



**MUNICIPALITY OF DYSART ET AL
APPLICATION FOR ZONING BY-LAW**

INFORMATION SHEET

1. Completion of Application

The attached application form is to be completed and submitted to the Dysart Planning Department. In all cases, please ensure that you keep a copy for your files.

The application cannot be processed if insufficient or inaccurate information is provided. Complete the application and provide as much information as possible. The information that is prescribed by Ontario Regulation 545/06 must be provided by the applicant. Detailed information as to the reasons for requiring the proposed change of zoning, and particulars of any special circumstances which the applicant wishes to bring to the attention of Council in support of the application, should be stated. The applicant is advised to approach the Planning Department for Official Plan, Zoning and policy information before making a formal application.

2. Authorization of Agent

The application is to be completed by the property owner or his authorized agent. Where the application is being submitted by an agent, the written authorization of the owner is required. Section "D" of the application form is provided for this purpose.

3. Application Fee and Planning Services Acknowledgement

Each application shall be accompanied by a certified cheque, payable to the Municipality of Dysart, in the amount of \$1000.00, and shall be accompanied by one signed, witnessed and dated copy of the attached "Planning Services Acknowledgement".

4. Plans Required

Each application shall be accompanied by two (2) copies of a plan showing:

- (a) The boundaries and dimensions of the property.
- (b) The accurate location, size and type of all proposed and existing buildings and structures on the property.
- (c) The distance from side, rear and front lot lines of all existing or proposed buildings.
- (d) The location, width and names of all roads within or abutting the property, indicating whether they are public travelled roads, private roads or rights of way or unopened road allowances. The location and number of parking and loading spaces, ingress, egress and direction of traffic.
- (e) The location of all natural and artificial features on the property (*i.e. railways, wells, septic tanks, drainage ditches, watercourses, slopes, swamps, wooded areas*), the location of any of these features on adjacent lands which may affect the proposal, and any proposed changes to the land, such as grading, blasting, planting or channelization.
- (f) The use of adjoining lands (*i.e. residential, agricultural, commercial, etc.*).
- (g) The location and nature of any restrictive covenant or easement affecting the property.

5. Additional Information

Additional information, such as supporting background reports or a survey plan may be required to properly process the application, and will be requested if necessary.

6. Declaration Required

The contents of this application and any maps/appendices shall be validated by the applicant in the form of a statutory declaration before a Commissioner or other person empowered to take affidavits.

7. Responsibility of Applicant

The filing of this application is considered as an undertaking by the applicant to accept all conditions as herein set forth.

8. Effective Date

The effective date of this application shall be deemed to be that on which it is received with sufficient information.

9. Submission

Mail or deliver the application to: Municipality of Dysart et al
Planning Department
135 Maple Ave
P.O. Box 389
Haliburton, Ontario
K0M 1S0

APPLICATION FOR AMENDMENT TO ZONING BY-LAW

Planning Act R.S.O. 1990, C.P. 13
0. Reg. 545/06

OFFICE USE ONLY

Date Application Received: File Number:
Date Application Deemed Complete: Application Fee: \$ Receipt:

The undersigned hereby applies to the Municipality of Dysart et al for an amendment to the Zoning By-law for the lands described herein.

SECTION "A" - OWNER AND OWNERSHIP INFORMATION

1. Name of Owner(s):
Telephone No.: Residence: Office:
Address:
Postal Code:
E-mail address:

2. Name of Agent (if any):
Telephone No.: Residence: Office
Address:
Postal Code:
E-mail address:

Note: Unless otherwise requested, all communications will be sent to the agent, if any.

3. (a) Encumbrances (mortgages): Yes No
(b) If yes: Name: Address:
(c) Letter of Consent of Mortgagee (required before the application will be processed).

SECTION "B" - DESCRIPTION OF SUBJECT LAND

4. Legal Description of subject land:
Lot: Concession:
Lot/Part: Plan:
Geographic Township of:
Civic Address:

5. Dimensions of land affected:
Area: Frontage:

6. Access:

(a) Is the lot accessed by road? Yes ___ No ___

If yes:

Provincial Highway (name): _____

County Road (name): _____

Municipal Road (name): _____

Private Right of Way (name): _____

(b) Is the lot a water access lot? Yes ___ No ___

If yes; where is the mainland boat docking facilities?

SECTION "C" - PLANNING INFORMATION

7. Official Plan: _____

8. (a) Present Zoning: _____

(b) Zoning Requested: _____

(c) Reasons for Change: *(give detailed description)*

9. Land Use:

(a) Existing Land Uses: *(give detailed description - be specific)*

(b) Dates Existing Land Uses Established:

(c) Proposed Land Uses: *(give detailed description - be specific)*

	<u>EXISTING</u>	<u>PROPOSED</u>
Number of dwelling units	_____	_____
Number of other buildings <i>(describe use and size of each - attach additional sheet if necessary)</i>	_____	_____
Building area of each building	_____	_____
Front building setback	_____	_____
Exterior side building setback	_____	_____

... continued

	<u>EXISTING</u>	<u>PROPOSED</u>
Interior side building setback	_____	_____
Rear building setback	_____	_____
Building setback from high water	_____	_____
Building height(s)	_____	_____
Gross floor area(s)	_____	_____
Landscaped open space	_____	_____
Planting strip width	_____	_____
Number of parking spaces	_____	_____
Number of delivery spaces	_____	_____
Number of loading spaces	_____	_____
Driveway width	_____	_____

10. Servicing: Indicate the following:

Sewage Disposal System	<i>Please check one</i>	Storm Drainage System	<i>Please check one</i>
- municipal sewers:	_____	- municipal storm sewer:	_____
- private communal sewers:	_____	- storm water pond:	_____
- private individual system - (septic system, filter bed, etc.):	_____	- ditches and swales:	_____
- other (please specify):	_____		
Water System	<i>Please check one</i>	Water Source	<i>Please check one</i>
- municipal water system:	N/A	- drilled well:	_____
- private communal system - (5 or more users):	_____	- dug well:	_____
- private individual system:	_____	- lake:	_____
		- other (please specify):	_____

11. Is the property presently the subject of any other applications under the Planning Act?

- | | |
|--|-------------------------------|
| (a) Application for official plan amendment | Yes ___ No ___ File No. _____ |
| (b) Application for consent (<i>severance</i>) | Yes ___ No ___ File No. _____ |
| (c) Application for subdivision/condominium approval | Yes ___ No ___ File No. _____ |
| (d) Application for minor variance | Yes ___ No ___ File No. _____ |

SECTION "D" AUTHORIZATION

If the applicant is not the owner of the land that is subject of this application, the owner must complete the following or a similar authorization:

I/We, _____, am/are the registered owner(s) of the lands subject of this application and I/we hereby authorize _____ to prepare and submit this application on my/our behalf and, for the purposes of the Freedom of Information and Protection of Privacy Act, to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

(Date)

(Signature of Owner)

(Date)

(Signature of Owner)

SECTION "E" CONSENT OF THE OWNER

The owner must also complete the following or a similar authorization:

I/We, _____ am/are the registered owner(s) of the lands subject of this application and, for the purposes of the Freedom of Information and Protection of Privacy Act, I/we hereby 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. I/We also authorize and consent to representatives of Council, committee members, municipal staff and/or any consultant/professional employed by the municipality for the purpose of processing this application, entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of this application.

(Date)

(Signature of Owner)

(Date)

(Signature of Owner)

SECTION "F" - AFFIDAVIT

I, WE _____ of the Township/Town/City of _____ in the County/District/Region of _____ solemnly declare that all of the above 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 _____)
_____)
of _____ this _____)
_____)
day of _____, 20____)

Signature of Owner(s) - or Authorized Agent

Signature of Commissioner, etc.

The following acknowledgement must be signed by the registered owner(s), witnessed and dated:

SECTION “G” – PLANNING SERVICES ACKNOWLEDGEMENT

The filing of this application is considered as an undertaking by the registered owner(s) to accept all terms and conditions as set forth herein. Where the applicant is not the registered owner(s), the owner will be responsible for any and all outstanding costs related to the processing of this application.

APPLICANT’S RESPONSIBILITY:

1. The Applicant agrees to provide the Municipality with the following:
 - (a) Any information in the Applicant’s possession concerning all planning matters with respect to this application.
 - (b) All surveys, drawings, sketches or plans as required to process this application.
 - (c) The required application fee as follows:

\$2,000.00	- Official Plan Amendment - deposit towards full processing cost
\$1,000.00	- Zoning By-law Amendment - plus any legal or professional fees
\$ 600.00	- Minor Variance Application
\$1050.00	- Site Plan or Severance Agreement – deposit towards full processing cost
\$2,500.00	- Subdivision or Condominium Agreement – deposit towards full processing cost
2. The Applicant understands and agrees that where the services of the Municipal Solicitor or other professionals are required to process this application, the Applicant shall be responsible for all such costs.
3. The Applicant understands and agrees that where the Municipality is required to engage the services of any other professional, including but not limited to, a surveyor, a hydrologist, a limnologist, etc. to process this application, the Applicant shall reimburse the Municipality for all such costs immediately upon receipt of an invoice.
4. If an Ontario Municipal Board Hearing is required, a deposit of Five Thousand Dollars (\$5,000.00) is required upon submission of the request for referral to the Ontario Municipal Board. This amount shall be applied towards any costs incurred by the Municipality during the preparation for this Hearing and during the presentation of the Municipality’s case at the Hearing. The Applicant acknowledges that this may include, but may not be limited to:
 - all fees and disbursements paid to the Municipal Solicitor and the Municipal Planner;
 - all fees and disbursements paid to any expert witness; and
 - all disbursements incurred by the Municipality.

The applicant will be responsible for the full cost of the Municipality’s expenses at the hearing.

MUNICIPALITY’S RESPONSIBILITY:

5. The Municipality agrees to process the application in accordance with the provision of the Planning Act, R.S.O. 1990,c.P.13, as amended.

SITE VISITS:

6. The Owner(s) acknowledges that Municipal staff, Councillors or Committee members may be required to visit the property which is the subject of this application in order to process this application. The Owner(s) consents to such site visits as may be required.
7. The Owner(s) acknowledges that the processing of this application may require the taking of pictures, either still or video, of the subject property. The Owner(s) consents to such pictures as may be required.

DEPOSITS / INVOICES:

8. Where the Municipality finds it necessary to make extensive use of professional assistance in the processing of this application, the Municipality will request a deposit from the applicant to cover the cost of the service and processing of the application will not continue until the deposit is received by the Municipality. An initial deposit of \$3,000.00 will be requested upon submission of the application. Additional funds will be requested as required to pay expenses. The Municipality will maintain accurate records and provide a statement of account upon request from the applicant. The applicant agrees to pay promptly, interim accounts from time to time in respect of all reasonable expenses incurred by the Municipality, payment for which has been made by the Municipality or invoices for which have been received by the Municipality.

WITNESSED BY:

Per: _____
Signature of Owner

Per: _____
Signature of Owner

DATE: _____ **20** _____