

Date Received: _____

File Number: _____

CORPORATION OF THE TOWNSHIP OF
ALNWICK/HALDIMAND

APPLICATION FOR AMENDMENT TO OFFICIAL PLAN

APPLICATION FEES MUST ADHERE TO THE MUNICIPALITY'S TARIFF OF FEES BY-LAW FOR PLANNING APPLICATIONS.

NOTE TO APPLICANTS: This application form must be used for amendments to the Municipal Official Plan. In this form, the term "subject land" means the land that is the subject of this application.

Completeness of the Application:

The information in this form that must be completed is prescribed in the Schedule to Ontario Regulation 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information, including the fee is not provided, the municipality will return the application or refuse to further consider the application until the prescribed information, and fee have been provided.

The municipality and/or County may require other information (ex. technical and reports) that will assist the municipality and others in their planning evaluation of the development proposal. It is recommended that applicants contact the municipality prior to submitting an application in order to determine if additional information or reports will be required. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

For additional information/clarification of the procedure which is followed and the requirements for submitting and processing your application, contact the Municipality at: *TOWNSHIP OF ALNWICK/HALDIMAND 10836 County Road # 2, P.O. Box 70, Grafton, Ontario K0K 2G0 Phone: (905) 349-2822 Fax: (905) 349-3259.* Appointments may be made with the Planning Coordinator on Fridays during regular business hours, (9:00 a.m. to 4:30 p.m.) by calling (905) 349-2822 (ext. 23).

Submission of the Application

The municipality requires:

- 2 copies of the completed application form;
- 2 copies of the survey and/or sketch (measurements to be in metric units (and imperial units), on 8 ½" x 14" paper if the amendment is site specific and is amending the land use description on a property;
- 9 copies of additional information or reports, if required, (for Councillors (7); General Public (1), and;
- the applicable fee – as indicated on the municipality's fee schedule.

PLEASE COMPLETE THE FOLLOWING:

1) NAME OF APPLICANT(s) _____

ADDRESS: _____

TELEPHONE NO.: _____ (Home) _____ (Business)

TELEPHONE NO.: _____ (Cell) _____ (Email)

2) NAME OF AGENT, (if any) _____

ADDRESS: _____

TELEPHONE NO.: _____ (Home) _____ (Business)

TELEPHONE NO.: _____ (Cell) _____ (Email)

3) NAME OF REGISTERD OWNER(s): _____

ADDRESS: _____

TELEPHONE NO.: _____ (Home) _____ (Business)

TELEPHONE NO.: _____ (Cell) _____ (Email)

4) NAME OF SOLICITOR, (if applicable) _____

ADDRESS: _____

TELEPHONE NO.: _____ (Home) _____ (Business)

TELEPHONE NO.: _____ (Cell) _____ (Email)

5) DESCRIPTION OF SUBJECT LANDS:

Municipality: _____ Ward: _____

Lot: _____ Concession: _____ Reference Plan: _____ Part Number: _____

Street Name: _____ Street Number: _____

6) TOTAL AREA OF LAND COVERED BY THE PROPOSED AMENDMENT, IF APPLICABLE AND IF KNOWN:

7) DOES THE AMENDMENT REQUEST PROPOSE TO (please indicate yes or no):

Yes No

i) Change, replace or delete a policy in the municipal Official Plan? _____

ii) Add a policy to the municipal Official Plan? _____

iii) Change or replace a land-identification category on the land use Schedule of the municipal Official Plan? _____

8) IF THE AMENDMENT REQUEST CHANGES, REPLACES OR DELETES A POLICY, PLEASE IDENTIFY THE APPROPRIATE POLICY (BY PAGE AND SECTION NUMBER):

9) If the amendment request changes, replaces or deletes a policy or adds a policy, please indicate the purpose of the Official Plan Amendment request (use additional sheets if necessary):

10) If a policy is being changed, replaced or deleted or if a policy is being added to the municipal Official Plan, indicate the text of the Official Plan Amendment request (use additional sheets if necessary):

11) What is the current designation of the subject lands in the municipal Official Plan and the land uses authorized by this category (if applicable)?

12) If the amendment request changes or replaces a designation, please identify the designation to be changed or replaced and the purpose of such change:

13) Please provide the rationale/justification for the amendment request related to questions 8 to 11 on a separate sheet of paper.

14) What are the land uses which would be authorized by the Official Plan Amendment request?

15) If the amendment request changes or replaces a schedule in the municipal Official Plan, please attached the

16) Are the subject lands, or lands within 120 metres (393.60 feet) of the subject lands, the subject of any other application under the Ontario Planning Act (please indicate yes or no)?

Yes No

Application for approval of an Official Plan amendment: _____

Zoning by-law amendment: _____

Minster's zoning order amendment: _____

Minor variance: _____

Plan of subdivision or condominium: _____

Consent: _____

Site Plan: _____

17) If yes to any of the above, and if known please indicate:

i) The file number(s) of the application(s): _____

ii) The name of the approval authority considering the application: _____

iii) The lands affected by the application:

Municipality: _____ Ward: _____

Lot (Part): _____ Concession: _____

Reference Plan: _____ Part Number(s): _____

Street Name(s): _____ Civic Address: _____

iv) the purpose of the application: _____

v) the status of the application: _____

vi) the effect of the application on the proposed amendment: _____

NOTE: IF MORE SPACE IS REQUIRED, PLEASE ATTACH THE REQUIRED INFORMATION TO THE BACK OF THIS APPLICATION.

18) Indicate the use of the subject land:

a) Current use(s): _____

b) All previous known uses: _____

c) Has there been an industrial or commercial use on the subject land or adjacent lands?

Yes No

If yes, specify the use: _____

d) Has the grading of the subject land been changed by adding earth or \ other material?

Yes No Unknown

e) Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

f) Has there been petroleum or other fuel stored on the subject or adjacent lands?

Yes No Unknown

g) Is there reason to believe the subject land may been contaminated by former uses on the site or adjacent sites.

Yes No Unknown

h) What information did you use to determine the answers to the above questions?

i) If YES to (c), (d), (e), (f) or (g), a previous use inventory is needed, showing all former uses of the subject land, or if appropriate, the adjacent land.

19) (a) Table 1, on the following page, lists the features or development circumstances which relate to Provincial Policy conformity issues. Complete Table 1 and be advised of the potential information requirements in noted sections.

Table 1 - Significant Features Checklist

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance in metres to the lands which are subject to the amendment	Potential Information Needs
	YES (✓)	NO (✓)		
Non-farm development near designated urban areas or rural settlement areas				Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹				Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²				Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³ within 1000 metres				Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site				Address possible leachate, odour vermin and other impacts.
Sewage Treatment Plant				Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond				Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line				Evaluate impacts within 100 metres.
Controlled access highways including designated future ones				Evaluate impacts within 100 metres.
Operating Mine Site				Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres				Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse impacts?
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 30 or greater.				Demonstrate feasibility of development above 30 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Transportation and infrastructure corridors				Will the corridor be protected?
Prime agricultural land				Demonstrate the need for the use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations				Development to comply with the Minimum Distance Separation Formulae.
Mineral aggregate resource areas				Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations				Will the development hinder continuation of extraction?
Mineral and petroleum resource areas				Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries				Will development hinder continued operation or expansion?
Significant wetlands				Demonstrate no negative impacts.
Significant portions of habitat of endangered or threatened species				Demonstrate no negative impacts.
Significant: fish habitat, woodlands and valleylands south of the Canadian Shield, Areas of Natural and Scientific Interest, wildlife habitat				Demonstrate no negative impacts.
Sensitive groundwater recharge areas, headwaters and aquifers				Demonstrate how these will be protected.
Significant built heritage resources and cultural heritage landscapes				Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant archeological resources				Assess development proposed in areas of high and medium potential for significant archeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Erosion hazards				Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance in metres to the lands which are subject to the amendment	Potential Information Needs
	YES (✓)	NO (✓)		
Floodplains				Where one-zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood plain 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.
Hazardous sites ⁴ and rehabilitated mine sites				For development on rehabilitated mine sites, an application for approval from the Ministry of Northern Development and Mines should be made concurrently.
Contaminated sites				Assess an inventory of previous uses in areas of possible soil contamination.

1. Class 1 industry – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry – indicate if within 1,000 metres – processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites – property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include instable soils (sensitive marine clays or organic soils) or unstable bedrock (Karst topography).

19) (b) For each feature or development circumstance of potential concern identified in Table 1, identify how regard was had to the Provincial Policy statement. Explain below or attach on a separate page.

20) Is there any other information that may be useful to the Township of Alnwick/Haldimand in reviewing this Official Plan amendment, (i.e. efforts made to resolve outstanding objections or concerns)? Is so, explain below or attach a separate page.
