# Corporation of the Township of Alnwick/Haldimand

**Rezoning Fee Schedule**

Application for Zoning By-Law Amendment is made by submitting the required application form, fully completed, together with the required fees to the Planning Department, Municipal Office located at 10836 County Road 2, Grafton, Ontario.

The following cheques are to be submitted with the application:

* Township of Alnwick/Haldimand

Non-commercial or non-industrial **$1,500.00**

Commercial or industrial **$1,750.00**

* County of Northumberland – Planning Comments

Condition of a related application **$250.00**

Stand-alone/not related to another application **$750.00**

* County of Northumberland – Health Comments **$300.00**

(no charge if condition of consent)

* Lower Trent Region Conservation Authority

Application review **$440.00**

Condition of previously reviewed consent application **$220.00**

* Ganaraska Region Conservation Authority **$1,000.00**

(Note: If rezoning is being done to satisfy a condition of consent, the $1,000.00 charged for the severance application includes both severance and rezoning applications.)

**\*Fees Are Non-Refundable\***

If you have any questions, please contact:

Jennifer Current, B.A. (Hons.), MCIP, RPP Senior Planner

Township of Alnwick/Haldimand 10836 County Road #2 Grafton, Ontario K0K 2G0

T: (905) 349-2822, Ext. 23 F: (905) 349-3259

E-mail: jcurrent@ahtwp.ca

Effective: January, 2023

## File No.:

**Application to Amend Comprehensive Zoning By-law No. 19-2019**

(under Sections 34 and 36 of the Planning Act, RSO 1990, c.P.13, as amended)

This application for approval under Sections 34 and 36 of the Planning Act, RSO 1990, c.P.13, as amended, including Schedule 1, must be **fully completed** to the satisfaction of the Township of Alnwick/Haldimand, before the formal processing of the application will begin. The personal information on this form is collected under the Planning Act, R.S.O. 1990, as amended. The information is used for the purpose of processing the application. If you have any questions about the collection of personal information, please contact the Clerk, Township of Alnwick/Haldimand, at 905-349-2822.

\*For Office Use Only\*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Date Received: | Date Complete: | File #’s: | Fee Paid - $ Chq #: Receipt #: | Fee Paid - $ Chq #: Receipt #: |

## Applicant Information

* 1. Name of Owner: Name of Contact: Telephone #: Fax #: Mailing Address (including Group Box, Postal Code, etc.):

E-mail Address:

* 1. Name of Agent: Name of Contact: Telephone #: Fax #: Mailing Address (including Group Box, Postal Code, etc.):

E-mail Address:

* 1. Holder(s) of any Mortgages, Charges or Encumbrances:

Name: Name of Contact: Telephone #: Fax #: Mailing Address (including Group Box, Postal Code, etc.):

E-mail Address:

**Note:** Where the Registered Owner is a numbered company, please indicate a project or development name.

## Location and Description of Subject Property

* 1. Lot(s) or Part Lot(s): Concession:

Part(s): Reference Plan: Lot(s)/Block(s) Registered Plan: Roll #: Civic (911) Address:

* 1. Dimension of Subject Property (metric):

Area: Frontage: Depth:

* 1. Are there any easements or restrictive covenants affecting the subject property? Yes No

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

## Purpose of Application

* 1. Is this application to:

 Change the zoning classification of the property

 Change specific zoning provision

* 1. What is the present zoning of the subject property?
	2. What is the nature and extent of the proposed amendment?
	3. What is the reason the rezoning is being requested?

## Land Use

* 1. What is the current Official Plan designation(s) of the subject property?
	2. Provide an explanation of how the application conforms to the Official Plan.
	3. Are there existing buildings or structures on the subject property? Yes No
	4. Are there any new buildings or structures proposed for the subject property? Yes No

If the answer to 4.3 and/or 4.4 above is **Yes**, provide the following details for each building or structure:

|  |  |  |
| --- | --- | --- |
| **Type of Building or****Structure** | **Setbacks (measurements to be in****metric units)** | **Structure Details** |
| Existing Use | Front Lot Line | Rear Lot Line | Side Lot Line | Height ofBuilding or Structure | Dimensions or Floor Area |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| Proposed Use | Front Lot Line | Rear Lot Line | Side Lot Line | Height ofBuilding or Structure | Dimensions or Floor Area |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

## Servicing Information

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements, consult with appropriate authorities to determine details.

|  |
| --- |
| **Sewage Disposal** |
| Service Type | Development Proposed | Yes /No | Action Required | Attached |
| Private communal sewage system | More than 5 lots/units or more than 4500 litres per day effluent |  | Servicing options statement and Hydrogeological report |  |
| 5 or less lots/units or less than 4500 litres per day effluent |  | Hydrogeological sensitivity certification |  |
| Individual private septic systems | More than 5 lots/units or more than 4500 litres per day effluent |  | Servicing options statement and Hydrogeological report |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | 5 or less lots/units or less than 4500 litres per day effluent |  | Hydrogeological sensitivity certification |  |
| Other | To be described by applicant |  | To be determined |  |

|  |
| --- |
| **Water Supply** |
| Service Type | Development Proposed | YES /NO | Action Required | Attached |
| Municipal piped water system | Any development on municipal service |  | Confirmation of service capacity will be required during processing |  |
| Municipal / Privatecommunal water | More than 5 lots/units and non-residential where waterused for human consumption |  | Servicing options statement and Hydrogeological report |  |
| system |  |  |
| 5 or less lots/units and non- |  | Hydrogeological sensitivity |  |
|  | residential where water used | certification |
|  | for human consumption |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Individual Private wells | More than 5 lots/units and non-residential where water used for human consumption |  | Servicing options statement and Hydrogeological report |  |
| 5 or less lots/units and non- residential where water used for human consumption |  | Hydrogeological sensitivity certification |  |
| Other | To be described by applicant |  | To be determined |  |

|  |
| --- |
| **Storm Drainage** |
| Service Type | Development Proposed | YES /NO | Action Required | Attached |
| Piped sewers | Any development on piped |  | Preliminary stormwater management plan.Stormwater management study may be required during application processing. |  |
|  | service |
| Ditches | Any development on non- |  |  |
|  | piped service |
| Swales | Any development on non- |  |  |
|  | piped service |

|  |
| --- |
| **Access** |
|  | Development Proposed | YES /NO | Action Required | Attached |
| Is access available to a public road? | All development |  | A traffic study may be required during application processing. |  |
| Existing Road(s) |  | Number of points of access: |  |
| Proposed Road(s) |  | Number of points of access: |  |
| Water access: Parking and Docking facilities |  | Approximate distance of these facilities between the subject property and the nearest publicly maintained road. |  |

|  |
| --- |
| **Utilities** |
|  |  | YES /NO | Action Required | Attached |
| Easements and restrictive covenants | Any adjacent or on site |  | All existing easements and covenants to be shown and effect described on the survey |  |

## Source Water Protection Information

* 1. Is the subject property located within a Vulnerable Area as identified by the Trent Source Protection Plan? Yes No

If Yes, please complete the remainder of Section 6.

**Note**: Part IV of the Clean Water Act requires the applicant obtain a “Section 59 Notice to Proceed” from a Risk Management Official before an application for an approval under the Planning Act or a building permit can proceed.

* 1. Please identify the Vulnerable Area in which the subject property is located:

 Grafton municipal well system Wellhead Protection Area

* 1. Check all activities that may be associated with the proposal.

 Fuel Handling and Storage (e.g. home heating oil, fuel retail outlets, farm fuel storage)

 Chemical Handling and Storage (e.g. paints, degreasers, solvents, cleaning agents)

 Agricultural Activities (e.g. fertilizer use, pesticide use, storage or application of manure, grazing or pasturing of animals)

 Stormwater Management (e.g. drainage ditches, swales, retention ponds, drainage tiles, piped systems, water treatment, vehicle washing)

 Sewage Systems new or enlarged (e.g. septic systems, holding tanks, communal sewage systems)

 Application, Handling and Storage of Road Salt

 Snow Storage

 Waste Disposal (e.g. industrial or commercial waste, waste from septic or holding tanks)

 Creation of a Transport Pathway (e.g. building foundation, basement, a well, a culvert, underground water or sewer system, geothermal system, tile drains)

**Note:** Section 27(3), Ontario Regulation 287/07 requires the municipality to notify the Source Protection Authority and Source Protection Committee when a new transport pathway may be created.

* 1. Describe any proposed activities that would be considered a drinking water threat as defined by the Clean Water Act, 2006.

## History of Subject Property

* 1. Is this application a re-submission of a previous application to amend the Municipal Zoning By-law? Yes No

If Yes, provide the file number and decision made on the application.

* 1. Is the subject property now, or ever been, the subject of an application for consent or approval of plan of subdivision under the Planning Act? Yes No

If Yes, provide the file number and decision made on the application.

* 1. Is the subject property now, or ever been, the subject of an application for Official Plan Amendment? Yes No

If Yes, provide the file number and decision made on the application.

* 1. Date the subject property was acquired by current owner.
	2. Date existing buildings or structures on the subject land were constructed.
	3. Length of time (years) that the existing uses of the subject lands have continued.

 .

## Site Sketch

* 1. The application shall be accompanied by a sketch of the subject property showing the following in metric units:
		+ The boundaries and dimensions of the subject property
		+ The location and size of any existing and proposed buildings or structures, including their setback from the front yard, rear yard, side yard and opposite side yard
		+ The approximate location of all natural and artificial features on the subject property and on adjacent lands that may affect the application such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic system
		+ The existing uses of the lands adjacent to the subject property
		+ The location, name of roadway abutting the subject property, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of- way
		+ The location and nature of any easement affecting the subject property

## Other Information

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

## Applicant’s Acknowledgments:

The Applicant hereby acknowledges and agrees:

* that this application and the attached supporting documentation, information and materials, if any, contains information collected and maintained specifically for the purpose of creating a record available to the general public and is open to inspection by any person during normal office hours pursuant to the provisions of the Municipal Freedom of Information and Protection of Privacy Act;
* that a Public Meeting will be held to provide a public forum for debate on the merits of the application. The Public Meeting allows an opportunity for the applicant to present the proposal and address any issues or concerns.
* that personal information on this application is collected under the authority of the Municipal Act, as amended, the Planning Act, as amended, and Ontario Regulation 545/06, and will be used for the purpose of processing the application and to determine compliance with the policies and by-laws of the Township of Alnwick/Haldimand;
* that conceptual development plans and/or drawings submitted with this application are not reviewed for compliance with the Ontario Building Code (O.B.C.) and/or related regulations;
* that submission of this application constitutes tacit consent for authorized Township staff representative(s) to inspect the subject lands or premises, and to carry out any inspections, tests and investigations as may be required;
* that all vegetation on the subject land(s) must be maintained and no filling, grading or excavating is permitted on the subject land(s) during the processing of this application;
* that additional approvals from the Township and/or other agencies (e.g. building permit, site plan approval) may be required;
* that additional fees and/or charges (e.g. building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application may be required;
* that in the event that the Application(s) or any matter related to same is appealed, referred or brought before the LPAT (the Local Planning Appeal Tribunal), other tribunal and/or Court, and the Township is required to attend (or, in its sole and absolute discretion, determines it necessary or advisable to attend) at any proceeding including without limitation, motions, case management conferences, telephone conferences, hearings, etc. then in such case the Owner hereby acknowledges and agrees that the Owner shall be responsible to reimburse the Township for all expenses incurred by the Township with respect to such

proceedings including without limitation, legal, planning, consultants and/or engineering fees, costs and disbursements and further that a $10,000.00 deposit shall be taken in accordance with the Township of Alnwick/Haldimand By-law No. 60-2019.

* that the applicant will be required to pay reasonable legal fees of the Township for the preparation and registration of agreements when such agreements are required;
* that additional costs for the processing of the application may be charged where studies, reports, information and/or materials in support of the application must be reviewed by persons not employed by the Township but retained for that purpose due to an expertise in the area of the study (e.g. traffic, environmental, noise, servicing); and
* that additional information and/or materials may be required, and therefore, the application may not be deemed complete, nor processed unless the additional information and/or materials are submitted.

## Owner’s Authorization:

If the applicant is not the owner of the land that is the subject of this application, then written authorization by the owner, authorizing the applicant to prepare and submit the application must be attached, or the owner must complete the authorization set out below.

Is written authorization attached? Yes No

If **No**, then the following Owner’s Authorization for the Agent to prepare and submit the Application **must** be completed:

I, , am the owner of the land that is the (Please print)

subject of this application and I authorize to prepare

(Please print)

and submit this application on my behalf.

Signature of Owner Date

Signature of Owner Date

Please note that this form must be signed by **All** registered owners of the property or their authorized agent.

## Declaration:

I, , of the (Please print) (e.g. Township of Alnwick/Haldimand)

in the , make oath and say (or (e.g. County of Northumberland)

solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the Sections above is true.

Further, I have carefully read the Acknowledgments in Section 10 above, including without limitation the obligation to reimburse the Township for fees, costs and disbursements and hereby agree to be bound by same.

Sworn (or declared) before me at the , in

(e.g. Township of Alnwick/Haldimand

the , this day of (e.g. County of Northumberland)

in the year .

Applicant Commissioner of Oaths

## Permission to Enter:

Date:

Secretary-Treasurer

Land Division Committee/Committee of Adjustment Township of Alnwick/Haldimand

Dear Secretary-Treasurer:

## Re: Application to Planning Advisory Committee

Location of Land: (municipal address)

I hereby authorize staff of the Township of Alnwick/Haldimand to enter onto the above- noted property for the purposes of evaluating the merits of this application.

Signature of Owner or Authorized Agent

Please print name

## SCHEDULE 1

**SITE FEATURES AND CONSTRAINTS CONCERNING MATTERS OF PROVINCIAL INTEREST**

The following features are matters of Provincial interest and/or relate to the Provincial Policy Statement. Please indicate if they are located on the subject property and advise if the required technical information to demonstrate consistency with the Provincial Policy is attached. Before undertaking any action, requirements consult with appropriate authorities to determine details.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Policy** | **Features / Constraints** | **Action Required** | **YES** | **YES** | **NO** | **Identify where the action required has been addressed** |
| **On Site** | **Off Site within 500****metres** |  |
| 1.1.3 | Non-farm development outside of urban areas and designated settlement areas or expansions of same | Development proposed outside of or the expansion of these areas require a Justification Analysis Study |  |  |  |  |
| 1.1.3 | Class I Industry (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only) | A feasibility study is needed for:a) residential andother sensitive uses within 70 metres of a Class I industry or vice-versa |  |  |  |  |
|  | Class II Industry (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic) | b) residential andother sensitive uses within 300 metres of a Class II industry or vice-versa |  |  |  |  |
|  | Class III Industry within 1000 metres (Processing and manufacturing with frequent and intense off- site impacts and a high probability of fugitive emissions) | c) residential and other sensitive uses within 1000 metres of a Class III industry or vice-versa |  |  |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Policy** | **Features / Constraints** | **Action Required** | **YES** | **YES** | **NO** | **Identify where the action required has been addressed** |
| **On Site** | **Off Site within 500****metres** |  |
|  | Commercial Uses i.e.: Gas Stations (Storage of petroleum or other fuel) |  |  |  |  |  |
|  | Landfill Site | A landfill study to address leachate, odour, vermin and other impacts is needed. |  |  |  |  |
|  | Sewage Treatment plant | A feasibility study is needed for residential and other sensitive uses. |  |  |  |  |
|  | Waste stabilization pond |  |  |  |  |  |
|  | Active railway lines | Within 1000 metres, a feasibility study is needed for development |  |  |  |  |
|  | Controlled access highways or freeways, including designated future ones |  |  |  |  |  |
| 1.1.3 | Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater | A feasibility study is needed for:1. Group 1 uses (residential) between the 28

and 35 NEF/NEP contour. Ator above the 35 NEF/NEP contour development may not be permitted.1. Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour.
2. Group 3 uses

(industrial) at or above the 35 NEF/NEP contour. |  |  |  |  |
|  | Electric transformer stations | Within 200 metres, a noise study is needed for development. |  |  |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Policy** | **Features / Constraints** | **Action Required** | **YES** | **YES** | **NO** | **Identify where the action required has been addressed** |
| **On Site** | **Off Site within 500****metres** |  |
| 1.2.1 | Affordable Housing | Encourage housing forms and densities designed to be affordable to moderate and lower income households. |  |  |  |  |
| 1.3.3 | Transportation & Infrastructure corridors | The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected. |  |  |  |  |
| 2.1.3 | Prime agricultural land | Only agricultural, secondary and agricultural related uses are permitted within prime agricultural area designations.Removal of lands from prime agricultural areas will require a Justification Study. |  |  |  |  |
| 2.1.4 | Agricultural operations | A separation distance calculation under the Minimum Distance Separation Formulae for non agricultural uses to be complied with and submitted concurrently with the application |  |  |  |  |
| 2.2.3.2 | Existing pits and quarries | It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries. |  |  |  |  |
| 2.2.3.3 | Protection of mineral aggregate resources | Within or adjacent to mineral aggregate resources areas, justification is needed for non mineral aggregate development. |  |  |  |  |
| 2.3.1 | Significant portions of habitat of endangered and threatened species | Within this feature development is not permitted. Within 50 metres an Environmental Impact Study is needed. |  |  |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Policy** | **Features / Constraints** | **Action Required** | **YES** | **YES** | **NO** | **Identify where the action required has been addressed** |
| **On Site** | **Off Site within 500****metres** |  |
| 2.3.1 | Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat | Except for fish habitat and valleylands, within these features or within 50 metres of the feature, an Environmental Impact Study is needed for proposed development. Within 30 metres of a valleyland, an Environmental Impact Study is needed which must include fish habitat. |  |  |  |  |
| 2.3.1 | Significant wetlands | Within significant wetlands development is not permitted. Within 120 metres, an Environmental Impact Study is needed. |  |  |  |  |
| 2.3.3 | Diversity of natural features and their natural connections | Within 50 metres of a significant natural corridor an Environmental Impact Study is needed. |  |  |  |  |
| 2.4.1 | Surface water, groundwater, sensitive groundwater recharge / discharge areas, headwaters and aquifers | It must be demonstrated that the quality and quantity of these features will be protected or enhanced. |  |  |  |  |
| 2.5.1 | Significant cultural heritage landscapes and built heritageresources | Development to conserve significant cultural heritage landscapes and built heritage resources. |  |  |  |  |
| 2.5.2 | Significant archaeological resources | In areas containing significant archaeological potential and resources, these resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development. |  |  |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Policy** | **Features / Constraints** | **Action Required** | **YES** | **YES** | **NO** | **Identify where the action required has been addressed** |
| **On Site** | **Off Site within 500****metres** |  |
| 3.1.1 | Erosion hazards and unstable soils or bedrock | Areas of unstable soils or bedrock and within the 100 year erosion limit of ravines, river valleys and streams, development should be restricted. |  |  |  |  |
| 3.1.2 | Flooding hazards | Within the regulatory shoreline, a feasibility study is needed, but within defined portions of the dynamic beach and defined portions of the 100 year flood level along connecting channels, development is not permitted. |  |  |  |  |
| 3.1.2 | Flood plains | Where one zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA. |  |  |  |  |
| 3.2.1 | Mine hazards or former mineral resource operations | Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed. |  |  |  |  |
| 3.2.2 | Contaminated sites | In areas of possible soil contamination, an inventory of previous uses is needed and site restoration to ensure no adverse effect. |  |  |  |  |