

TOWN OF GEORGINA

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION FORM

Revised: Feb/01

AS PER COUNCIL POLICY, ALL TAXES MUST BE PAID TO DATE BEFORE THE PROCESSING OF A ZONING AMENDMENT APPLICATION.

OTHER APPLICATIONS SUBMITTED
(check appropriate space)

FOR OFFICE USE ONLY

| | |
|---|---|
| _____ AMENDMENT TO OFFICIAL PLAN | Date Received: _____ |
| _____ PLAN OF SUBDIVISION/CONDOMINIUM APPLICATION | File Number: _____ |
| _____ CONSENT APPLICATION | Date Complete (time period begins): _____ |

1. Assessment Roll No.: _____ Lot No.: _____ Conc. No.: _____
Registered Plan No.: _____ Street Address: _____

2. Complete the following and check the line next to the person or firm to whom correspondence should be addressed. Check one line only.

| | NAME | ADDRESS AND TELEPHONE NUMBER |
|--|------|------------------------------|
| APPLICANT | | |
| REGISTERED OWNER | | |
| AGENT OR SOLICITOR | | |
| MORTGAGEE, HOLDER OF CHARGES OR OTHER ENCUMBRANCES | | |

3. **SUBJECT PROPERTY**

a) Identify the present use of property: _____

b) Identify the length of time that the existing uses of the subject land have continued: _____

c) Are there any buildings or structures on the subject land? Yes _____ No _____

If Yes, provide the following information:

| Type of Building or Structure | Year Built | Front Yard Setback (m) | Rear Yard Setback (m) | Side Yard Setbacks (m) | Height of Building or Structure (m) | Dimensions or Floor Area of Building or Structure (m/m ²) |
|-------------------------------|------------|------------------------|-----------------------|------------------------|-------------------------------------|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

(Use additional page if more space is required)

d) Identify the Proposed Use(s) of the Subject Land: _____

e) Are any buildings or structures proposed to be built on the subject land? Yes _____ No _____

If Yes, provide the following information:

| Type of Building or Structure | Front Yard Setback (m) | Rear Yard Setback (m) | Side Yard Setbacks (m) | Height of Building or Structure (m) | Dimensions or Floor Area of Building or Structure (m/m ²) |
|-------------------------------|------------------------|-----------------------|------------------------|-------------------------------------|---|
| | | | | | |
| | | | | | |
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| | | | | | |
| | | | | | |

(Use additional page if more space is required)

f) Identify the date the subject land was acquired by the current owner: _____

g) Identify the frontage, depth and area of the subject land:

Frontage (m): _____

Depth(m): _____

Area(m²): _____

h) Identify the method of servicing for the subject property:

Water Supply (state whether existing or proposed):

a. Publicly owned and operated piped water system _____

b. Privately owned and operated individual well _____

c. Privately owned and operated communal well _____

d. Other means (specify) _____

Sewage Disposal (state whether existing or proposed):

- (a) Publicly owned and operated sanitary sewage system _____
- (b) Privately owned and operated individual septic tank and leaching field system _____

- (c) Privately owned and operated communal system _____
- (d) Holding Tank _____
- (e) Privy _____
- (f) Other means (specify) _____

i) Identify the method of storm drainage provided:

Sewers _____ Ditches _____
Swales _____ Other means (specify) _____

j) Identify the proposed method of access to the subject land:

| Jurisdiction | X | Name of Road |
|--|---|--------------|
| Provincial Highway | | |
| Local Municipal Town Road, maintained year-round | | |
| Local Municipal Town Road, maintained seasonally | | |
| Regional Road | | |
| Right-of-way over privately owned lands | | |
| Privately owned | | |

* If access to the subject land is by private road or right-of-way, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year-round.

4. **PHYSICAL AND NATURAL FEATURES**

The applicant must submit, as prescribed information, a sketch (prepared in metric measurements) showing the following:

- (i) the boundaries and dimensions of the subject land;
- (ii) 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 yard lot line, rear yard lot line and the side yard lot lines;
- (iii) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, 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;
- (iv) the current use(s) on land that is adjacent to the subject land;
- (v) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (vi) the location and nature of any easement affecting the subject land; and,
- (vii) a proper metric scale and a north arrow.

Is the sketch attached? Yes _____ No _____

5. **ZONING BY-LAW NUMBER 500**

- a) Existing Zone Classification: _____
- b) Amending By-law Number (if applicable): _____ Enactment Date: _____
- c) Relevant Provisions: _____

- d) Proposed Zone Classification and Provisions: _____

- e) Explanation of reasons and justification for the rezoning being requested (if not sufficient space, please attach additional information): _____

6. **TOWN OF GEORGINA OFFICIAL PLAN**

- a) Existing Land Use Designation: _____
- b) Relevant Policies: _____

Note: In the event that the proposed Zoning Amendment requires an amendment to the Town's Official Plan, then an application to amend the Official Plan shall be submitted prior to or concurrently with the subject application.

- c) Amendment Not Required _____ Amendment Required _____
- d) Explanation of Conformity: _____

7. **REGION OF YORK OFFICIAL PLAN**

- a) Existing Land Use Designation: _____
- b) Relevant Policies: _____

Note: In the event that the proposed Zoning Amendment requires an amendment to the Region of York Official Plan, then an application to amend the Official Plan shall be submitted prior to or concurrently with the subject application.

- c) Amendment Not Required _____ Amendment Required _____
- d) Explanation of Conformity: _____

8. **CONCURRENT APPLICATIONS**

- a) Is the subject land currently the subject of a proposed amendment to the Official Plan for the Regional Municipality of York?

Yes _____ No _____

If Yes, please provide the following information:

- i) the Official Plan Amendment application file number: _____
- ii) the date of submission of the Official Plan Amendment application: _____
- iii) the status of the application: _____

If the Official Plan Amendment application has received approval, please attach a copy of the Council/Committee decision on the matter.

b) *Is the subject land the subject of an application for Site Plan Approval, Minor Variance Approval, Consent or Plan of Subdivision approval?*

Yes _____ No _____

Type of Application: _____ Approval: Yes _____ No _____

Type of Application: _____ Approval: Yes _____ No _____

Type of Application: _____ Approval: Yes _____ No _____

Type of Application: _____ Approval: Yes _____ No _____

Please provide the following information:

- i) the appropriate application file number(s): _____
- ii) the date of submission of the application(s): _____
- iii) the status of the application(s): _____

If the application(s) has received approval, please attach a copy of the Council/Committee decision on the matter.

9. EASEMENTS/COVENANTS

a) Are there any easements or restrictive covenants affecting the subject land?

Yes _____ No _____

b) If Yes, describe the easement or covenant and its effect: _____

10. HISTORY OF THE SUBJECT PROPERTY

A. *Has the subject property ever been the subject of an application for Zoning Amendment, Minor Variance Approval, Site Plan Approval, Consent, or Subdivision Approval under the Planning Act?*

Yes _____ No _____ Unknown _____

If Yes, please provide the file number and identify the status of the application (attach a copy of the decisions made on the application).

File Number(s): _____

Status of Application(s) (if not sufficient space, please attach additional information) _____

- B. If this application is a re-submission of a previous application, describe how it has been changed from the original application.

11. APPLICATION OF THE PROVINCIAL POLICY STATEMENT

- 11.1 Table A below lists the features or development circumstances contained in the *Provincial Policy Statement* which came into effect on May 22, 1996. Section 3 of the Planning Act requires that the Municipality have regard to the policy statements when dealing with matters of Provincial Interest. Please complete Table A and submit the information as indicated. If the information is not submitted, it may not be possible to do a complete and proper planning evaluation of the proposed zoning amendment, and the application will not be further processed.

Table A - Features or Development Circumstances

| Features or Development Circumstances | Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres | | If a feature, specify distance in metres from subject land | Potential Information Needs |
|---|---|--------|--|--|
| | Yes (✓) | No (✓) | | |
| Non-farm development near designated urban areas or rural settlement areas (Policy 1.1) | | | | Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas. |
| Class 1 Industry ¹ (Policy 1.1.3) | | | _____ metres | Assess development for residential and other sensitive uses within 70 metres. |
| Class 2 Industry ² (Policy 1.1.3) | | | _____ metres | Assess development for residential and other sensitive uses within 300 metres. |
| Class 3 Industry ³ within 1000 metres (Policy 1.1.3) | | | _____ metres | Assess development for residential and other sensitive uses within 1000 metres. |
| Land Fill Site (Policy 1.1.3) | | | _____ metres | Address possible leachate, odour, vermin and other impacts. |
| Sewage Treatment Plant (Policy 1.1.3) | | | _____ metres | Assess the need for a feasibility study for residential and other sensitive land uses. |
| Waste Stabilization Pond (Policy 1.1.3) | | | _____ metres | Assess the need for a feasibility study for residential and other sensitive land uses. |
| Active railway line (Policy 1.1.3) | | | _____ metres | Evaluate impacts within 100 metres. |

¹ Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

² Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³ Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

| Features or Development Circumstances | Indicate (a) if the circumstance applies; or (b) if the feature is on-site or within 500 metres | | If a feature, specify distance in metres from subject land | Potential Information Needs |
|--|---|--------|--|--|
| | Yes (✓) | No (✓) | | |
| | | | _____ metres | Evaluate impacts within 100 metres. |
| Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater (Policy 1.1.3) | | | _____ metres | Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted. |
| Electric transformer station (Policy 1.1.3) | | | _____ metres | Determine possible impacts within 200 metres. |
| High voltage electric transmission line (Policy 1.3.3) | | | _____ metres | Consult the appropriate electric power service. |
| Transportation and infrastructure corridors (Policy 1.3.3) | | | | Will the corridor be protected? |
| Prime agricultural land (Policy 2.1) | | | | Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated. |
| Agricultural operations (Policy 2.1.4) | | | _____ metres | Development to comply with the Minimum Distance Separation Formulae. |
| Mineral aggregate resource areas (Policy 2.2.3.3) | | | | Will development hinder access to the resource or the establishment of new resource operations? |
| Mineral aggregate operations (Policy 2.2.3.2) | | | _____ metres | Will development hinder continuation of extraction? |
| Mineral and petroleum resource areas (Policy 2.2.2.2) | | | _____ metres | Will development hinder access to the resource or the establishment of new resource operations? |
| Significant Wetlands (Policy 2.3) | | | _____ metres | Development and site alteration not permitted in significant wetlands; may be permitted on adjacent lands if applicant can demonstrate no negative impacts. |
| Significant portions of habitat of endangered and threatened species (Policy 2.3) | | | _____ metres | Development and site alteration not permitted in significant portions of habitat; may be permitted on adjacent lands if applicant can demonstrate no negative impacts. |
| Significant: fish habitat, woodlands south and east of the Canadian Shield, valleylands south and east of the Canadian Shield, areas of natural and scientific interest, wildlife habitat (Policy 2.3) | | | _____ metres | Development and site alteration may be permitted within areas or on adjacent lands if applicant can demonstrate no negative impacts. |
| Sensitive groundwater recharge/discharge areas, headwaters and aquifers (Policy 2.4) | | | | Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected or enhanced. |
| Significant built heritage resources and cultural heritage landscapes (Policy 2.5.1) | | | | Development should conserve significant built heritage resources and cultural heritage landscapes. |

12. Affidavit or Sworn Declaration

I, _____ of the _____ in the _____ make oath and solemnly declare that the information contained in this application is true and that the information contained in the documents that accompany this application is true, and I 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 _____ in the _____ this _____ day of _____ 20____.

A Commissioner, etc.

Applicant, Registered Owner or Agent

13. Consent of Owner

I/We _____ being the registered owner(s) of the subject lands, hereby authorize _____ to submit the enclosed application to the Building and Planning Department and to appear on my behalf at any hearing(s) of the application and to provide any information or material required by the Building and Planning Department relevant to the application. I also agree to allow the Town of Georgina, its employees and agents to enter upon the subject property for the purposes of conducting survey, inspection and tests that may be necessary to this application.

Dated at the _____ of _____ this _____ day of _____ 20____.

Signature of Owner

NOTE TO OWNER:

IF THE APPLICATION IS TO BE PREPARED BY SOMEONE OTHER THAN THE OWNER, AUTHORIZATION SHOULD NOT BE GIVEN UNTIL THE COMPLETED APPLICATION AND ITS ATTACHMENTS HAVE BEEN EXAMINED BY YOU AND APPROVED.