



**The Corporation of the
Township of Georgian Bay
Planning Department**

99 Lone Pine Road, Port Severn, Ontario, L0K 1S0
Phone: 1-800-567-0187 Facsimile: (705) 538-1850

1-800-567-0187

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email: planning@gbtownship.ca

**APPLICATION FOR ZONING BY-LAW
AMENDMENT**

OFFICE USE ONLY

Date Received _____	Application Number _____
Complete Application <input type="checkbox"/> Yes <input type="checkbox"/> No	Applicable Fees Paid <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Deemed Complete: _____	Received By _____

COMPLETENESS OF THE APPLICATION: *This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act. It also sets out other information that will assist the Township and others in their planning evaluation of the proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. If the requested information, including the plans and fee, is not provided, the Township will return the application or refuse to further consider the application until the information, plans and fee have been provided.*

1. APPLICANT'S INFORMATION

Applicant's Name _____

Principal of Applicant's Company _____

Address _____

Telephone: _____ Fax: _____ Email: _____

AUTHORIZED AGENT/SOLICITOR

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

Agent's Name _____

Agent's Firm Name _____

Address _____

Telephone: _____ Fax: _____ Email: _____

Please specify to whom you wish communications to be sent (owner will receive automatically if nothing selected.)

Owner Authorized Agent Solicitor

REGISTERED OWNERS INFORMATION (if different from Applicant)

Registered Owner's Name _____

Principal of Owner's Company _____

Address _____

Telephone: _____ Fax: _____ Email: _____

MORTGAGE/HOLDERS

Names and addresses of any mortgages, holders of charges, or other encumbrances:

Name: _____

Complete Mailing Address: _____

2. PRECONSULTATION

Have you consulted a Planning Representative regarding this application?

Yes No Name: _____

3. PROPERTY INFORMATION

Date when the subject land was acquired by the current owner: _____

Municipal Address _____

Ward _____ Roll Number 4465-_____-_____-_____

Lot Number _____ Concession Number _____

Registered Plan of Subdivision Number (if any)_____

Lot Number on Plan _____ Reference Plan Number_____

Frontage on Road _____ Frontage on Water _____

Depth _____ Width _____ Area_____

Are there any easements or restrictive covenants affecting the subject land? Please provide a description of each easement or covenant and its effect,

Any Easement or Restrictive Covenants with the area to be rezoned Yes No

Type_____

Type of Access for Subject Land

- Municipal Road (Year Round Maintained)
- Municipal Road (Seasonally Maintained)
- Proposed Private Road
- Provincial Highway
- Water
- Existing Private Road

Name of Street or Road_____

If by water, what is the distance to mainland_____

If the proposed access is by water, describe the docking and parking facilities to be used on the mainland

4. PLANNING HISTORY OF THE SUBJECT LAND

Is the subject land also the subject of an application for a Plan of Subdivision, Consent, or a Site Plan approval?

- Yes
- No
- Unknown

If yes and if known, please indicate the application file numbers and status.

Has this land ever been subject of an application under Section 34 of the *Planning Act*? (Rezoning)?

- Yes
- No
- Unknown

Has this land ever been subject of a Minister's Zoning Order?

- Yes
- No
- Unknown

If known, the Ontario Regulation number of that Minister's Zoning Order: _____

5. CURRENT, PREVIOUS, AND PROPOSED USES

Current Use(s)_____

Previous Use(s)_____

Proposed Use(s)_____

Any Buildings or Structures existing on the subject land Yes No

If yes, on a separate sheet provide the following information for each building or structure: the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and the dimensions or floor area of the building or structure, in metric units.

Date existing buildings/structures were constructed: _____

Date existing uses on the subject land commenced: _____

Existing Building Height _____ Ground Floor Area _____ Gross Floor Area _____

Any Buildings or Structures proposed to be built on the Subject Land Yes No

If yes, on a separate sheet provide the following information for each building or structure: the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and the dimensions or floor area of the building or structure, in metric units.

Identify any Buildings or Structures to be Removed: _____

Has there been an industrial or commercial use on the subject land or adjacent lands? Yes No

Has the grading of the subject land been changed by adding earth or other material?

Yes No Unknown

Has a gas station been located on the subject land or land adjacent to the subject land at any time?

Yes No Unknown

Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?

Yes No Unknown

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

Yes No Unknown

Has the land ever been subject of an environmental order such as control, stop, preventative, cleanup or prohibition order?

Yes No Unknown

If yes, please explain

Have you ever been advised either formally or informally by the Ministry of Environment or another source that the property is or may be contaminated?

Yes No Unknown

If yes, please explain _____

What information did you use to determine the answers to the above questions?

6. DETAILED INFORMATION ABOUT THE PROPOSAL

Please provide the following detailed information on your **RESIDENTIAL** proposal (if applicable)

a) Number of Units _____

b) Height of Building _____

c) No. of Storeys _____

d) Ground Floor Area _____

e) Total Floor Area _____

f) Housing Type _____

g) Type and Number of Units:

Bachelor _____ One Bedroom _____ Two Bedroom _____
Three Bedroom _____ Four Bedroom _____ Other _____

Please provide the following detailed information on your **COMMERCIAL / INDUSTRIAL** proposal (*if applicable*)

a) Building Dimensions: _____

b) Ground Floor Area: _____

c) Gross Floor Area: _____

d) Gross leasable Area: _____

e) Mezzanine level: _____

f) Building Height: _____

g) No. of Storeys _____

h) Total Parking Spaces: _____

i) No. of Disabled Spaces: _____

j) Lot Coverage: _____ %

k) Is Outdoor Storage proposed: Yes No

If yes, how much: _____

7. PROVINCIAL POLICIES AND PLANS

Is the application consistent with policy statements issued under subsection 3(1) of the *Act*? (See Provincial Policy Statement 2014)

Yes No Unknown

If YES, explain how: _____

If NO, explain deficiency: _____

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

Yes No Unknown

If YES, please describe how the application conforms to or does not conflict with the applicable provincial plan or plans.

8. OFFICIAL PLAN INFORMATION

Current Official Plan designation of the subject land: _____

Does the subject land require an Official Plan Amendment?

- Yes No Unknown

Explain how the requested zoning complies with the relevant policies of the Official Plan or complete an "Official Plan Amendment" Application

Is it the intent of this application to alter the boundary of an area of settlement or implement a new area of settlement?

- Yes No Unknown

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

Is it the intent of this application to remove land from the "Employment Area" as designated in the Township's Official Plan.

- Yes No Unknown

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

Is the subject land within an area where zoning with conditions apply?

- Yes No Unknown

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

9. PROPOSED ZONING BY-LAW AMENDMENT

What is the current Zoning of the subject land _____

Is a change in the zoning category being proposed? (e.g. from Open Space (OS) to Shoreline Residential Type One (SR-1))?

- Yes No

If so, which Zones _____

Are changes to the list of permitted uses proposed?

- Yes No

If so, identify the proposed use

Are changes to the general provisions or definition Section(s) of the By-Law proposed?

Yes No

If so, identify the existing requirement and the requested requirement: _____

Are changes to the Zone Regulations proposed? (e.g. lot frontage, height, side yard, etc.)

Yes No

If yes, please identify Section _____ Existing _____ Proposed _____

Is it possible to modify your proposal so that no change(s) to the applicable regulations, provisions or definitions are required? If not, why?

Nature and Extent of Zoning By-law Amendment Application

Reason for Zoning By-law Amendment Request

Provide the minimum and maximum density requirements as well as the proposed density applicable to the subject lands.

MINIMUM _____

MAXIMUM _____

PROPOSED _____

Provide the minimum and maximum height requirements as well as the proposed height applicable to the subject lands.

MINIMUM _____

MAXIMUM _____

PROPOSED _____

10. JUSTIFICATION / SUITABILITY OF SITE

Describe the suitability of the subject land in terms of both physical characteristics and location for the proposed change in zoning

Indicate the existing surrounding zones and how the requested zone is suitable in relation to the surrounding zones

Indicate the adjacent land uses and how the use(s) permitted in the requested zone will be compatible with surrounding uses.

11. SERVICING

Type of Water Supply Proposed

- Municipally Owned and Operated Piped Sewers
- Communal Well
- Lake / River
- Private Well
- Other _____

Type of Sewage Disposal Proposed

- Municipally Owned and Operated Piped Water
- Communal Septic System**
- Septic System**
- Pit Privy
- Other _____

** If it is the intent of this application to permit development on privately owned and operated individual or communal septic systems where more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following is required:

- a servicing options report; and
- a hydrogeological report.

Type of Storm Water Drainage

- publicly owned and operated sewers
- ditches
- swales
- other _____

12. SITE PLAN AND SUPPORTING DOCUMENTS

Have you provided a Site Plan or Survey showing all of the requirements listed below? Yes No
In order for the application to be deemed complete, the application must be accompanied by a Site Plan, drawn to scale, or a Survey in METRIC showing the following information:

- a) The boundaries and dimensions of the subject land.
- b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the 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, and, 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 it is an unopened road allowance, a public traveled road, a private road or a 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.

Please indicate supporting documents that are attached with the application.

- Stormwater Management Plan
- Planning Report
- Site Evaluation Report
- Traffic Impact Study
- Species at Risk Study
- Environmental Impact Study
- Servicing Options Report
- Hydrogeological Report
- Other _____

13. AGREEMENT TO IDEMNIFY

The Owner/Applicant agrees to reimburse and indemnify the Township of all fees and expenses incurred by the Township to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The Owner/Applicant also agrees to deposit with the Township such monies as required by the Township of Georgian Bay Tariff of Fees By-Law as amended to defend appeals brought before the OMB by parties other than the Applicant/Owner or Township. The Owner/Applicant maybe required to enter into a cost acknowledgement agreement with the Township of Georgian Bay.

The required fee for the processing of this application shall be in accordance with the Township's current Tariff of Fees By-Law pertaining to planning matters. Cheque or cash for the required amount must accompany the application at the time of submission. The amount of the required fees should be confirmed with the Township prior to the submission of the application.

AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I / We _____ solemnly declare that all statements contained in this application and in all statements contained in all exhibits transmitted herewith 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. I further agree for the purposes of the Municipal Freedom of Information and Protection Privacy Act, to authorize and consent to the use by of the disclosure to any person of public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing the application.

DECLARED before me at the Township of)
)
 Georgian Bay, in the District of Muskoka)
)
 on this ____ day of _____)
)
 20____.)
)
)
)
)
)
)
 _____)
 A Commissioner, etc.)

 Signature of Applicant, Solicitor or Authorized Agent

If signed by a Solicitor or Agent, written authorization from the Registered Owner(s) must accompany the application or the authorization form below must be completed.

AUTHORIZATION OF OWNER(S)

I / We _____ am / are the registered owner(s) of the land that is the subject of this application for Zoning By-law Amendment and for the purposes of the Freedom of Information and Protection of Privacy Act, I / we authorize _____ to make this application on my / our behalf.

This authorization also allows the applicant to appear at any hearing(s) of the application and provide any information or material required by the Township relevant to the application on my / our behalf.

Date

 Signature(s) of Owner(s)

PERMISSION TO ENTER PROPERTY

I / We _____ hereby authorize the members of the Township of Georgian Bay and designated consultants to enter onto the above-noted property for the limited purposes of evaluating the merits of this application over the time this application is under consideration by the Township.

Date

Signature(s) of Owner(s)

THE PLANNING SERVICES AGREEMENT MUST BE SIGNED BY THE OWNER(S) OF THE SUBJECT LAND

PLANNING SERVICES AGREEMENT

Between

The Corporation of the Township of Georgian Bay (hereinafter called the Township)

-and-

Owner(s) (hereinafter called the Applicant)

WHEREAS THIS AGREEMENT is entered into pursuant to the provisions of By-law 2012-98 of the Corporation of the Township of Georgian Bay

1. THIS AGREEMENT WITNESSES THAT IN CONSIDERATION OF THE MUTUAL COVENANTS SET OUT BELOW, THE PARTIES AGREE AS FOLLOWS:

The Applicant agrees to provide the Township with the following:

- a) any information in the Applicant's possession concerning the planning aspects of the application;
- b) all surveys, drawings, sketches or plans, as required for the processing of the application; and,
- c) the applicable application fee(s) as prescribed by By-law 2012-98.

2. WHEREAS AN APPEAL HAS BEEN RECEIVED TO ANY OF THE FOLLOWING:

An application for a minor variance, a zoning by-law amendment, an official plan amendment, a consent application, or a site plan agreement; **AND** if an Ontario Municipal Board Hearing is required, **THEN** a deposit of \$6,000.00 shall be submitted to the Township by the Applicant prior to the submission of the request for approval to the Ontario Municipal Board (this amount shall be for all fees and disbursements paid to the Township's Solicitor and expert witnesses called to testify by the Township and for all disbursements incurred by the Township in connection with the application.) Any surplus funds shall be refunded to the Applicant following final approval of the application. Should the costs referred to above exceed \$6,000.00, the Applicant shall reimburse the Township for all such costs.

3. The Township agrees to process the application in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

4. Where the Township finds it necessary to make extensive use of professional assistance in preparation for an Ontario Municipal Board Hearing, or where the Hearing is of more than two (2) days in duration, the Township may submit to the Applicant, and the Applicant agrees to pay promptly, interim accounts from time to time in respect of all reasonable expenses incurred by the Township, payment for which have been made by the Township or invoices for which have been received by the Township.

IN WITNESS WHEREOF the Applicant and the Township has caused its corporate seal to be affixed over the signature of its respective signing officers.

SIGNED, SEALED AND DELIVERED in the presence of:

_____)
 Witness)
 _____))
 Date)
 _____))
 Witness)
 _____))
 Date)
 _____))
 _____))
 _____))
 _____))

Per: _____

Per: _____
Signature of Owner(s)

The Corporation of the Township of Georgian Bay

Per: _____
Director of Planning or Designate

ZONING BY-LAW AMENDMENT APPLICATION FORM

The undersigned hereby applies to the Mayor and members of Council of the Township of Georgian Bay, under Section 34 of the Planning Act, R.S.O. 1990 as amended, as described in this application, to amend the Zoning By-law.

NOTES TO APPLICANT:

1. Prior to filing your application with the Planning Department, you shall consult with a representative of the Planning Department.
2. Submit completed application form, Site Plan / Survey, and fee. An application is considered to be received by the Planning Department on the date it is received with complete information and the correct fee. An incomplete application cannot be processed.
3. The **fees** are as follows:

a) Zoning By-law Amendment	\$ 1,700
b) Zoning By-law Amendment as Condition of Consent	\$ 950
b) Removal of Holding Symbol "H" or Future Development "D"	\$ 575
c) Temporary Use By-law	\$ 575
d) Amendment to Application (re-circulation)	\$ 300

REQUIREMENTS:

PART 1: APPLICANT INFORMATION

- (a) The applicant section of the form must be completed. If the applicant is a numbered company, provide the name of a principal of the company. If the applicant has an agent acting on their behalf, the Authorization of Owner(s) **must** be completed
- (b) Complete the information for the owner if different from the applicant. If the owner is a company, identify the principal of the company.
- (c) It is the responsibility of the owner or applicant to notify Planning Department of any change in ownership, applicant or authorized agent within 30 days of such a change.

PART 2: PRECONSULTATION

Check a box to indicate whether you have spoken to a Planning Representative about your proposal.

PART 3: PROPERTY INFORMATION

Complete the information for the location of the land and/or property to be considered in the application.

PART 4: PLANNING HISTORY OF THE SUBJECT LAND / PART 5: CURRENT, PREVIOUS AND PROPOSED USES

These sections must be completed.

PART 6: DETAILED INFORMATION ABOUT THE PROPOSAL

Complete as much information as possible as it applies to your proposal.

PART 7: PROVINCIAL POLICIES AND PLANS & PART 8: OFFICIAL PLAN INFORMATION

These sections must be completed. The Planning Department cannot accept or process an application for a Zoning By-Law Amendment that is not in conformity with the Official Plan, unless the Zoning By-Law Amendment application is accompanied by a separate "Official Plan Amendment" application form, available from the Planning Department. Consult a Planning Representative to ensure that your application complies with the Official Plan.

PART 9: PROPOSED ZONING BY-LAW AMENDMENT

Existing zoning may be confirmed with the Planning Department of the Township of Georgian Bay. Proposed Zoning Categories may be reviewed with the Planning Department. Information relating to the specifics of the zoning requested must be provided.

PART 10: JUSTIFICATION / SUITABILITY OF SITE

The justification information must be provided and will be used by the Planning Department in consideration of the application. Detailed information as to the reasons for requesting the zone change, and particulars of any special circumstances, which the applicant wishes to be considered in support of the application, should be included in this section.

PART 11: SERVICING

This section must be completed.

PART 12: SITE PLAN OR SURVEY REQUIRED

In order for the application to be deemed complete, a Site Plan or Survey containing all of the information set out in Section 12 of the application form is required. A location map should also accompany the application. The application may also require supporting documentation such as a Planning Report prepared by a professional Planner, a Stormwater Management Plan, a Site Evaluation Report, a Traffic Impact Study, Species at Risk Study, an Environmental Impact Study, Servicing Options Report, or a Hydrogeological Report.

PART 13: AGREEMENT TO INDEMNIFY / AFFIDAVIT / SWORN DECLARATION / PLANNING SERVICES AGREEMENT

This section must be completed. An affidavit or sworn declaration by the applicant that the information provided by the applicant is true is required.