



APPLICATION FOR ZONING BY-LAW AMENDMENT

File No. **D14/ZBA** _____
For Office Use Only

| | | |
|----------------|----------------|-----------|
| Date Received: | Date Complete: | Fee Paid: |
| | | Cheque #: |
| | | Receipt # |

This application for approval under Sections 34 and 36 of the Planning Act must be **fully completed** to the satisfaction of the Township of Hamilton, before formal processing of the application will begin. The personal information on this form is collected under the Planning Act, R.S.O. 1990, as amended. The information is used for the purpose of processing the application. If you have any questions about the collection of personal information, please contact the Township Clerk at 905-342-2810.

Zoning By-law Amendment
Temporary Use By-law

Removal of Holding Provision
Temporary Use Extension

1. Applicant Information:

1.1. Name of Owner: _____
Name of Contact: _____
Telephone #: _____ Fax #: _____
Mailing Address (including Group Box, Postal Code, etc.): _____
E-mail address: _____

1.2. Name of Agent: _____
Name of Contact: _____
Telephone #: _____ Fax #: _____
Mailing Address (including Group Box, Postal Code, etc.): _____
E-mail address: _____

1.3. Holder(s) of any Mortgages, Charges or Encumbrances
Name of Contact: _____
Telephone #: _____ Fax #: _____
Mailing Address (including Group Box, Postal Code, etc.): _____
E-mail address: _____

Note: All correspondence, notices, etc. initiated by the Township in respect of this Application will, unless otherwise required by law, be directed to the Applicant's Agent where noted above except where no agent is employed, then it will be directed to the Applicant, where the Registered Owner is a numbered company, please indicate a project or development name.

2. Location and Description of Subject Property

2.1. Lot(s) or Part Lot(s): _____ Concession: _____
Part(s): _____ Reference Plan #: _____ Lot(s)/Block(s): _____
Registered Plan: _____ Roll #1419 _____
Civic address: _____

2.2. Dimension of Subject Property (metric)
Frontage: _____ Depth: _____ Area: _____

2.3. Are there any easements or restrictive covenants affection the subject property?
Yes No If yes, describe the easement or restrictive covenant and its effect

3. Purpose of the Application

3.1. Is this application to:
_____ Change the zoning classification of the property
_____ Change specific zone provision

3.2. What is the present zoning of the subject property? _____

(See Township Website, Schedule A to the Zoning By-law)

3.3. What is the nature and extent of the proposed amendment: _____

3.4. What is the reason the rezoning is being requested? _____

4. Land Use:

4.1. What is the current Official Plan designation(s) of the subject property? _____

(please see Township Website, Schedule A to the Official Plan)

4.2. Provide an explanation of how the application conforms to the Official Plan. _____

4.3. Provide an explanation of how the application is consistent with the Provincial Policy Statement. _____

4.4. Are there existing buildings or structures on the subject property? Yes No

4.5. Are there new building or structures proposed for the subject property?

If the answer to 4.3 and/or 4.4 is Yes, provide the following details for each building or structure:

| Type of Building or Structure | Setbacks (measurements to be in metric units) | | | | Structure Details | |
|-------------------------------|---|---------------|---------------|---------------|---------------------------------|--------------------|
| | Front Lot Line | Rear Lot Line | Side Lot Line | Side Lot Line | Height of Building or Structure | Dimensions or Area |
| Existing Use | | | | | | |
| | | | | | | |
| | | | | | | |
| Proposed Use | | | | | | |
| | | | | | | |
| | | | | | | |

| | | | | | | |
|--|--|--|--|--|--|--|
| | | | | | | |
|--|--|--|--|--|--|--|

4.6. Existing Use of Abutting Land _____

5. Municipal Services Available

Water

Municipal water

Communal Water

Private Well

Septic

Septic System

Holding Tank

Year Installed

Stormwater

Storm Sewers

Ditches

Swales

Access

Is access available to a public road?

Existing road?

Proposed road?

Water Access?

Parking and Docking facilities?

Utilities and Easements

Any on site or adjacent to site?

Source Water Protection Information

5.1. Is the subject property located within a Vulnerable Area as identified by the Trent Source Protection Plan? Yes No If yes, please complete the remainder of Section 6.

Note: Part IV of the Clean Water Act requires the applicant obtain a “Section 59 Notice to Proceed” from a Risk Management Official before an application for an approval under the Planning Act or a building permit can proceed.

5.2. Please identify the Vulnerable Area in which the subject property is located:

Baltimore municipal well system Wellhead Protection Area

Camborne municipal well system Wellhead Protection Area

Port Hope Intake Protection Zone

Cobourg Intake Protection Zone

Check all activities that may be associated with the proposal:

Fuel Handling and Storage (eg. home heating oil, fuel retail outlets, farm fuel storage)

Chemical Handling and Storage (eg. paints, degreasers, solvents, cleaning agents)

Agricultural Activities (eg. fertilizer use, pesticide use, storage or application of manure, grazing or pasturing of animals)

Stormwater Management (eg. drainage ditches, swales, retention ponds, drainage tiles, piped systems, water treatment, vehicle washing)

Sewage Systems new or enlarged (eg. septic systems, holding tanks, communal sewage systems)

Application, Handling and Storage of Road Salt

Snow Storage

Waste Disposal (eg. Industrial or commercial waste, waste from septic of holding tanks)

Creation of a Transport Pathway (eg. Building foundation, basement, a well, a culvert, underground water of sewer systems, geothermal system, tile drains)

Note: Section 27(3), Ontario Regulation 287/07 require the municipality to notify the Source Protection Authority and Source Protection Committee when a new transport pathway may be created.

5.3. Describe any proposed activities that would be considered a drinking water threat as defined by the Clean Water Act, 2006.

6. History of Subject Property

6.1. Is this application a re-submission of a previous application to amend the Municipal Zoning By-law? Yes No

If Yes, provide the file number and decision made on the application. _____

6.2. Is the property now, or ever been, the subject of an application for consent or approval of plan of subdivision under the Planning Act? Yes No

If Yes, provide the file number and decision made on the application. _____

6.3. Is the subject property now, or ever been the subject of an application for Official Plan Amendment? Yes No

If Yes, provide the file number and decision made on the application. _____

6.4. Date the property was acquired by current owner. _____

6.5. Date existing buildings or structures were constructed: _____

6.6. Length of time (years) that the existing uses of the subject lands have continued.

7. Land Use

Are any of the following uses or features on the subject land or within 500 metres of the subject land (unless otherwise specified)? Please check the appropriate boxes if any apply.

| Feature | On Site | Off Site within 500m |
|---|---------|----------------------|
| An agricultural operation including livestock facility or stock yard | | |
| Prime agricultural land | | |
| A land fill site | | |
| A sewage treatment plant or waste stabilization plant | | |
| A Provincially Significant Wetland | | |
| A Provincially Significant Wetland within 120m of the subject land | | |
| Existing pits and quarries | | |
| Protection of mineral aggregate resources | | |
| Significant woodlands and valley lands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat | | |
| Significant cultural heritage landscapes and built heritage resources | | |
| A flood plain and/or flooding hazard | | |

| Feature | On Site | Off Site within 500 |
|--|---------|---------------------|
| Erosion hazard and unstable soils or bedrock | | |
| Contaminated sites | | |
| Mine hazard or former mineral resource operation | | |
| An industrial or commercial use – please specify | | |
| An active railway line | | |
| Controlled access highways | | |

8. Other Applications

Is the subject land currently, or has it ever been, the subject of one or more of the following Planning Act applications:

| | Unknown | No | Yes | File No. & Status |
|-------------------------|---------|----|-----|-------------------|
| Minor Variance | | | | |
| Consent to Sever | | | | |
| Zoning By-law Amendment | | | | |
| Official Plan Amendment | | | | |
| Plan of Subdivision | | | | |
| Plan of Condominium | | | | |

Application details: _____

9. Site Sketch

The application shall be accompanied by a sketch of the subject property showing the following in metric units:

- The boundaries and dimensions of the subject property
- The location and size of any existing and proposed buildings or structures, including their setback from the front yard, rear yard, side yard and opposite

side yard

- The approximate location of all natural and artificial features on the subject property and on adjacent lands that may affect the application such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic system
- The existing uses of the lands adjacent to the subject property
- The location, name of roadway abutting the subject property, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way
- The location and nature of any easement affecting the subject property.

10. Other Information

Is there any other information that you think may be useful to the Township in reviewing this application? If so, explain below or attach on a separate page.

11. Applicant's Acknowledgement

The Applicant hereby acknowledges and agrees:

- that this application and the attached supporting documentation, information and materials, if any, contains information collected and maintained specifically for the purpose of creating a record available to the general public and is open to inspection by any person during normal office hours pursuant to the provisions of the Municipal Freedom of Information and Protection of Privacy Act;
- that a Public Meeting will be held to provide a public forum for debate on the merits of the application. The Public Meeting allows an opportunity for the applicant to present the proposal and address any issues or concerns.
- that personal information on this application is collected under the authority of the Municipal Act, as amended, the Planning Act, as amended, and Ontario Regulation 545/06, and will be used for the

purpose of processing the application and to determine compliance with the policies and by-laws of the Township of Hamilton;

- that conceptual development plans and/or drawings submitted with this application are not reviewed for compliance with the Ontario Building Code (O.B.C.) and/or related regulations;
- that submission of this application constitutes tacit consent for authorized Township staff representative(s) to inspect the subject lands or premises, and to carry out any inspections, tests and investigations as may be required;
- that all vegetation on the subject land(s) must be maintained and no filling, grading or excavating is permitted on the subject land(s) during the processing of this application;
- that additional approvals from the Township and/or other agencies (e.g. building permit, site plan approval) may be required;
- that additional fees and/or charges (e.g. building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application may be required;
- that in the event that the Application(s) or any matter related to same is appealed, referred or brought before the OLT (the Ontario Land Tribunal), other tribunal and/or Court, and the Township is required to attend (or, in its sole and absolute discretion, determines it necessary or advisable to attend) at any proceeding including without limitation, motions, case management conferences, telephone conferences, hearings, etc. then in such case the Owner hereby acknowledges and agrees that the Owner shall be responsible to reimburse the Township for all expenses incurred by the Township with respect to such proceedings including without limitation, legal, planning, consultants and/or engineering fees, costs and disbursements and further that a \$10,000.00 deposit shall be taken in accordance with the Township of Hamilton Fees and Charges By-law;
- that the applicant will be required to pay reasonable legal fees of the Township for the preparation and registration of agreements when such agreements are required;
- that additional costs for the processing of the application may be charged where studies, reports, information and/or materials in support of the

application must be reviewed by persons not employed by the Township but retained for that purpose due to an expertise in the area of the study (e.g. traffic, environmental, noise, servicing); and

- that additional information and/or materials may be required, and therefore, the application may not be deemed complete, nor processed unless the additional information and/or materials are submitted.

Owner’s Authorization:

If the applicant is not the owner of the land that is the subject of this application, then written authorization by the owner, authorizing the applicant to prepare and submit the application must be attached, or the owner must complete the authorization set out below.

Is written authorization attached? Yes No

If **No**, then the following Owner’s Authorization for the Agent to prepare and submit the Application **must** be completed:

I, _____, am the owner of the land
(Please Print)

that is the subject of this application and I authorize _____
(Please print)

and submit this application on my behalf.

Signature of Owner

Date

Signature of Owner

Date

Declaration:

I, _____, of the _____
 (Please print) (e.g. Township of Hamilton)

in the _____, solemnly declare that the information
 (e.g. County of Northumberland)

contained in this application is true and that the information contained in the documents that accompany this application in respect of the Sections above is true.

Further, I have carefully read the Acknowledgments in Section 12 above, including without limitation the obligation to reimburse the Township for fees, costs and disbursements and hereby agree to be bound by same.

Sworn (or declared) before me at the _____, in
 (e.g. Township of Hamilton)

the _____ this _____ day of _____
 (e.g. County of Northumberland)

in the year _____.

 Applicant

 Commissioner of Oaths

If the Registered Owner is a Corporate Body:

I, _____, have the authority to bind the corporation.

 (signature of Principal of Company)

 date