



CORPORATION OF THE TOWNSHIP OF TUDOR AND CASHEL
371 Weslemkoon Lake Road, RR 2
GILMOUR, ON K0L 1W0
613-474-2583 (TELEPHONE)
613-474-0664 (FACSIMILE)

APPLICATION FOR A ZONING BY-LAW AMENDMENT TO THE
CORPORATION OF THE TOWNSHIP OF TUDOR AND CASHEL

Submission of an application must be complete and shall consist of the following:

1. The applicable application fee in cash or cheque/money order payable to the Township of Tudor and Cashel.
2. One (1) original application form. All questions on the application must be answered.
3. Five (5) copies of a site plan (8-1/2" x 11") to scale are required. Please indicate the scale being used, identify the north arrow and identify all dimensions in metric units. The site plans indicate the following:
 - (a) the boundaries and dimensions of the subject land;
 - (b) the location, size, type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - (c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application – examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - (d) the current uses on land that is adjacent to the subject land;
 - (e) the location, width and name of any roads within or abutting the subject land, indicating whether or not it is an unopened road allowance, a public travelled road, a private road or right-of-way;

- (f) if access to the subject land is by water only, the location of the parking and docking facilities to be used; and,
- (g) the location and nature of any easement affecting the subject land.

ZONING BY-LAW AMENDMENT APPLICATION

FOR OFFICE USE ONLY:	DATE STAMP – RECEIVED
Application No. _____	
Roll No. _____	
Application Fee: _____	
Received by: _____	
Assigned to: _____	

The fee for a zoning by-law amendment is \$700.00, payable to the Township of Tudor and Cashel.

Notes:

- A development charge may be payable prior to the issuance of a building permit
- Waterfront, Commercial and Industrial uses are subject to site plan control and may be subject to specific design requirements.

ONTARIO REGULATION 199/96 amended to O.Reg. 261/00: INFORMATION AND MATERIAL TO BE PROVIDED PURSUANT TO SECTION 34(10.1) OF THE PLANNING ACT, AS AMENDED.

1. Registered Owner(s): _____
2. Telephone Nos.: _____
3. Address: _____

4. Agent (if applicable): _____
 Telephone Nos.: _____
5. Address: _____

6. Name of any mortgages, charges, or other encumbrances in respect of the subject lands: _____

7. Mailing Address: _____

8. The current designation of the subject lands in the Hastings County Official Plan and an explanation of how the application conforms to the Official Plan

9. The current Zoning of the subject land

10. The nature and extent of the rezoning required

11. The reason why the rezoning is requested

12. If the subject land is within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements, a statement of these requirements

13. Property Location :

Roll Number _____
Concession _____
Lot Number _____
Registered Plan _____
Lot/Block _____
Reference Plan _____ Part Number _____
Street Number _____ Street Name _____
Geographic/Former Township _____

14. The frontage, depth and area of the subject land, in metric units

27. 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 attach

- (a) a servicing option report; and
- (b) a hydrogeological report

28. Storm drainage provided to the subject land by:

Sewers _____ Ditches _____ Swales _____ Other (specify) _____

29. Other applications – if known, indicate if the subject land is the subject of an application under the Planning Act for:

Plan of Subdivision, Consent, previous application under Section 34 – if the answer is yes, please indicate the File No. and Status of the appropriate application

30. If the subject land has ever been the subject of a Minister's Zoning Order and, if known, the Ontario Regulation number of that order

31. A sketch showing the following (in metric units)

- (a) the boundaries and dimensions of the subject land. On the sketch, identify references to registered surveys (i.e the 21R-#) of the subject or abutting lands
- (b) the location, size, type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines
- (c) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application – examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- (d) the current uses on land that is adjacent to the subject land

- (e) the location, width and name of any roads within or abutting the subject land, indicating whether or not it is an unopened road allowance, a public travelled road, a private road or right-of-way
- (f) if access to the subject land is by water only, the location of the parking and docking facilities to be used
- (g) the location and nature of any easement affecting the subject land

32. Indicate that the application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3(1) of the Planning Act (please attach separate statement to this application if necessary):

33. Please complete the following Land Use Checklist:

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR is the development circumstance applicable? If the site is affected, show the location on the submitted plan. Please leave no blanks.		If a land feature is adjacent, specify the distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Non-farm development near designated urban areas or rural settlement area				Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlement areas
Class 1 industry ¹			_____ m	Assess development for residential and other sensitive uses within 70 metres
Class 2 industry ²			_____ m	Assess development for residential and other sensitive uses within 300 metres
Class 3 industry ³			_____ m	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site			_____ m	Address possible leachate, odour, vermin and other impacts

Sewage Treatment Plan			_____ m	Assess the need for a feasibility study for residential and other sensitive land uses
Waste Stabilization pond			_____ m	Assess the need for a feasibility study for residential and other sensitive land uses
Active railway line			_____ m	Evaluate impacts within 100 metres
Controlled access highways or freeways, including designated future ones			_____ m	Evaluate impacts within 100 metres
Operating mine site			_____ m	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres			_____ m	Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Electric transformer station			_____ m	Determine possible impacts within 200 metres
High voltage electric transmission Line			_____ m	Consult the appropriate electric power service
Transportation and infrastructure corridors			_____ m	Will the corridor be protected?
Prime agricultural Land			_____ m	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations			_____ m	Development to comply with the Minimum Distance Separation Formulae
Mineral aggregate resource areas			_____ m	Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations			_____ m	Will development hinder continuation of extraction?
Mineral and petroleum resource areas			_____ m	Will development hinder access to the resource or the establishment of new resource operations
Existing pits and quarries			_____ m	Will development hinder continued operation or expansion?
Provincially Significant Wetlands (PSW)			_____ m	EIS required adjacent to PSW, development is not permitted within PSW

Fish habitat, or Significant portions of habitat of endangered and threatened species			_____ m	Development is not permitted
Significant: areas of natural and scientific interest, wildlife habitat			_____ m	Demonstrate no negative impacts
Sensitive groundwater recharge areas, headwaters or aquifers			_____ m	Demonstrate that groundwater recharge areas, head-waters and aquifers will be protected
Significant built heritage resources and cultural heritage landscapes				Development should conserve significant built heritage resources and cultural heritage landscapes
Area of known or potential significant archaeological resources			_____ m	Archaeological assessment Stage I
Hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards			_____ m	Hazards definition, assessment, and mitigation
On lands within: the dynamic beach hazard, 1:100 flood area, flooding hazards, erosion hazards, dynamic beach hazards, a floodway, or having 25%+ slope			_____ m	Development prohibited without a Special Policy designation
Flood fringe areas			_____ m	Official Plan designation and floodproofing
Hazardous sites ⁴			_____ m	Demonstrate that hazards can be addressed
Rehabilitated mine sites			_____ m	Application for approval from Ministry of Northern Development and Mines should be made concurrently
Contaminated Sites			_____ m	Assess an inventory or previous uses in areas of possible soil contamination

1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda), organic soils) or unstable bedrock (Karst topography).

AUTHORIZED AGENT

I/We _____ am/are the owner(s) of the subject lands for which this application is to apply. I/We hereby grant authorization to _____ to Planning Act on my/our behalf in regard to this application.

DATE: _____

Signature of Owner(s)

DECLARATION OF APPLICANT

I/We _____ of the _____ in the _____

solemnly declare that:

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.

DECLARED before me at the _____

in the _____

this _____ day of _____, 20__.

Signature of Applicant

Signature of Applicant

Signature of Commissioner, etc.

Schedule "A" – Survey Plan Drawing/Sketch (forming part of this application)

Schedule “B” – Pre-Application Consultations

The applicant is required to attach written consultations from:

- **Ministry of Transportation (for lands within 500 m of a Provincial highway or connecting link)**
- **County of Hastings Planning Department,**
- **other agencies as directed by the Municipal Clerk during pre- application consultation**