

Corporation of the Town of Thessalon

Planning Advisory Committee

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For Office Use Only:

Received By: _____ Date: _____ Application #: _____

Please select Application Type:

Zoning By-law Amendment (O. Reg. 545/06)	<input type="checkbox"/>	Official Plan Amendment (O. Reg 543/06)	<input type="checkbox"/>
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Section 1: Contact Information

1.1 Applicant Information

The property owner's authorization is required in Section 7 if the applicant is not the owner.

Name(s): _____

Telephone: _____ Business Phone: _____

Address: _____

Email: _____

1.2 Name of Agent/Solicitor

Name of person who is to be contacted about the application if different than the owner.

Name(s): _____

Telephone: _____ Business Phone: _____

Address: _____

Email: _____

1.3 Primary Contact

Applicant _____

Agent _____

Owner _____

Section 2: Subject Property Information

2.1 Location

Municipal Address: _____

Postal Code: _____ Lot(s)/Block(s): _____

Registered Plan No. _____ Part No. _____ Parcel No _____

Assessment Roll No. _____

Are there any easements or restrictive covenants affection the subject land?

Yes _____ No _____

If yes, describe the easement or covenant and its effect.

2.2 List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect to the subject land.

Name(s): _____

Address: _____

2.3 Use of Property

Existing Use: _____

Proposed Use: _____

2.4 Description of Subject Land

Frontage (m): _____ Depth (m): _____ Area (ha or sq. m): _____

2.5 Access (please check and state road name)

Provincial Highway: _____

Municipal Road Maintained All Year: _____

Municipal Road Seasonally Maintained: _____

Right of Way: _____

Water Access: _____

If access to the subject land is by private road, or if "other public road" or "right of way" was indicated above, indicate who owns the land or road/who is responsible for it.

If access to the subject land is by water describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road

2.6 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified.

Check only the boxes that apply.

Use/Feature	On the Subject Land	Within 500 Metres of Subject Land (indicate distance)
An agricultural operation including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2, or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land		
Flood Plain		
A Municipal or Federal Airport		
Utility Corridors		
Heritage Buildings, Structures, Sites		

2.7 Servicing Information

A) Water Supply

Municipal: _____ Lake or other water body: _____

Privately Owned and Operated Individual Well: _____

Privately Owned and Operated Communal Well: _____

Other means: _____

B) Sewage Disposal:

Municipal: _____ A Privy: _____

Privately Owned and Operated Individual Septic*: _____

Privately Owned and Operated Communal Septic*: _____

Other means: _____

*(If selected please see Section 2.7 – C)

C) Servicing Options and Hydrogeological Data

*If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres, of effluent would be produced per day as a result of a development being completed, a servicing options report and a hydrogeological report are required.

Servicing Options Report	Date: _____
Hydrogeological Report	Date: _____

D) Storm Drainage

Storm Sewers: _____ Ditches: _____ Swales: _____

Other (please state): _____

2.8 Complete the following chart for all existing buildings or structures on the subject land.

	Building 1	Building 2	Building 3	Building 4
Type				
Height				
Dimensions				
Ground Floor Area				
Date Constructed				

Section 3 Planning Information

3.1 Designation

What is the existing Official Plan Designation? _____

What is the existing Zoning? _____

What is the proposed Zoning? _____

Provide an explanation of how the application conforms to the Official Plan:

Describe why this amendment is being requested:

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

If yes, please explain how the proposed amendment conforms with the provincial plan(s).

3.2 History

Is the subject land the subject of any other planning approval application at this time? (the subject land or land within 120 metres)

Consent _____ Plan of Sub-Division/Site Plan _____

Minor Variance _____ Zoning Amendment _____

Official Plan _____ Minister Zoning Order _____

If yes or if known, provide the following details:

File Number: _____ Affected Land: _____

Name of Approval Authority Considering It: _____

Purpose: _____ Status: _____

Effect on Proposed Amendment: _____

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

Provide the date that the subject land was acquired from the current owner.

Provide the length of time that the existing uses of the subject lands have continued. (proof may be required)

3.3 Settlement Area Boundary

Does this application propose to change the boundary of settlement area (i.e. town, village, hamlet)?

Yes _____ No _____

If yes, provide description:

3.4 Employment Areas

Does this application propose to remove land from a designated employment area?

_____ Converts all or part of a commercial, industrial or institutional building to a residential use

_____ Converts a brownfield site to a residential use

_____ Application for residential use on land designated for a commercial, industrial or institutional use

_____ Does not remove any employment land

3.5 Complete the following chart for all proposed

	Building 1	Building 2	Building 3	Building 4
Type				
Height				
Dimensions				
Ground Floor Area				
Setbacks: Front Line				
Setbacks: Rear Line				
Setbacks: Side Lot Lines				
Proposed Construction Date				

Section 4 Official Plan Amendment

Does this application involve an amendment to the Official Plan?

Yes _____ No _____ (If no, skip to Section 5)

What is the purpose of the proposed Official Plan Amendment?

Does the proposed Official Plan Amendment:

Change Policy	Yes	No
Replace Policy	Yes	No
Delete Policy	Yes	No
Add Policy	Yes	No

List all Policy Sections to be amended.

Does the proposed Official Plan Amendment change land use designation with the Official Plan?

What is the proposed Official Plan Designation?

Land uses that the proposed amendment would authorize?

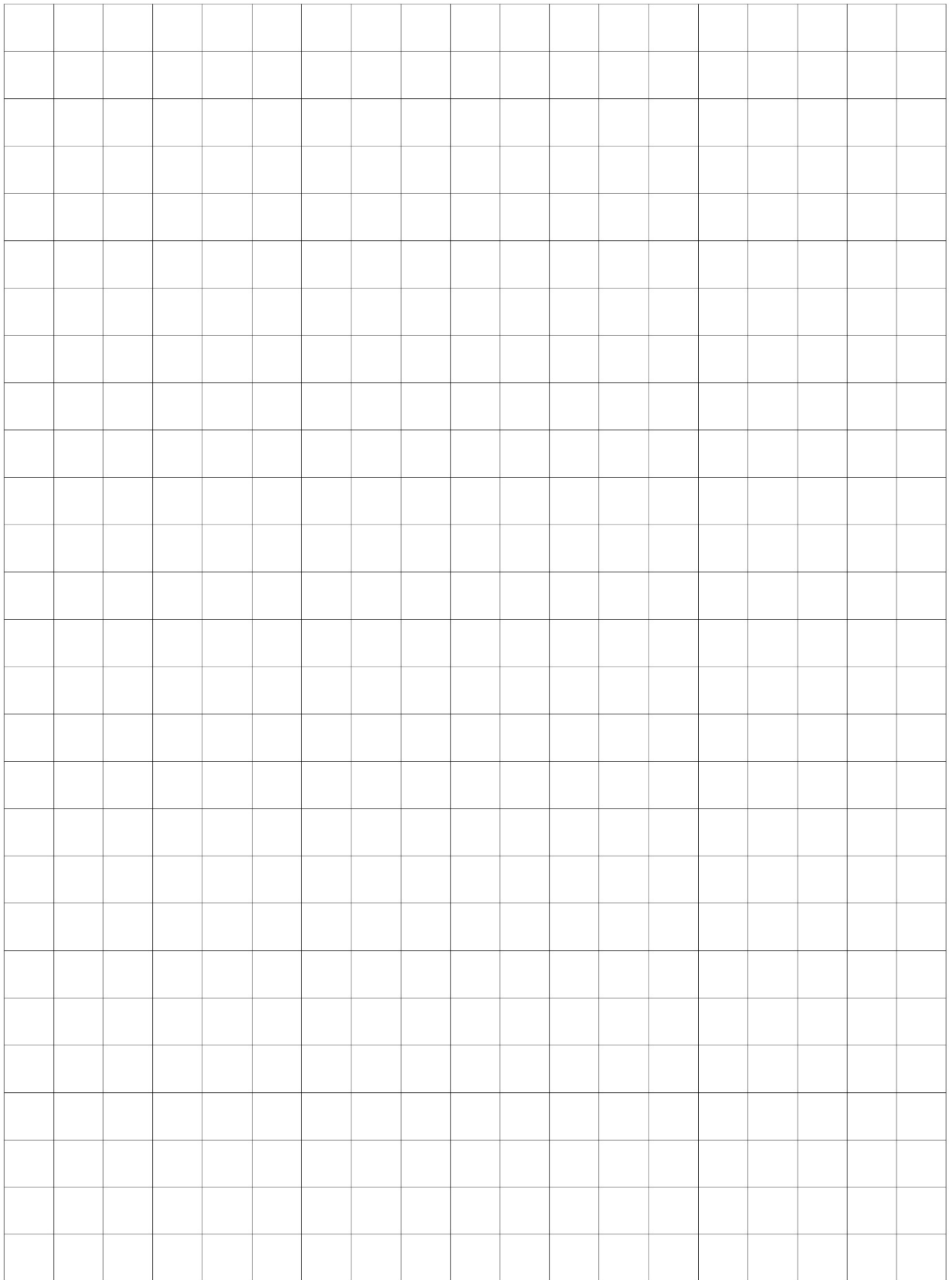
Section 5 Applicants Check List

Completed Application Form	
Required Search	
Any required technical or justification study	
The Required Fee	

Section 6 Sketch

Indicate on a sketch, drawn to scale on 8 ½" X 11" or 8 ½" X 14" paper the following:

- a) The boundaries and dimensions of the subject land
- b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land, in the opinion of the applicant, may affect the applications. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks:
- d) The current uses on land that is adjacent to the subject land;
- e) 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;
- f) If access to subject land is by water only, the location of the parking and docking facilities to be used;
- g) The location and nature of any easement affecting the subject land



Section 7 Authorization

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO PROVIDE THE APPLICATION

I, _____, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, _____, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorize _____ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I 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.

Date

Signature of Owner

DECLARATION

NOTE: ALL APPLICANTS SHALL ENSURE THAT A "COMPLETE APPLCIATION" UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING SECTION II.

I hereby declare that the information contained in this application and on the attached plan are, to the best of my knowledge, a true and complete representation of the purpose and intent of this application.

DATE: _____

SIGNATURE OF REGISTERED OWNER: _____

SIGNATURE OF APPLICANT/AGENT: _____