

Zoning Bylaw Amendment Application

Section 34/39 of the Planning Act, R.S.O 1990, As Amended

Township of Wainfleet
 Planning Department
 31940 Highway #3
 Wainfleet, ON L0S 1V0
 Tel: 905-899-3463
 Fax: 905-899-2340



For Office Use Only	
Date Received:	Received By:
Application Deemed Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Deemed Complete:
Roll Number:	File No.:

Note: Prior to completing this form, the applicant should read the zoning bylaw amendment brochure. Please type or write clearly using blue or black ink.

Type of Application:
<input type="checkbox"/> Zoning Bylaw Amendment <input type="checkbox"/> Temporary Use Bylaw <input type="checkbox"/> Removal of Holding Symbol

SECTION 1 – CONTACT INFORMATION

Owner Information	
Registered Owner(s): (please indicate names exactly as shown on the Transfer Deed of Land)	
Mailing Address (Street address, unit number, city and postal code)	
Phone Number	Fax Number
Email Address	
Solicitor Information (if applicable)	
Owner's Solicitor:	
Mailing Address (Street address, unit number, city and postal code)	
Phone Number	Fax Number
Email Address	
Authorized Agent Information (if applicable)	
Owner's Authorized Agent:	
Mailing Address (Street address, unit number, city and postal code)	
Phone Number	Fax Number
Email Address	
Please specify to whom all communications should be sent:	
<input type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input type="checkbox"/> Agent	

SECTION 2 – SUBJECT LAND INFORMATION

Lot	Concession	Geographic Township
Registered Plan	Lot/Block	Reference Plan
Municipal Address		
Lot Area (m ² or ha)	Frontage (m)	Depth (m)

SECTION 3– EXISTING USE, OFFICIAL PLAN & ZONING OF SUBJECT LAND

Existing use(s) of subject land, including buildings:

How long have the existing uses on the subject land continued?

Region of Niagara Official Plan Designation:

Township of Wainfleet Official Plan Designation:

Present Township of Wainfleet Zoning:

Type of access to subject land:

- Provincial Highway
- Regional Road
- Private Road
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Other Public Road
- Water Access
- Right-of-Way

Type of existing water supply for subject parcel:

- Publicly owned and operated piped water
- Well (private or communal)
- Cistern
- Other: _____

Type of existing sewage disposal for subject parcel:

- Publicly owned and operated sanitary sewage system
- Septic system (private or communal)
- Other: _____

What are the current uses of lands within 500m of the subject land?

North

South

West

East

Are there any easements, right-of-way or restrictive covenants affecting the land?

- Yes (explain below)
- No

SECTION 4 – PROPOSED USE OF SUBJECT LAND

Proposed use of subject land, including buildings:

What is the requested zoning of the subject land?

Describe the nature, extent and reason for the amendment:

Is the requested amendment consistent with the policy statements issued under the Planning Act?

- Yes
- No

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

- Yes
- No

If yes, does the requested amendment conform to and does it not conflict with the provincial plan or plans?

- Yes
- No

SECTION 4 – CONTINUED

Is the requested amendment consistent with the Township Official Plan?

Yes No

Type of water supply proposed for subject parcel:

Publicly owned and operated piped water Cistern
 Well (private or communal) Other: _____

Type of sewage disposal proposed for subject parcel:

Publicly owned and operated sanitary sewage system Other: _____
 Septic system (private or communal)

Is the subject property subject to any other applications under the Planning Act (ie. consent, minor variance, official plan amendment, plan of subdivision)? Yes No

If yes, File Number & Application Status:

SECTION 5 – ADDITIONAL INFORMATION

Date of Pre-Consultation Meeting:

Please list all reports, studies or plans submitted in support of this application:

SECTION 6 – SKETCH

The application must include five (5) paper copies and one (1) digital copy of a plan prepared in metric units, signed and dated by an Ontario Land Surveyor showing the following information:

- The boundaries and dimensions of the subject land;
- 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;
- The location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells, fences, driveways and septic tanks that are located on the subject land and on the land that is adjacent to it and in the applicant’s opinion, may affect the application;
- The current uses of land that is adjacent to the subject land (for example, residential, agricultural, commercial);
- 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;
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- The location and nature of any easement affecting the subject land.

SECTION 7 – CONSENT TO THE USE AND DISCLOSURE OR PERSONAL INFORMATION

All submission materials on file, including cover letters, application forms and plans will be made available to the public for viewing at the Township office, as required under Section 1.0.1 of the Planning Act, R.S.O. 1990 C.P.13. Personal information on file with the Planning Department is collected under the authority of the Planning Act and will be used to process the application.

I/We _____ am/are the owner(s) of the land that is the subject of this application for a zoning bylaw amendment and for the purposes of the *Municipal Freedom of Information and Privacy Act*, I/We authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Signature of Owner

Date

Signature of Owner

Date

SECTION 8 – POSTING OF PUBLIC MEETING SIGN

A public meeting sign is required to be posted by all applicants or agents on each property under application. A sign will be made available to you after review of your application(s) and you are directed to post each sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it, however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the contact information should they wish to make inquiries. In most cases, please post the sign on a stake. Please take a picture from the roadway and email it to the Planner for confirmation of its location and it will be placed in the file as evidence of the requirement.

Each sign must remain posted a minimum of 20 days prior to the public meeting, until the day following the decision of Council. Should a sign go missing or become damaged or illegible please contact the Planner as soon as possible and a replacement sign will be provided. Failure to post the sign as required may result in deferral of your application(s).

I/We _____ am/are the owner(s) of the land that is the subject of this application for a zoning bylaw amendment and I/We agree to post the required sign(s) a minimum of 20 days prior to the public meeting and will remain posted, and replaced if necessary, until the day following the decision of Council.

Signature of Owner

Date

Signature of Owner

Date

SECTION 9 – PERMISSION TO ENTER

I/We _____ am/are the owner(s) of the land that is the subject of this application for a zoning bylaw amendment and I/We authorize the members of Council and Township staff to enter onto the property for the purposes of evaluating the merits of the application(s).

Signature of Owner

Date

Signature of Owner

Date

SECTION 10 – AUTHORIZATION FOR AGENT (If applicable)

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner(s). All registered owners must complete the authorization form for it to be valid.

Please Note: if the owner is a Corporation, the application must be signed by an officer of the Corporation and the Corporation’s seal (if any) should be affixed or the words “I have the authority to bind the Corporation” may be printed under the signing officer’s name instead of affixing the Corporate seal.

I/We _____ am/are the owner(s) of the land that is the subject of this application for a zoning bylaw amendment and I/We hereby authorize _____ as my/our agent for the purpose of submitting an application(s) to the Township of Wainfleet in accordance with Section 34 or 39 of the Planning Act, R.S.O. 1990, as amended.

Signature of Owner

Date

Signature of Owner

Date

SECTION 11 – AFFIDAVIT OF OWNER(S) OR AUTHORIZED AGENT

The declaration below must be signed in the presence of a Commissioner for Taking Affidavits. This may be done when presenting your application at the Township office. Please make sure to bring your photo I.D. with a signature.

Please Note: if the owner is a Corporation, the application must be signed by an officer of the Corporation and the Corporation’s seal (if any) should be affixed or the words “I have the authority to bind the Corporation” may be printed under the signing officer’s name instead of affixing the Corporate seal.

I/We, _____ of the City/Town/Township of _____ in the County/Region of _____ do solemnly declare that all 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 virtue of the Canada Evidence Act.

SWORN before me at the City/Town/Township of _____)
_____ in the _____)
County/Region of _____)
this _____ day of _____ 20 _____)

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

A Commissioner etc.