

APPLICATION FOR A ZONING BY-LAW AND/OR OFFICIAL PLAN AMENDMENT

The undersigned hereby applies to the Council of the Municipality of Neebing under Section 17 and/or 34 of the *Planning Act* as amended to amend the Neebing Zoning By-law and/or Official Plan

APPLICATION INFORMATION:

Please read all instructions and application questions carefully before completing the application.

- For the Municipality to accept this application, **all** questions must be answered fully, the **site plan drawing(s)** are to be in a **metric scale**, a copy of the **deed or proper legal description** is required, the **fee** is paid in full and the **authorization** form completed if an agent is representing the applicant.
- If you are unfamiliar with making *Planning Act* applications or have difficulty with the application process you are encouraged to retain a planning consultant.
- Please note that when the application is deemed complete, a **required sign** indicating notice of application, which will be provided, shall be posted on the subject lands.
- Also a **required sign**, which will be provided, shall be posted 20 days prior to the Public meeting. The applicant and/or agent shall confirm the posting. Failure to do so will result in deferral.
- The information on this form is collected for the purpose of creating a record that is available to the general public

ZONING/OFFICIAL PLAN AMENDMENT PROCESS*

*Can take a minimum of three months to complete.

Applicant to discuss intent to apply with Clerk. If it's a complex application, consider hiring a planning consultant.

Applicant to hold pre-application meeting with Clerk.

Applicant to complete application including any supplemental information requested by the Municipality, and submit with fee.

Municipality to circulate application to relevant agencies and Notice to neighbours within 120 m where required.

Notice of Public Meeting is circulated by Municipality and applicant posts Notice on subject property. Official Plan Amendments will be posted in two newspapers for two consecutive weeks as well.

Clerk prepares report to Council.

Council holds public meeting (Council may pass by-laws the same night if conditions of approval are not required). An Official Plan Amendment will require a second notice and public meeting.

Decision is final after a 20 day appeal period whereby the decision can be appealed to the Ontario Municipal Board except OPAs for which the approval authority is the Ministry of Municipal Housing and Affairs

MUNICIPALITY OF NEEBING
4766 HWY 61
NEEBING, ON
P7L 0B5

(807) 474-5331 Phone
(807) 474-5332 Fax
neebing@neebing.org

APPLICATION TYPE:

Check ()

- () Zoning By-law Amendment - \$1000
- () Official Plan Amendment - \$3000
- () Temporary Use By-law - \$1000
- () Removal of the Holding Zone ("H" Symbol)

OWNER/APPLICANT INFORMATION:

Owner _____ Tel. _____ Fax _____

Address _____ Email _____

AGENT, SOLICITOR, OR PLANNING CONSULTANT (if applicable):

Name _____ Tel. _____

Fax _____

Address _____

Email _____

PROPERTY INFORMATION

Legal Description _____

Address _____

Current Zoning _____ Official Plan Designation _____

Existing Use of the Property _____

How long has this use continued? _____

In what year did the owner acquire the property? _____

List all types of existing buildings/structures, the dates constructed and the setbacks, height and dimensions of each building/structure_____

How is the property serviced? Check ()

- ()Private well ()Communal well ()Lake/other water body
- ()Private septic ()Communal septic system ()Other

How will storm drainage be provided?

- ()Storm sewer ()Ditches ()Swales ()Other

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, a servicing options report and a hydrogeological report must be provided.

How is the property accessed?

- ()Provincial highway ()Municipal road, maintained all year
- ()Other public road ()Right of way

Describe the parking facilities to be used and the approximate distance of these facilities between the subject land and the nearest public road:

Does any party have an interest in the property (i.e. Easement, mortgage)?
Provide the names and addresses for these parties_____

List any previous or current *Planning Act* applications that apply to this property

Are you aware of any *Planning Act* applications currently being processed for any properties within 120m? (Include the File No. and Approval Authority if known).

Does the Owner own Adjoining Properties? ()Yes ()No

If Yes, please describe in detail_____

Is there any reason to believe that the site may be environmentally contaminated?

()Yes ()No

If Yes, please describe in detail_____

Has an industrial or commercial use been on or adjacent to the property?

()Yes ()No

If Yes, please describe in detail_____

Has lot grading been changed by adding or removing earth or other material?

()Yes ()No

Has the Ministry of the Environment or any other agency formally or informally advised the owners that the property is or may be contaminated?

()Yes ()No

If Yes, please describe in detail_____

(If you answered Yes to any of the questions related to possible contamination of the site, a previous use inventory, showing all former uses of the subject property, or if appropriate, the adjacent property, is required and must be submitted with this application)

PROPOSAL INFORMATION

What is the proposed use of the subject land? _____

Are buildings or structures proposed for the subject land? ()Yes ()No

If Yes, indicate the types of buildings or structures and the setbacks, height and dimensions of each building/structure _____

Describe in detail what NEW DEVELOPMENT IS PROPOSED on the property

List any buildings or structures that will be REMOVED as part of this proposal

If no new development is proposed, describe the reasons for this application

How, in your view, will the proposal fit in the existing land uses in the area?

Describe in detail how the application conforms with the intent of the Official Plan

Is the proposed amendment consistent with the Provincial Policy Statements issued under subsection 3(1) of the *Planning Act*? ()Yes ()No

Describe _____

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, please list the details of the official plan or official plan amendment that deals with the matter.

If the application is to remove land from an area of employment, please list the details of the official plan or official plan amendment that deals with the matter.

If the subject land is within an area where zoning with conditions may apply, please provide an explanation of how the application conforms to the official plan policies relations to zoning with conditions.

SKETCH

Site plan must show the following in metric dimensions on a page not exceeding 11x17”:

- North arrow, scale and legend;
- The boundaries of the owner’s property including the area of the property and all dimensions;
- The boundaries of the property subject to the application including area and dimensions, if different from above;
- All existing and proposed buildings located on the property including building dimensions (incl. height), separation distances between buildings and the distances to property lines;
- The location of all natural and artificial features (eg. easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes, wetlands, wooded areas, wells, and septic fields) that are located on the subject land and on land that is adjacent to it and in the applicant’s opinion, may affect the application;
- The nature of the existing use of the adjacent properties (eg. residential, agriculture, automotive);
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking areas (including the dimensions of all parking spaces and aisles), landscaping, amenity areas, etc.;
- As applicable – fire access route, outdoor equipment and storage, walkways, curbing, fencing;
- Existing municipal infrastructure immediately adjacent to the site (roads, lanes, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc);
- 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 right of way;

**COMPLETE THIS SECTION FOR A ZONING AMENDMENT, HOLDING
SYMBOL REMOVAL OR TEMPORARY USE BY-LAW ONLY**

Does this application seek to REZONE the property? ()Yes ()No

If Yes, what zone is requested? _____

Why is this application being made to amend the Zoning By-law?

If changes to the REGULATIONS of the By-law are requested, indicate so below:

A) General Regulations or Definitions (changes to Section 2 or 3 of By-law 185-01):

Section	Existing Requirement	Requested Requirement
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

B) Regulations (changes requested to the regulation in a particular zone of Section 4):

Section	Existing Requirement	Requested Requirement
_____	_____	_____
_____	_____	_____
_____	_____	_____

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COMPLETE THIS SECTION FOR OFFICIAL PLAN AMENDMENT ONLY

Does this application seek to REDESIGNATE the property? ()Yes ()No

If YES, what designation is requested? _____

Does this application seek to add or change a POLICY in the Official Plan?
()Yes ()No

Policy No. _____

Proposed Wording: _____

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AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION

I/we authorize _____ (name of agent) to act on my/our behalf in submitting this application. This application has been submitted with my/our full knowledge and endorsement.

Owner(s)

Date

For office use only

Date **complete** application is received:
