



## Application for a Zoning By-Law Amendment or Temporary Use Provision Section 34 of the *Planning Act*

### Instructions

Specific information requested within this application is mandatory to provide, as it is prescribed by Schedule 1 to Ontario Regulation 545/06 made under the *Planning Act*. This information must be provided with the appropriate fee, and the site sketch of the location subject to this rezoning application. If the mandatory information, together with the site sketch and fee, is not provided, the Municipality may refuse to accept or further consider the application.

This application form also sets out other information that may be needed as permitted under the Official Plan for The Municipality of Red Lake. To ensure the quickest and most complete review, this other information must be submitted with the complete application. Answers should be provided with a detailed explanation or yes/no format. Answers stated as 'not applicable (n/a)' will not be accepted. In the absence of this other information, it may not be possible to do a complete review which may result in delay and possible refusal of the application.

### Early Consultation

Prior to formally submitting an application, the applicant and/or agent are encouraged to contact staff of the Municipal Office to discuss the development proposal. Early consultation is beneficial, as the applicant can review the proposal with Municipal staff and discuss what supporting documents and information may be required.

### Submission of the Application

The Municipality requires:

- ✓ A copy of the Parcel Identification Number Abstract from the Kenora Land Titles office or Terranet dated not older than 6 months; and Assessment Roll (Tax Bill) for proof of ownership
- ✓ The original signed, and witnessed copy of the application. Note: the Secretary-Treasurer (Planning Administrator) is a Commissioner of Oaths.
- ✓ Measurements in metric units (i.e. centimeters, metres, kilometers; 1 foot = 0.308 metres)
- ✓ The application to be completed in blue or black ink only
- ✓ Colour photos of the subject location from the ground (not aerial), if available
- ✓ The application fee

If you are unfamiliar with making *Planning Act* applications or have difficulty with the application process you are encouraged to retain a planning consultant. Generally, for completion of the application and in preparation of a good site sketch, you may consult the Red Lake Municipal Planning Department.

Contact information for the Red Lake municipal planning office is below:

Planning Department  
Corporation of the Municipality of Red Lake  
2 Fifth Street  
P.O. Box 1000  
Balmertown, ON P0V 1C0  
Phone: (807) 735-2096 ext. 236  
Fax: (807) 735-2286  
Email: [planning@red-lake.com](mailto:planning@red-lake.com)



FILE NUMBER

# MUNICIPALITY OF RED LAKE

## APPLICATION FOR A ZONING BY-LAW AMENDMENT OR TEMPORARY USE PROVISION

Planning Act, R.S.O. 1990, c. P13, s. 34(10.1); 1996, O. Reg. 545/06, Schedule

 APPLICATION FEE ENCLOSED – \$600.00

THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC. THIS APPLICATION, INCLUDING INFORMATION ABOUT YOUR PROPOSAL, WILL BECOME PART OF THE PUBLIC AGENDA OF COUNCIL AND COMMITTEES. NOTICE OF THE APPLICATION MAY ALSO BE PLACED INTO THE NEWSPAPER.

<b>NAME OF OWNER</b>		<b>NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE)</b>	
<b>ADDRESS</b>	<b>POSTAL BOX</b>	<b>STREET ADDRESS</b>	<b>POSTAL BOX</b>
<b>POSTAL/ ZIP CODE</b>	<b>PROV./ STATE</b>	<b>POSTAL/ ZIP CODE</b>	<b>PROV./ STATE</b>
<b>TELEPHONE</b>		<b>TELEPHONE</b>	
<b>EMAIL</b>		<b>EMAIL</b>	

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, MORTGAGE, OR EASEMENT?

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES

### PROPERTY INFORMATION

<b>LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS</b>		
Street address and town site name		
<b>DIMENSIONS OF SUBJECT LAND</b>		
Frontage (metres):	Depth (metres):	Area (hectares):

LAND USE DESIGNATION WITHIN THE OFFICIAL PLAN? HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?

EXPLANATION OF HOW THIS PROPOSAL CONFORMS TO THE OFFICIAL PLAN

ZONING WITHIN THE ZONING BY-LAW? HAS A SITE SPECIFIC ZONING BEEN APPLIED? IF SO, WHAT LAND USES ARE PERMITTED?

<b>DATE SUBJECT LAND WAS ACQUIRED ON:</b>
<b>ARE THE MINERAL RIGHTS CROWN OR PATENTED?</b>
<b>ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?</b>
<b>IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?</b>

**PROPOSAL INFORMATION:**

NATURE AND EXTENT OF REZONING REQUESTED	REASON WHY REZONING IS REQUESTED

**EXISTING BUILDINGS AND STRUCTURES** – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - ..... Front lot line setback: ..... Height in metres.....  
DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres.....  
DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

**PROPOSED BUILDINGS AND STRUCTURES** – Provide the following information for all buildings and structures. Attach a separate page if necessary.

TYPE - ..... Front lot line setback: ..... Height in metres.....  
Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres.....  
Rear lot line setback: ..... Dimensions: .....  
Side lot line setback: ..... Floor Area: .....  
Side lot line setback: .....

**ACCESS** – Access to the subject land will be by:

<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Seasonally maintained Municipal road
<input type="checkbox"/> Year round maintained Municipal road	<input type="checkbox"/> Right-of-way
<input type="checkbox"/> Private road	<input type="checkbox"/> Water

**WATER ACCESS** – Where access to the subject land is by water only:

Docking facilities (specify).....	Parking facilities (specify).....
distance from subject land .....	distance from subject land .....
distance from nearest public road .....	distance from nearest public road .....

**EXISTING USES** of subject land:

**LENGTH OF TIME** the existing uses of the subject land have continued:


**PROPOSED USES** of the subject land:


**POTABLE WATER** is provided to the subject land by:

- |   |  |
|---|--|
| <input type="checkbox"/> Publicly-owned/operated piped water system | <input type="checkbox"/> Lake or other water body    |
| <input type="checkbox"/> Privately-owned/operated individual well   | <input type="checkbox"/> Other means (specify) ..... |
| <input type="checkbox"/> Privately-owned/operated communal well     |  |

**SEWAGE DISPOSAL** is or will be provided to the subject land by:

- |  |  |
|--|--|
| <input type="checkbox"/> Publicly-owned/operated sewage system             | <input type="checkbox"/> Privy                       |
| <input type="checkbox"/> Privately-owned/operated individual septic system | <input type="checkbox"/> Other means (specify) ..... |
| <input type="checkbox"/> Privately-owned/operated communal septic system   |  |

\*Properties to be serviced by private sewage systems will require a preliminary soils inspection. It is the responsibility of the applicant to arrange an inspection with the Northwestern Health Unit.

\*If the requested amendment would permit development on privately owned and operated individual or communal sewage system, and more than 4500 litres of effluent would be produced per day as a result of the proposed development, a servicing options report and a hydrogeological report must be provided.

**STORM DRAINAGE** is provided to the subject land by:

- |                                 |                                  |                                 |  |
|---------------------------------|----------------------------------|---------------------------------|--|
| <input type="checkbox"/> Sewers | <input type="checkbox"/> Ditches | <input type="checkbox"/> Swales | <input type="checkbox"/> Other means (specify) ..... |
|---------------------------------|----------------------------------|---------------------------------|--|

**WASTE DISPOSAL** – What is the expected type and volume of waste to be produced on the subject land? How will this waste be managed?  
i.e. Pick-up, etc.

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**Would the proposed amendment remove the subject land from an area of employment?**

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**OTHER APPLICATIONS** – if known, indicate if the subject land is or will be the subject of an application under the Act for:

- approval of a plan of subdivision (under section 51) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

consent (under section 53) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

zoning by-law amendment (under section 34) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

Are you aware of any *Planning Act* Applications within currently being proposed for any properties within 120 metres of the subject property?

\_\_\_\_\_

**CHECK AS APPLICABLE:**

**Does the Owner own any adjoining property?**  Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Is there any reason to believe that the site may be environmentally contaminated?**  Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Has an industrial or commercial use been on or adjacent to the property?**  Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Has lot grading been changed by adding or removing earth or other material? ?**  Yes  No

**Has the Ministry of the Environment or any other ministry advised the owners that the property is, or may be contaminated?**

Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Are there any known Natural Heritage values existing on the site?**  Yes  No

**HOUSING AFFORDABILITY**

For applications that include permanent housing, complete *Table A- Housing Affordability*. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of the application. If additional space is needed, attach a separate page.

**Table A – Housing Affordability**

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/ Rent
Semi-detached			
Link/ Semi-detached			
Row or Townhouse			
Mobile home/ trailer			
Apartment block			
Other types or multiples			

**How in your view will the proposal fit with the existing land uses in the area?**

\_\_\_\_\_

\_\_\_\_\_

**Is the proposed amendment consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act?**  
(The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at [www.mah.gov.on.ca/Page215.aspx](http://www.mah.gov.on.ca/Page215.aspx))

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**Is the subject land within an area of land designated under any Provincial Plan or Plans?**

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

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**SITE PLAN SKETCH:**

**Minimum requirements will be a sketch, on letter paper, showing the following:**

- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries of the property subject to the application including area and dimensions if different from above
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, indicating the distance of the buildings or structures from other buildings and the front yard line, rear yard line and the side yard lot lines.
- The location or proposed location of any sewage disposal systems, including pit privies, grey water, or septic systems
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, wells and sewage systems.
- The existing uses of lands on adjacent properties (i.e. residential, automotive repair, retail)
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking spaces, landscaping, amenity areas, etc.
- As applicable - fire access route, outdoor equipment and storage, walkway, curbing, fencing
- Existing municipal infrastructure immediately adjacent to the site (roads, lane, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- 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.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

