

Application for Zoning By-law Amendment

GUIDELINES

Introduction:

The submission of an application to the municipality to amend the Zoning By-law is provided for in the Ontario Planning Act. As such, this form must be completed and accompanied with the required fee prior to consideration by council or a committee of Council. The purpose of these Guidelines is to assist persons in completing the application to amend the Zoning By-Law. Should you require clarification on any matter covered by this application form, please contact the Municipal Office at the address at the bottom of the page.

Application Fees:

Each application must be accompanied by the application fee in the form of a cheque payable to the **Township of Chatsworth**. This fee shall be considered a deposit which is used to pay all legal, planning and other associated costs with respect to the processing of the subject application. If the total costs incurred by the municipality should exceed the amount of the above noted application fee, the applicant shall provide the municipality with an additional deposit.

Authorization:

If the applicant (agent or solicitor) is not the owner of the subject land, a written statement by the owner must accompany the application which authorizes the applicant to act on behalf of the owner as it relates to the subject application (See Section I, page 5.)

Drawing:

All applications for Zoning by-law Amendment must include an accurate to scale drawing (see Question 19, pg 4), preferably prepared by a qualified professional, showing the items listed below:

The land subject to the application including its boundaries and dimensions; and the location and nature of any easements or restrictive covenants which affect the subject land;

- a) The uses of adjacent and abutting land (e.g. residential, agricultural, extractive, commercial, industrial, recreational, institutional);
- b) All abutting lands owned by the owner (if any) and its boundaries and dimensions;
- c) The location of all existing as well as proposed buildings, their uses, widths, lengths, numbers or storeys, and setbacks from street lines and side lot lines.
- d) The location of all natural and man-made features on the land (e.g. buildings, structures, fencing, parking areas, road allowances, railways, wells, septic tanks, wooded areas, water courses, ditches) and the location of any of these features on adjacent or abutting land that may affect this application.

Supporting Information:

Please bear in mind that additional information may be required by the municipality, County, local and provincial agencies in order to evaluate the proposed amendment. This information is often a requirement of the local Official Plan, the County Official Plan, Provincial policies and/or applicable regulations. The required information may include studies or reports to deal with such matters as environmental impacts, traffic, water supply, sewage disposal and storm water management.

In addition, the applicant may be required to submit a more detailed site plan, under **site plan control**, prepared by a qualified professional, showing the proposed development including all new buildings and structures, parking areas, landscaping and other site information as required by the municipality.

Schedule 1 of Provincial Regulation 545/06 outlines “prescribed” information; this is identified in the following application with an asterisk * beside the question number.

Approval Process:

Upon receipt of an **application**, the required **fee** and **other information** as may be required, Council will determine whether there is sufficient merit in processing the application further (i.e. the circulation of notice and the holding of at least one public meeting as required by the Ontario Planning Act.) The applicant will be requested to attend various meetings, including a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Zoning amendments are approved by Council.

Further Information:

Fees: \$1100.00 Zoning By-law Amendments.
\$ 230.00 (\$115.00 second application) Conservation Fee

**Township of Chatsworth
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Township of Chatsworth

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Will Moore, CAO/Clerk

Grace Naylor, Treasurer Assist CAO/Clerk

Chatsworth

Application for Zoning By-law Amendment

A. THE AMENDMENT

1.* WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT?

B. GENERAL INFORMATION

2. APPLICANT INFORMATION

a) Registered Owner's Name(s): _____

Address: _____

Phone: Home () _____ Work () _____ Fax () _____

b) Applicant (Agent) Name(s): _____

Address: _____

Phone: Home() _____ Work () _____ Fax () _____

c) Name, Address, Phone of all persons having any mortgage charge on encumbrance on the property:

d) Send Correspondence To? Owner () Agent () Other () _____

3. WHAT AREA DOES THE AMENDMENT COVER:

a) () the "entire" property or

b) () just a "portion" of the property

4.* PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:

Municipal Address: _____

Concession: _____ Lot: _____ Registered Plan No: _____

Area: _____ Hectares Depth: _____ Metres Frontage (Width): _____ Metres

_____ Acres _____ Feet _____ Feet

5.* PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:

Area: _____ Hectares Depth: _____ Metres Frontage (Width): _____ Metres

_____ Acres _____ Feet _____ Feet

6.* WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: _____

Zoning: _____

7.* LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

Note: Asterix * Identifies "prescribed" Information outlined In Schedule 1, Provincial Regulation 545/06.

8. WHAT IS THE "EXISTING" USE OF THE LAND?

9. WHAT IS THE "PROPOSED" USE OF THE LAND?

10. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

	<u>Existing</u>		<u>Proposed</u>	
a) Type of Building(s)	_____		_____	
b) Main Building Height	(m)	(ft)	(m)	(ft)
c) % Lot Coverage	_____		_____	
d) # of Parking Spaces	_____		_____	
e) # of Loading Spaces	_____		_____	
f) Number of floors	_____		_____	
g) Total Floor Area	(sq.m.)	(sq.ft.)	(sq.m.)	(sq.ft.)
h) Ground Floor Area (exclude basement)	(sq.m.)	(sq.ft.)	(sq.m.)	(sq.ft.)

D. EXISTING AND PROPOSED SERVICES

11. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	<u>Municipal Water</u>	<u>Commercial Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Commercial Sewers</u>	<u>Private Septic</u>
a) Existing	()	()	()	()	()	()
b) Proposed	()	()	()	()	()	()

12. ARE STORMWATER SEWERS PRESENT? () Yes () No

13. WHAT IS THE NAME OF THE ROAD PROVIDING ACCESS? _____

E. OTHER APPLICATIONS

14.* HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

	Yes ()	No ()
Official Plan Amendment	Yes ()	No ()
Zoning By-law Amendment	Yes ()	No ()
Minor Variance	Yes ()	No ()
Plan of Subdivision	Yes ()	No ()
Consent (Severance)	Yes ()	No ()
Site Plan Control	Yes ()	No ()

15.* IF ANY ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

F. OTHER SUPPORTING INFORMATION

16. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS: (e.g. Environmental Impacts Study, Hydrogeologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report, etc.)

G. LIVESTOCK FACILITIES

17. ARE THERE ANY BARNs (LIVESTOCK FACILITIES) ON THE SUBJECT PROPERTY OR WITHIN 450 METRES OF THE SUBJECT PROPERTY? YES () NO ()

IF THE ANSWER IS YES, please provide the following information for each property containing a barn. If there are more than one property containing a barn, please use a separate sheet for each property. The barns must be shown and labeled on the required sketch.

- a) What type of farming has been conducted on this property? Please indicate the type of farming on the form on the following page by circling the animal type, a description, and a barn type. Please label each barn with a number on the sketch and the form.
- b) Number of tillable hectares (acres) on other property: Hectares _____ Acres _____
- c) Capacity of barn on other property in terms of livestock units _____
- d) Manure storage facilities on other property (please check the most appropriate type):
**NOTE: Please indicate each farm with a number to distinguish between the various farms if there is more than one **

Type:

Solid, inside, bedded pack (V1) _____

Liquid, inside, underneath slatted floor (V5) _____

Solid, outside, covered (V2) _____

Liquid, outside, with a tight fitting cover (V6) _____

Solid, outside, no cover (V3) _____
(greater than or equal to 30% dry matter)

Liquid, outside, no cover, anaerobic digester (V7) _____

Solid, outside, no cover (V4) _____

Liquid, outside, permanent floating cover (L2) _____

(18 to 30% dry matter with covered liquid runoff storage) Liquid, outside, no cover, straight-wall (M1) _____

Liquid, outside, roof, open sides (M2) _____

Solid, outside, no cover (L1) _____
(18 to 30% dry matter with uncovered liquid runoff storage)

Liquid, outside, no cover, sloped-sided (H1) _____

18. CIRCLE MOST APPROPRIATE TYPE FROM EACH COLUMN (Information required based on new MDS)

ANIMAL TYPE	DESCRIPTION	BARN TYPE
Beef	Cows, including calves to weaning (all breeds) Feeders (7-16 months) Backgrounders (7 - 12.5 months) Shortkeepers (12.5 – 17.5 months)	Confinement Yard/Barn Confinement Total Slats Confinement Bedded Pack
Dairy Cattle	Milking Age Cows (dry or milking) Large-framed; 545 kg – 636 kg (e.g. Holsteins) Medium-framed; 455 kg – 545 kg (e.g. Guernseys) Small-framed; 364 kg – 455 kg (e.g. Jerseys) Heifers (5 months to freshening) Large-framed; 182 kg – 545 kg (e.g. Holsteins) Medium-framed; 148 kg – 455 kg (e.g. Guernseys) Small-framed; 125 kg – 364 kg (e.g. Jerseys) Calves (0 to 5 months) Large-framed; 45 kg – 182 kg (e.g. Holsteins) Medium-framed; 39 kg – 148 kg (e.g. Guernseys) Small-framed; 30 kg – 125 kg (e.g. Jerseys)	Deep Bedded Free Stall Manure Pack Outside Access Pack Scrape 1 Side Pack Scrape 2 Sides 3 Row Free Stall 4 Row Free Stall (Head to Head) 4 Row Free Stall (Tail to Tail) 6 Row Free Stall Sand Tie Stall
Swine	Sows with litter, Segregated Early Weaning Sows with litter, Non-Segregated Early Weaning Breeder Gilts (Entire barn designed for this) Weaners (7 kg – 27 kg) Feeders (27 kg – 105 kg)	Deep Bedded Full Slats Partial Slats Solid Scrape Non-Segregated Early Weaning Segregated Early Weaning
Sheep	Ewes & Rams (for meat) Ewes & Rams (dairy operation) Lambs (dairy or feeder lambs)	Confinement Outside Access
Chickens	Layer Hens (for eating eggs) Layer Pullets Broiler Breeder Growers (transferred to layer barn) Broiler Breeder Layers (transferred from grower barn) Broilers on an 8 week cycle Broilers on a 9 week cycle Broilers on a 10 week cycle Broilers on a 12 week cycle Broilers on any other cycle	Cages Litter With Slats Litter
Turkeys	Turkey Pullets Turkey Breeder Layers Breeder Toms Broilers Hens Toms (day olds to over 10.8 kg to 20 kg) Turkeys At Any Other Weight	Information not required
Horses	Large-framed, Mature; greater than 681 kg Medium-framed, Mature; 227 kg – 680 kg Small-framed, Mature; less than 227 kg	Information not required
Other: (e.g. Goats, Ostriches, etc.)		

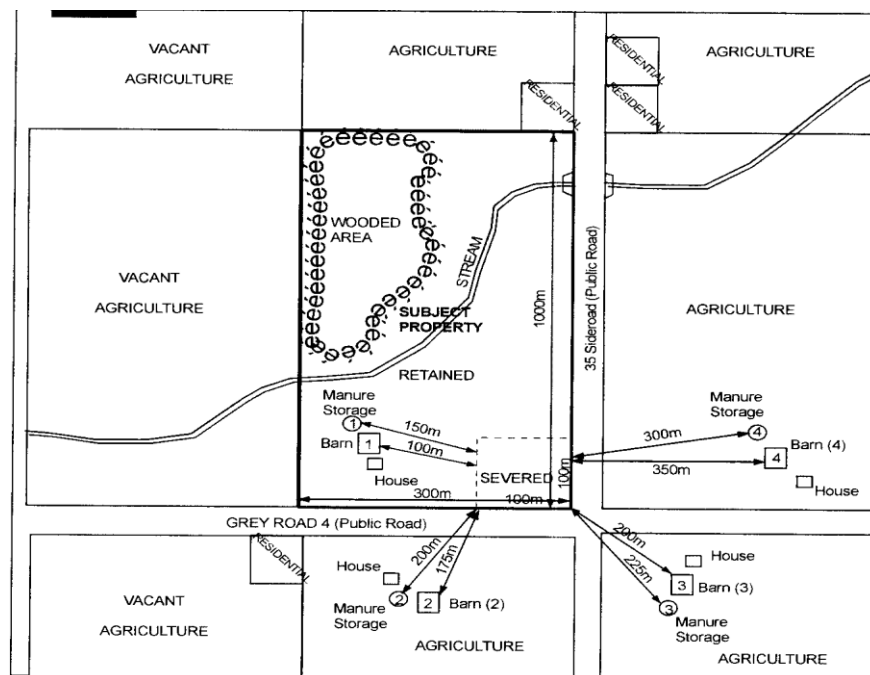
H. REQUIRED DRAWING

19.* SKETCH – YOU MUST SHOW ALL OF THE REQUIRED INFORMATION

The sketch must be submitted with the application on paper no larger than 8 ½” x 14”.

- a) **“NORTH ARROW”**
- b) **“Subject Land” – all land owned by the applicant – boundaries and dimensions**
- c) The **distance** between the applicant’s land and the **nearest township lot line** or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) The parcel of land that is the subject of the application, its boundaries and dimensions
- e) The **approximate location** of all natural and artificial features on the subject land (eg. **Buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks**) and the location of any of these features on adjacent lands which may affect the application
- f) The **use of adjoining land** (eg. Residential, agricultural, cottage, commercial, etc.)
- g) The **location, width and names of all road allowances, rights-of-way, streets, or highways** within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances
- h) The **location and nature of any easement** affecting the subject land
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed Zoning By-law Amendment boundary. Please be sure to indicate the corresponding barn number and manure storage

SAMPLE



Adopted by The Township of Chatsworth February 2nd 2011

USE THIS PAGE (OR ATTACHED PAGE) FOR YOUR SKETCH. SHOW ALL REQUIRED INFORMATION (SEE #19)

I. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (J) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed.)

I (We) _____ of the _____ of _____ In the County/Region of _____ do hereby authorize _____ to act as my agent in the application.

Signature of Owner(s)

Date

J.* AFFIDAVIT: (This affidavit must be signed in the presence of a Commissioner)

I (we) _____ of the _____ of _____ In the County/Region of _____ solemnly declare that all the statements contained in this application 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.

DECLARED before me at the _____ of _____ in the County/Region of _____ This _____ day of _____, 20_____.

Signature of Owner or Authorized Solicitor or Authorized Agent

Date

Name in print of Owner or Authorized Solicitor or Authorized Agent

Date

Signature of Commissioner

Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY:

Signature of Municipal Employee

Date