, which one is your home base of operation? _____

Where is farm equipment stored? _____ and seasonal help housed? _____

Where do you reside? _____

PROVINCAL POLICY REQUIREMENTS

a) Significant Features Checklist

Check through the following list. Indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO, or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	NO	UNKNOWN	IF FEATURE; SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas					Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹				___ metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²				___ metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³ within 1000 metres				___ metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site				___ metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant				___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond				___ metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line				___ metres	Evaluate impacts within 300 metres.
Controlled access highways including designated future highways				___ metres	Evaluate impacts within 100 metres.
Electric transformer station				___ metres	Determine possible impacts within 200 metres.
High voltage electric transmission line				___ metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors				___ metres	Will the corridor be protected? Noise Study prepared?
Mineral aggregate resource areas					Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations				___ metres	Will development hinder continuation of extraction? Noise and Dust Study completed?
Mineral and petroleum resource areas					Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries				___ metres	Will development hinder continued operation or expansion? Noise and Dust Study completed?
Significant wetlands or potentially significant wetlands				___ metres	Provide Environmental Impact Study.
Significant ravine, valley, river and stream corridors and significant portions of habitat of endangered and threatened species				___ metres	Provide Environmental Impact Study.
Significant fish habitat, wildlife habitat, valley lands, areas of natural and scientific interest, woodlands 4ha or greater.				___ metres	Provide Environmental Impact Study.
Sensitive groundwater recharges areas, headwaters and aquifers.					Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.					Development should conserve significant landscapes, vistas and ridge-lines, significant built heritage resources and cultural heritage landscapes.

SCHEDULE "D"

DATA SHEET - MDS 1 - AGRICULTURAL CODE OF PRACTICE

This is to be completed and attached to the application when applying for a new non-farm use within **500 metres (1640.4 feet)** of an existing livestock facility. Complete one sheet for each set of farm buildings.

Date _____ Completed by _____

Owner of Livestock facility _____ Telephone () - _____

Former Township _____ Lot _____ Concession _____

Shortest distance between the livestock facility and the new non-farm lot _____ metres.

Shortest distance between the manure storage and the new non-farm lot _____ metres.

Tillable Hectares where livestock facility is located _____

NOTE: The shortest distance between the livestock facility / manure storage and the new non-farm lot may be required to be measured by a surveyor and shown on a survey sketch attached to the application.

Type of Livestock	Existing Housing Capacity #	Manure System (check one box)			
		Covered Tank	Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (barn confinement) <input type="checkbox"/> Cows (barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roasters <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (> 10kg) <input type="checkbox"/> Meat Turkeys (5-10 kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
HORSES					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs					
MINK - Adults					
WHITE VEAL					
GOAT <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
OTHER					

ACKNOWLEDGEMENT CLAUSE

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations and guidelines and the Township's Official Plan policies pertaining to contaminated sites. I acknowledge that as a condition of approval of this application that the Township may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the Township of acknowledgement of this Record of Site Condition by the Ministry of Environment. I acknowledge that the Township may require the qualified person signing the Record of Site Condition to submit to the Township a Declaration acknowledging that the Township may rely on the statements in the RSC. I further acknowledge that the Township of Southwold is not responsible for the identification and/or remediation of contaminated sites, and I agree, whether in (or as a result of) any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the Township of Southwold, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Date

Signature of Applicant(s)(Owner)

Completed Forms are to be submitted, along with the required application fee to:

**Township of Southwold
35663 Fingal Line
Fingal, Ontario
N0L 1K0**