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5786 County Road #21
Utopia, Ontario
L0M 1T0

APPLICATION FOR ZONING BY-LAW AMENDMENT AND TEMPORARY USE BY-LAW

Date Application Received: _____

Complete or Incomplete: _____

The following information and material is to be provided in an application under Subsection 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended:

1. Owner/ Agent:
 - a. Name of Owner(s): _____
Address: _____

Email: _____
Telephone No.: _____ Fax No.: _____
 - b. Name of Agent: _____
Address: _____

Email: _____
Telephone No.: _____ Fax No.: _____
 - c. Name of Charge/Mortgage Holder/Other Encumbrance: _____
Address: _____

Email: _____
Telephone No.: _____ Fax No.: _____
2. The current Official Plan designation(s) of the subject land(s) is/are: _____
3. The current zoning(s) of the subject land(s) is/are: _____
4. The nature and extent of the rezoning or temporary use requested:

5. The reason why the rezoning or temporary use is requested:

6. The current minimum and maximum density requirements or the minimum and maximum height requirements are:

7. Description of the subject land:

Concession:	_____	Township Lot(s):	_____
If applicable, Registered Plan:	_____	Lot(s):	_____
If applicable, Reference Plan:	51R-_____	Part(s):	_____
Street Name:	_____	House Number:	_____
Roll Number:	43 21		_____

8. Dimensions of the subject land*:

Frontage:	_____ m	Depth:	_____ m
Area:	_____ m ²		

(*Note: A copy of a survey or scaled drawing and a reduced copy (11" x 17") must be submitted with the application. See Item 24 for a specified list of requirements).

9. If this application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, or, if this application is to remove land from an area of employment, provide details of the official plan or official plan amendment that deals with the matter: _____

10. If the subject land is within an area where zoning with conditions may apply, please provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions: _____

11. Access to the subject land is by way of: (check the applicable box)

<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> County Road
<input type="checkbox"/> Municipal road that is maintained all year	<input type="checkbox"/> Right of way
<input type="checkbox"/> Municipal road that is maintained seasonally	<input type="checkbox"/> Private road

12. The existing use(s) of the subject land is/are: _____

13. a. Are there any building(s) or structure(s) on the subject land? Yes No

b. If the answer to item 13.a. is yes, for each building or structure identify the following:

Type	Setback from Lot Lines (m)				Height (m)	Dimensions/Floor Area number of storeys
	Front	Rear	Side	Side		

14. The proposed use(s) of the subject land is/are: _____

15. a. Are any building(s) or structure(s) proposed to be built on the subject land?
 Yes No

b. If the answer to item 15.a. is yes, for each building or structure identify the following:

Type	Setback from Lot Lines (m)				Height (m)	Dimensions/ Floor Area number of storeys
	Front	Rear	Side	Side		

16. If known, the date the subject land was acquired by the current owner: _____

17. If known, the date the existing buildings or structures on the subject land were constructed.

Building or Structure

Date Constructed

18. If known, the length of time that the existing uses of the subject land have continued:

Use

Length of Time

19. Water is provided to the subject land by: (check the applicable box)
- a publicly owned and operated piped water system
 - a privately owned and operated individual or communal well (circle appropriate one)
 - other: _____

20. Sewage disposal* is provided to the subject land by: (check the applicable box)
- a publicly owned and operated sanitary sewage system
 - a privately owned and operated individual or communal septic system (circle appropriate box)
 - other: _____

(*Note: Prior to filing this application for a change in use (land or building) please consult the Township for confirmation of servicing requirements.)

21. Storm drainage is provided by: (check the applicable box)
- sewers
 - swales
 - ditches
 - other: _____

22. a. If known, is the subject land the subject of an application under the Planning Act for approval of an Official Plan Amendment, a plan of subdivision or a consent?
- Yes No

- b. If the answer to item 22 a. is yes, and if known, the file number of the application is: _____ and the status of the application is: _____
-

23. If known, has the subject land ever been the subject of an application under Section 34 (i.e. Zoning Amendment) of the Planning Act? Yes No

24. **Survey or scaled drawing requirements:**

- a. the boundaries of the Owner's total holdings with dimensions;
- b. the boundaries of the "Subject Land" with dimensions;
- c. the location, widths and names of the existing streets or highways which abut the Subject Land;
- d. the location, size and use of all proposed and/or existing buildings, with dimensions and relationship to the lot boundaries clearly marked thereon;
- e. the location and size of proposed parking area(s) with dimensions and proposed surfaces marked thereon;
- f. the location of any landscaping and/or fencing proposed, with the type and height clearly marked thereon;
- g. natural and artificial features (existing and proposed) such as buildings, railways, highways, pipelines, watercourses, drainage ditches, swamps and wooded areas within or adjacent to the Subject Land, as well as the location of any septic tank, tile bed or well to the Township of Essa specifications;
- h. the location and direction of any lighting proposed;
- i. any right-of-ways or other easements;
- j. the slope of the land, in order to establish the relationship between the grade of abutting highways and the grade of the Subject Land, and to determine the drainage of the land (this information may be given in the form of contours, spot elevations, or written description); and
- k. indicate scale, north point and legend.

(Note: If any of the proposed buildings are to contain separate units such as an apartment building or shopping plaza, or are of a complex nature, please indicate the type of use (number of 2 bedroom units, etc.) or type of retail stores (grocery, restaurant, etc.)

25. This application for an amendment to the zoning by-law is consistent with policy statements issued under subsection 3(1) of the Act. Yes [] No []

26. The subject land is within an area of land designated under any provincial plan or plans. Yes [] No []

If the answer to 26 is yes, does this application conform to or does not conflict with the applicable provincial plan or plans? Yes [] No []

27. Acknowledgement:

In consideration of the Township of Essa accepting this application to amend its Zoning By-law or authorize a Temporary Use By-law:

- a. The Applicant agrees to submit the prescribed fee with this application which is intended to cover the costs to be incurred by the Township of Essa in processing this application. This fee is non-refundable. Fees may be submitted by cheque made payable to Township of Essa, or cash or debit card.
- b. The Applicant agrees to submit any monies required as legal and engineering deposit to be paid by the applicant, at time of application submission, or any other deposit required to provide for a review of the application.

28. Owners Consent

As of the date of this application, I/we am/are the registered owner(s) of the lands described in this application, and I/we have examined the content of this application, and I/we certify as to the correctness of the information submitted with the application insofar as I/we have knowledge of these facts, and I/we concur with the submission of this application to the Municipality.

DECLARED before me at the _____)
)
 of _____)
)
 in the _____)
)
 of _____)
)
 this _____ day of _____)
)
 20____.)
)

Owner/Agent

Owner/Agent

A Commissioner, etc.

**APPLICANT'S CONSENT
(FREEDOM OF INFORMATION)**

In accordance with the provisions of the Planning Act, it is the policy of the Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I _____, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Date

Signature of Applicant