



THE CORPORATION OF THE TOWN OF WASAGA BEACH

PLANNING DEPARTMENT

OFFICIAL PLAN AMENDMENT APPLICATION FOR APPROVAL

OFFICE USE ONLY	
DATE RECEIVED:	FILE NO.:
DATE APPLICATION DEEMED COMPLETE:	
FEES	
Official Plan Amendment	
Major	\$ 27,400.00*
Minor	\$ 14,500.00*
Legal fees	\$ 700.00
*Plus prescribed fee and deposit for Engineering Review Fee	

WE ARE DIGITAL!

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

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

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

Describe the existing uses on the subject land:	
The length of time that the existing uses on the subject land have continued:	
Current land use designation in the Official Plan	
Current Zoning:	
Current Land Use Designation of abutting lands:	
North	South
East	West
Current Zoning of abutting lands:	
North	South
East	West

4. PROPOSED USES AND ZONING

Proposed Use and Zoning

Describe the proposed uses of the subject land:
Proposed land use designation in the Official Plan:
Proposed Zoning:

5. EXISTING AND PROPOSED STRUCTURES

STRUCTURE DETAILS	EXISTING	PROPOSED
Number of structures		
Structure #1		
Date constructed:		
Gross Floor Area (sq/m)		
Structure #2		
Date constructed:		
Gross Floor Area (sq/m)		
Structure #3		
Date constructed:		
Gross Floor Area (sq/m)		

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 or land within 120 metres of it, 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, the name of the approval authority considering it, the land it affects, its purpose, its status and its effect on the requested amendment:		
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. OTHER APPLICATIONS

Does the application require a Zoning By-law Amendment, Severance, Minor Variance, Site Plan Approval, or Plan of Subdivision/Condominium?		
☐ Yes	☐ No	☐ Unknown
If yes, please specify:		

9. OFFICIAL PLAN AMENDMENT DETAIL

Does the proposed amendment change, replace or delete a policy in the Official Plan?	
☐ Yes	☐ No
If yes, indicate the policy to be changed, replaced or deleted.	
Does the proposed amendment add a policy to the Official Plan?	
☐ Yes	☐ No
Describe the purpose of the proposed amendment:	
Provide the current designation of the subject land in the Official Plan and the land uses that the current designation authorizes:	
Does the requested amendment change or replace a designation in the Official Plan?	
☐ Yes	☐ No
If yes, provide the designation to be changed or replaced:	
Provide the land uses that the proposed Official Plan Amendment would authorize:	
If a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added, has the text of the proposed amendment been provided with this Application?	
☐ Yes	☐ No
If the requested amendment changes or replaces a schedule in the Official Plan, has the proposed schedule and the accompanying text been provided with this application?	
☐ Yes	☐ No

10. PROVINCIAL PLANS

Is the proposed amendment consistent with the policy statements issued under Subsection 3(1) of <i>The Planning Act</i> ?	
☐ 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

Does the requested amendment remove the subject land from an area of employment?	
☐ Yes	☐ No
If yes, provide the current official plan policies details 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.	

11. 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.

12. 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 Development Services Section of Coordinated Committee 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. A digital copy of each drawing and report prepared in support of this application, is required.

13. 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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14. 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.

15. 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*, R.S.O. 1990, c.M. 56.

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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16. 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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17. 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.