



ZONING BY-LAW AMENDMENT APPLICATION FORM

FOR OFFICE USE ONLY
Date the Application is Received by Municipality:
Date the Application is Deemed to be Complete by Municipality:

IF YOU ARE UNABLE TO ANSWER ANY OF THESE QUESTIONS, PLEASE CONTACT THE MUNICIPAL PLANNER FOR ASSISTANCE.

1. Registered Owner's Name: 1384341 Ontario Ltd.
Address: 9094 Cavanagh Road, Ashton, ON
Postal Code: K0A 1B0
E-mail: jstewart@thomascavanagh.ca
Telephone: Home () Work (613) 257-2918
Cell () Fax ()

2. Applicant/Agent Name: Same as above
Address:
Postal Code:
E-mail:
Telephone: Home () Work ()
Cell () Fax ()

3. Send Correspondence To? Owner [checked] Applicant/Agent [checked]

4. Name and address of any mortgages, holders of charges or other encumbrances of the subject lands:

5. Legal Description of Property:
Ward (Former Municipality) Almonte
Lot(s) Park Lots 1, 2, 3
Lot(s) Blk E, Henderson Section
Part(s)
Street Address
PIN Address 277 Florence St
Concession
Registered Plan 6262
Reference Plan
Roll #
Survey Attached Yes [checked] No []

6. Are there any easements or restrictive covenants affecting the subject property?
Yes [checked] No []
If yes, please describe the easement or covenant: Drainage easements described on Part 1 on 27R8605 & Part 2 on 27R9277

7. Does the Amendment Affect: Entire Property [checked] or Portion of Property []

8. Dimensions of lands affected:

Frontage:	155 m
Depth:	267 m
Area:	41471 sq. m
Width of Street:	15.25 m

9. Type of Application:

Zoning By-Law Amendment	<input checked="" type="checkbox"/>	Holding Provisions	<input type="checkbox"/>
Interim Control By-law	<input type="checkbox"/>	Temporary Use By-law	<input type="checkbox"/>

10. Present Official Plan designation of the subject property:

Residential

11. Proposed Official Plan designation of the subject property:

Residential (No change)

12. Present Zoning By-Law designation of the subject property:

"D" and "R1"

13. Proposed Zoning By-Law designation of the subject Property:

Residential - R1-X, R3-X, R4B, OS-X (See Planning Rationale)

14. Other applications submitted with this application:

Official Plan Amendment Minor Variance Consent Plan of Subdivision

If yes, please indicate what the related file number is: N/A

15. Explanation of proposed development and need for rezoning:

To change the zoning from Development (D) to R1-X, R3-X, R4B, & OS-X Special Exception Zone to accommodate a residential subdivision on the subject lands. Refer to the Planning Rationale for further details.

16. Existing use of subject property and length of time this use has continued on the subject property (please provide length of time that the existing use has continued):

Vacant

17. Has the subject lands ever been the subject of an application for an official plan amendment, zoning amendment, minor variance or site plan control?

Yes (please provide details below) No

18. Proposed uses of subject property:

Residential

19. Existing use and Zoning of the abutting properties (including properties on opposite side of road allowance):

North: vacant rural (RU); South: vacant (R1 and D); East: vacant and residential (RU OS, R2); West: residential (R1, R2, R3)

20. Particulars and location of all buildings and structures on or proposed for the subject property (Specify ground floor area, gross floor area, number of storeys, width, length, height of buildings as well as distance from side, rear and front lot lines.

Existing:

None (Dwelling removed)

Proposed:

110 units consisting of 9 single detached dwellings, 82 street townhouses, and 24 back-to-back townhouses

21. Date of construction of all buildings and structures on subject lands:

N/A

22. Does this application require demolition of an existing building? Yes No

If yes, specify:

23. Number of Parking Spaces:

Existing ⁰ _____ # Proposed In accordance with ZBL _____

24. Type of access to the lands and name of road:

Provincial Highway _____ County Road _____

Year Round Municipal Road Florence Ave & Adelaide St Seasonal Municipal Road _____

Unopened Road Allowance _____ Private Right-of-Way _____

Other, please specify _____

If proposed access is by water, what boat docking and parking facilities are available on the mainland?

25. Services Currently Available, or to be Available:

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Water</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

26. Are Stormwater Sewers Present? Yes No Proposed

27. Are there any of the following uses or features on the subject lands or within 500 metres of the subject property? (Please select all that apply)

Use or Feature	On Subject Land?	Within 500 m of Subject Land? (Give Approximate Distance)
An agriculturally designated area	No	No
A livestock facility (i.e. barn) or manure storage facility	No	No
A landfill site (active or closed)	No	No
A sewage treatment plant/lagoon	No	No
An industrial use	No	No
A licensed pit or quarry or an area designated for aggregate extraction	No	No
A mining hazard	No	No
An active railway line	No	No
A flood plain or other natural hazard	No	No
A natural gas or oil pipeline	No	No
A hydro easement	No	No
A contaminated site	No	No
A well head protection zone	No	No
A provincially significant wetland	No	No
An area of natural and scientific interest (ANSI)	No	No
Fish/Wildlife Habitat	See EIS	See EIS
A designated heritage building/site	No	Unknown

QUESTION #28 MUST BE COMPLETED IN THE PRESENCE OF THE "COMMISSIONER". THE CLERK OF THE MUNICIPALITY IS AN AUTHORIZED COMMISSIONER.

28. I, _____ of the _____ of _____, in the _____ of _____, hereby solemnly declare that the information contained in this application are on the attached plan and any associated information submitted with this application are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

DECLARED BEFORE ME AT THE _____ OF _____ IN THE _____ OF _____, THIS _____ DAY OF _____, 202 .

A COMMISSIONER, ETC.




Signature of Owner

Signature of Agent or Applicant

**FREEDOM OF INFORMATION/ACCESS TO PROPERTY
 CONSENT OF OWNER**

29. I, _____, being the registered owner of the lands subject of this application for zoning amendment and, for the purposes of the Freedom of Information and Protection of Privacy Act, I hereby 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. I also authorize and consent to representatives of the Municipality of Mississippi Mills and the persons and public bodies conferred with under Section 34 (15) of the Planning Act entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of this application.

 Date



 Owner's Signature

APPLICANT/AGENT AUTHORIZATION FORM

The Corporation of the Municipality of Mississippi Mills
 In the Matter of Application for Zoning By-Law Amendment
 Authorization under Ontario Regulation 406/83
 {Subsection 2(3)}

I, _____ being the registered owner(s), executor/executrix, signing corporate officer(s) of the lands for which this application is to be made, hereby authorize and direct _____ to act as my agent and on my behalf to apply to the Corporation of the Municipality of Mississippi Mills for a zoning by-law amendment on the lands herein described.

Ward (Former Municipality)	Almonte		
Lot(s)	Park Lots 1, 2, 3	Concession	
Lot(s)	Blk E, Henderson Section	Registered Plan	Plan 6262
Part(s)		Reference Plan	
Street Address	277 Florence	Roll #	
PIN Address			

SIGNED, SEALED AND DELIVERED
 in the presence of

 Date

 Signature

 Date

 Signature

SEAL

INDEMNIFICATION

I/We _____, hereby agree to indemnify and save harmless the Corporation of the Municipality of Mississippi Mills ("the Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the application for approval under the Planning Act.

Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Municipality to process the application. In addition, the applicant(s) shall reimburse the Municipality for all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant(s), to appear at the hearing of any appeal to the Ontario Municipal Board from any decision of the Council or Committee of Adjustments, as the case may be, approving the applicant(s) application. The costs and expenses incurred in connection with an Ontario Municipal Board appeal shall include all legal costs and consulting costs incurred by the Municipality.

The applicant(s) acknowledge(s) and agree(s) that if any amount owing to the Municipality in accordance with this agreement is not paid when due, the Municipality will not appear before the Ontario Municipal Board in support of a decision approving the application until the amount has been paid in full.

The applicant(s) further acknowledge(s) and agree(s) that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant(s) by action.

Date

Applicant

Applicant