



THE CORPORATION OF THE TOWN OF WASAGA BEACH

PLANNING DEPARTMENT

ZONING BY-LAW AMENDMENT/LIFTING OF HOLD (H)/ TEMPORARY USE BY-LAW APPLICATION FOR APPROVAL

OFFICE USE ONLY	
DATE RECEIVED:	FILE NO.:
DATE APPLICATION DEEMED COMPLETE:	
FEES	
Zoning By-law Amendment	
• Major	\$14,100.00
• Minor	\$6,300.00
Lifting of Hold	\$3,100.00
Temporary Use By-law	\$5,000.00

WE ARE DIGITAL!

Applications are now required to be submitted through our [Online Portal](#).

For help with accessing the online portal click [here](#).

Pursuant to Sections 34, 36 and 39 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, I/We submit an application to the Town of Wasaga Beach for (please select one only):

- ☐ An amendment to Restricted Area (Zoning) by-law in force, with respect to the subject lands, Section 34;
- ☐ An amendment to Restricted Area (Zoning) by-law in force, with respect to the subject lands to lift the Holding Symbol (H), Section 36;
- ☐ A Temporary Use By-law, Section 39.

1. CONTACT INFORMATION

Applicant Information

Name of Applicant:			
Mailing Address:			
Telephone No:		Cell No:	
E-Mail:			

Owner Information (if different from Applicant)

Name of Owner:			
Mailing Address:			
Telephone No:		Cell No:	
E-Mail:			

Agent Information (if applicable)

Name of Agent:			
Mailing Address:			
Telephone No:		Cell No:	
E-Mail:			

Communications should be sent to ☐ Applicant ☐ Owner ☐ Agent

Name of Mortgagee, charges or encumbrances, in respect to the subject lands (if applicable)

Name:			
Mailing Address:			
Telephone No:		Cell No:	
E-Mail:			

2. LOCATION AND DESCRIPTION OF THE SUBJECT LANDS**Location of Subject Property (complete applicable lines)**

Street & Number:			
Tax Roll #:			
Lot No.:		Concession:	
Part No.:		Plan No.:	

Easements or Restrictive Covenants

Are there any easements or restrictive covenants affecting the subject lands?
If yes, Describe the easement or covenant and its effect:

Dimensions of Subject Property (in metric units)

Frontage		metres
Average Width		metres
Depth		metres
Area		square metres

3. EXISTING LAND USES & ZONING**Existing Use and Zoning**

Date the subject land was acquired by the current Owner		
Describe the existing uses on the subject land:		
The length of time that the existing uses on the subject land have continued:		
Is the subject land within an area where zoning conditions apply?	☐ Yes	☐ No
If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.		
Is the subject land within an area where the Municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements?	☐ Yes	☐ No
If yes, state the requirements:		
Current Zoning:		
Current Land Use Designation of abutting lands:		
North	South	
East	West	

4. PROPOSED USES AND ZONING

Proposed Use and Zoning

Proposed Zoning		
The purpose or reason why the rezoning has been requested:		
Describe the nature and intent of the proposed rezoning:		
Describe the proposed uses of the subject land:		
Is the requested amendment to the Zoning By-law consistent with the policy statements issued under subsection 3(1) of <i>The Planning Act</i> ?	☐ Yes	☐ No

5. EXISTING AND PROPOSED STRUCTURES

STRUCTURE DETAILS	EXISTING	PROPOSED
Number of structures		
Structure #1		
Date constructed:		
Gross Floor Area (sq/m)		
Ground Floor Area (sq/m)		
Number of storeys		
Structure length (m)		
Structure width (m)		
Structure height (m)		
Setback from front lot line (metres)		
Setback from rear lot line (metres)		
Setback from side lot line (metres)		
Structure #2		
Date constructed:		
Gross Floor Area (sq/m)		
Ground Floor Area (sq/m)		
Number of storeys		
Structure length (m)		
Structure width (m)		
Structure height (metres)		
Setback from front lot line (metres)		
Setback from rear lot line (metres)		
Setback from side lot line (metres)		
Structure #3		
Date constructed:		
Gross Floor Area (sq/m)		
Ground Floor Area (sq/m)		
Number of storeys		
Structure length (m)		
Structure width (m)		
Structure height (metres)		
Setback from front lot line (metres)		
Setback from rear lot line (metres)		
Setback from side lot line (metres)		

If there are more than 3 existing or proposed buildings, please provide the information for each additional building on a separate sheet.

6. ACCESS AND SERVICING INFORMATION

Type of Access	Existing	Proposed
Provincial highway		
Municipal road, maintained year round		
Municipal road, maintained seasonally other public road		
Other public road		
Please specify:		
Right of way		
Please specify:		
Water access		
Please describe the parking and docking facilities and the approximate distances of these facilities from the subject land and the nearest public road		
Type of Water Supply	Existing	Proposed
Municipally operated piped water system		
Privately owned/operated individual well		
Privately owned/operated communal well		
Lake or water body		
Please specify		
Other means		
Please specify		
Type of Storm Water Control	Existing	Proposed
Storm drainage sewer		
Ditch		
Swale		
Other means		
Please specify		
Type of Sewage Disposal	Existing	Proposed
Municipally operated sanitary sewers		
Privately owned/operated individual septic		
Privately owned/operated communal septic		
Privy		
Other means		
Please specify		

Utilities	Existing	Proposed
Hydro		
Natural gas		
Telecommunications		
Is it the intent of this application to permit development on privately owned and operated individual or communal septic systems where more than 4500 litres effluent would be produced per day as a result of the development being completed?	☐ Yes	☐ No
If yes, the following is required:	i) A Servicing Options Report	
	ii) A Hydrogeological Report	

7. PLANNING HISTORY OF THE SUBJECT LAND

Has the subject land ever been the subject of a Zoning By-law Amendment, Minor Variance, Plan of Subdivision or Consent, Official Plan Amendment, Site Plan or Ministers Zoning Order?		
☐ Yes	☐ No	☐ Unknown
If yes, specify the file number and the status of the application:		
Has there ever been an industrial or commercial use, including gas station on the subject land or adjacent lands?		
☐ Yes	☐ No	
If yes, please specify:		
Is there a reason to believe the subject lands have been contaminated by former uses on the subject land or adjacent lands?		
☐ Yes	☐ No	
If yes, please specify:		
Has there ever been waste disposal on the subject land or adjacent lands?		
☐ Yes	☐ No	
If yes, please specify:		

8. OFFICIAL PLAN INFORMATION

Provide the current Official Plan Designation of the subject lands	
How does the application conform to the Official Plan?	
Does the application to implement an alteration to the boundary of an area of settlement or implement a new area of settlement in the municipality	
☐ Yes	☐ No
If yes, attach details of the Official Plan policies or Official Plan Amendments that deals with the matter.	
How does the application conform to the Official Plan?	
Does the application to implement an alteration to the boundary of an area of settlement or implement a new area of settlement in the municipality?	

☐	☐	Yes	☐	☐	No
If yes, attach details of the Official Plan policies or Official Plan Amendment that deals with the matter.					
How does the application conform to the Official Plan?					
Does the requested amendment remove the subject land from an area of employment?					
☐	☐	Yes	☐	☐	No
If yes, provide details of the current Official Plan policies or Official Plan Amendment that deal with the matter:					
Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or establish a new area of settlement in the municipality?					
☐	☐	Yes	☐	☐	No
If yes, provide current Official Plan policies if any dealing with the alteration or establishment of an area of settlement on a separate sheet.					

9. PROVINCIAL PLANS INFORMATION

Is the proposed amendment consistent with the policy statements issued under Subsection 3(1) of 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 application conform to or not in conflict with the applicable provincial plan or plans?					
☐	☐	Yes	☐	☐	No

10. ADDITIONAL REQUIREMENTS

Supplementary and support material to accompany application, where applicable:

a) A survey of the subject property showing the following:

A survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of this application.

OR

b) An accurate sketch drawn to scale in metric units showing the following:

1. The boundaries and dimensions of the subject land;
2. 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.
3. The approximate location of all natural and artificial features on the subject land (for example, buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to the subject land and in the opinion of the applicant, may affect the application;
4. The current use(s) on land that is adjacent to the subject land;
5. 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;
6. If access to the subject land is by water only, the location of the parking and docking facilities to be used; and,
7. The location and nature of any easement(s) affecting the subject land.

11. OTHER INFORMATION

Is there any other information that you think may be useful to the Municipality or other agencies in reviewing the application? If so, explain on the space provided or attach on a separate page:

Enclosed herewith is the applicable fee and I/We hereby agree to pay further costs and expenses incurred by the Municipality for legal, planning, engineering and/or other costs incidental to this application to the completion of all appeals or Ontario Municipal Board hearings, should they arise.

Be advised that the Applicant or a Representative is required to appear at the Committee of Adjustment meeting and any other meetings that are required to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.

The Applicant shall provide any other material or studies requested by an official representing the Corporation of the Town of Wasaga Beach in order for the Municipality to review the application. This could include special topic studies (Examples include but are not limited to, Noise Studies, Environmental Impact Studies, Traffic Studies, D-4 Studies, Golf Ball Scatter Studies, etc.) and could further include peer review of the studies as requested by the Municipality. Five copies of each plan (including 11x17 reduction of each plan) and three copies of any reports or studies including a digital copy of each drawing and report prepared in support of this application, is required.

12. PERMISSION TO ENTER

Consent is given to the Town of Wasaga Beach, its employees and authorized representatives to enter onto the above noted property, solely for the purpose of obtaining information to assist in the evaluation of this application.

The owner acknowledges that employees or authorized representatives of the Town may enter onto the subject property at any reasonable time and only for the purposes set out above.

Date:		Signature of Owner:	
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13. AUTHORIZATION OF OWNER

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.

14. AUTHORIZATION OF OWNER FOR AGENT TO MAKE APPLICATION AND TO PROVIDE PERSONAL INFORMATION

I, _____, am the owner of the land this is the subject of this application for consent and for purposes 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:	
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15. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I, _____, am the owner of the land that is the subject of this consent application and for the purposes of the *Freedom of Information and Privacy Act, R.S.O. 1990, c.M. 56*. 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.

Personal information contained in this form, collected and maintained pursuant to *The Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is]

collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Town considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Town photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Clerk of the Town of Wasaga Beach, 705-429-3844.

Date:		Signature of Owner:	
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16. AFFIDAVIT OR SWORN DECLARATION OF OWNER/AGENT

Declaration for the Prescribed and Requested Information

I, _____, of the _____ of _____
in the _____ of _____

do solemnly declare that all of the above statements and all attachments are true, and I make this oath 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

A Commissioner, etc.