

REZONING PROCEDURES, (as of January 27th, 2010)

1. Receive and review application – Be sure that everything is complete, i.e. check the Official Plan designation and Zoning Provisions for EC, Waste Disposals, Gravel Pits, etc.
2. The following cheques are to be submitted with the application:
 - Township of Alnwick/Haldimand - **\$1,000.00, (non-commercial or non-industrial), \$1,400.00 (commercial or industrial)**
 - Pine Ridge Municipal Planning Agency - **\$150.00, (no charge if condition of consent)**
 - Haliburton, Kawartha, Pine Ridge District Health Unit - **\$250.00 (no charge if condition of consent)**
 - Lower Trent Region Conservation Authority - **\$200.00 OR** the
 - Ganaraska Region Conservation Authority - \$300.00 (Note: If the rezoning is being done to satisfy a condition of consent, the \$300.00 charged for the severance application includes both the severance and the rezoning applications.)

If the rezoning is a condition of consent, it is not necessary to have Council review the zoning application. If the rezoning is not a condition of consent, schedule an appointment for the applicant to attend a Council meeting to discuss the proposal.

If Council approves of the proposal, the Zoning By-Law amendment will be prepared by the Clerk and Planning Coordinator or the Planning Consultant.

3. Circulation Process:

Circulate the application to the following:

- owner, (or agent)
- Property Owners within 400 feet of the subject property
- All affected agencies as per attached circulation list

A minimum of 20 days notice (of this meeting) is required.

4. When the By-Law is approved, (usually on the Public Meeting date), the notice of the passing of the By-Law must be circulated **no later than 15 days after it has been approved** and must be circulated to the following:
 - property owner (or agent)
 - Property Owners within 400 feet of the subject property
 - All affected and ministries requesting notice of the passing of the By-law
5. There is a **20 day appeal period** from the date that the notice of the passing of the By-Law is sent out.
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PLEASE FIND ATTACHED A MUNICIPAL REZONING APPLICATION FOR THE TOWNSHIP OF ALNWICK/HALDIMAND.

IF YOU ARE INTERESTED IN LEARNING MORE ABOUT APPLYING FOR A REZONING ON YOUR PROPERTY, PLEASE CONTACT MR. TERRENCE KOROTKI, (MUNICIPAL CLERK/ADMINISTRATOR AND PLANNING COORDINATOR) IN ORDER TO DISCUSS THIS PLANNING PROCESS. MR. KOROTKI IS AVAILABLE FOR PLANNING APPOINTMENTS ON FRIDAY OF EACH WEEK.

IF YOU WOULD LIKE TO MAKE AN APPOINTMENT WITH HIM TO DISCUSS THE REZONING PROCESS, PLEASE CONTACT HIM AT (905) 349-2822, (EXTENSION 23).

Name of Applicant

Concession , Part Lot , (former Haldimand Township)

**NOTICE OF APPLICATION
for a ZONING AMENDMENT
under Section 34(15) of the Planning Act R.S.O. as amended**

TAKE NOTICE that the Council of the Township of Alnwick/Haldimand has received an application for Zoning Amendment under Section 34 (15) of the Planning Act R.S.O. *as amended*;

AND TAKE NOTICE that the Council of the Township of Alnwick/Haldimand will hold a Meeting at the Township of Alnwick/Haldimand Municipal Administration Office, (upstairs) 10836 County Road # 2, in Grafton, Ontario on , 2002 at p.m. to consider this application and may make a decision on that date:

A copy of the application together with an explanation of the purpose and effect of the application for the Zoning Amendment and a key map showing the location of the land which is subject to this application is attached to this notice. Further information is available for inspection in the Municipal Offices in Grafton during normal business hours, (9:00 a.m. to 4:30 p.m.).

If a person or public body that files an appeal of a decision of the Council of the Township of Alnwick/Haldimand in respect of the proposed Zoning Amendment does not make oral submission at a public meeting or a make a written submission to the Council of the Township of Alnwick/Haldimand before the proposed Zoning By-Law Amendment is adopted, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Council of the Township of Alnwick/Haldimand in respect of the proposed Zoning Amendment Application, you must make a written request to the undersigned.

The lands subject to the proposed rezoning were subject to Consent Application B- / which was approved by the Council of the Township of Alnwick/Haldimand.

These lands are currently the subject of the following other planning applications:

- No other applications currently before the municipality X
- Application for Consent -
- Application for Zoning By-Law Amendment -
ZBA File No. _____
OMB File No. _____
- Application for Official Plan Amendment -
OPA No. _____
MMA File No. _____
OMB File No. _____

- Application for Minor Variance -
 Minor Variance File No. _____
 OMB File No. _____

Dated at the Township of Alnwick/Haldimand this ____ Day of _____, 200

Terrence Korotki, Clerk/Administrator
 Township of Alnwick/Haldimand
 P.O. Box 70
 Grafton, Ontario
 K0K 2G0
 Re:

Phone: (905) 349-2822
 Fax: (905) 349-3259

**NOTIFICATION OF PUBLIC MEETING
 CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Township of Alnwick/ Haldimand will hold a public meeting on the ____ of _____, 2002 at _____:00 p.m. to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act.

The Township of Alnwick/Haldimand is in receipt of a Zoning By-Law Application that will change the zoning from _____ to _____ and _____ to satisfy a condition of consent imposed by the Land Division Committee of the Township _____ in granting consent to land severance application _____.

The severance application is designed to sever a _____ hectare parcel resulting in a retained parcel of _____ hectares. The severed parcel is vacant land but will be used for residential purposes. The retained parcel has an existing single family dwelling with an attached garage and one (1) barn and this parcel of land will continue to be used for agricultural purposes including a residential use.

The location of the subject property is shown on the attached key map.

ANY person may attend the public meeting and /or make written or verbal representations either in support of or in opposition of the proposed Zoning By-Law Amendment.

If a person or public body that files an appeal of a decision of the Township of Alnwick/Haldimand in respect of the proposed zoning By-Law does not make oral or written submissions at the Public Meeting or make written submissions to the Township of Alnwick/Haldimand before the proposed zoning By-Law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

ADDITIONAL INFORMATION relating to the proposed Zoning By-Law Amendment is available for inspection at the municipal office in Grafton between 9:00 a.m. and 4:30 p.m. Monday to Friday.

Dated at the Township of Alnwick/Haldimand this ____ day of _____, 2002.

Mr. Terrence Korotki, B.A., A.M.C.T.
Clerk/Administrator
Township of Alnwick/Haldimand
P.O. Box 70
Grafton, Ontario
KOK 2GO

Telephone: (905)349-2822

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Re:

To Whom It May Concern:

**Re: Proposed Zoning By-Law Amendment
Part of Lot _____, Concession _____, (former Township of _____)
Township of Alnwick/Haldimand**

The Zoning By-Law Amendment will change the zoning on the subject property from _____ to _____, and _____ to satisfy a condition of consent imposed by the Land Division Committee of the Township of Alnwick/Haldimand in granting consent to land severance application B-_____.

The parcel of land being rezoned _____ has a single family dwelling with erected thereon. The parcel to be zoned _____ is vacant land but will have a single family dwelling erected in the future.

The severed parcel has a lot area of approximately _____ hectares and the retained parcel has a lot area of approximately _____ hectares. The _____ Zone will recognize that _____.

In accordance with Section 34 (15) of the Planning Act, the Township of Alnwick/Haldimand is circulating information pertaining to the proposed Zoning By-Law Amendment for comment.

A Key Map showing the location of the subject property in part of Lot _____, Concession _____, (former Township of _____) is contained on the following page.

We would request that you review this rezoning proposal and provide comments to the undersigned by no later than _____, 2001.

The receipt of your comments by that date will ensure that your Agency's concerns and comments are taken into account by Council prior to making their decision.

ANY person may attend the public meeting and/or make written or verbal representations either in support of or in opposition of the proposed Zoning By-Law Amendment.

If a person or public body that files an appeal of a decision of the Township of Alnwick/Haldimand in respect of the proposed Zoning By-Law does not make oral or written submissions to the Township of Alnwick/Haldimand before the proposed Zoning By-Law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Note: Please address comments to the following:

Mr. Terrence Korotki, B.A., A.M.C.T.
Clerk/Administrator
Township of Alnwick/Haldimand
P.O. Box 70
Grafton, Ontario
K0K 2G0

(905) 349-2822

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Explanatory Note

By-Law _____-200 has the following purpose and effect:

1. The Township of Alwick/Haldimand is in receipt of an application to amend its Restricted Area Zoning By-Law _____ for a parcel of land located in Part of Lot _____, Concession _____, in the Township of Alwick/Haldimand.

The subject property has a land area of approximately _____ hectares from which a _____ hectare parcel is to be created by consent to land severance. The severed parcel to result from severance consent application B-_____ is vacant land but is to be used for residential purposes. The retained parcel resulting from the consent to land severance application has a single family dwelling with _____ erected thereon and the dwelling is used for residential purposes.

The proposed Zoning By-Law Amendment would change the Zone category from _____ and _____ to permit the severed parcel to continue to be used for agricultural and residential purposes. The _____ Zone will recognize that _____.

2. A Key Map showing the location of the lands to which By-Law _____-200 applies is contained on the following page.

THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND

BY-LAW NO. -200

BEING A BY-LAW TO AMEND BY-LAW NO. AS AMENDED, WHICH MAY BE CITED AS “THE LAND USE CONTROL BY-LAW”, WHICH IS A BY-LAW TO PROHIBIT THE USE OF LAND AND THE ERECTION AND USE OF BUILDINGS OR STRUCTURES EXCEPT FOR CERTAIN PURPOSES: AND TO REGULATE THE HEIGHT, LOCATION, FLOOR AREA, SPACING AND USE OF CERTAIN BUILDINGS TO BE ERECTED WITHIN THE MUNICIPALITY AND THE MINIMUM FRONTAGE OF THE PARCEL OF LAND THAT ANY BUILDING OR STRUCTURE MAY OCCUPY.

WHEREAS the Council of the Corporation of the Township of Alnwick/Haldimand deems it necessary in the public interest to pass a By-Law to amend By-Law No. .

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act R.S.O. 1990 as amended, By-Laws may be passed by Council of municipalities for prohibiting or regulating the use of land and erection or use of building or structures within the municipality for or except for such purposes as may be set out in the By-Law and for regulating in certain respects, buildings or structures to be erected within the municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND ENACTS AS FOLLOWS:

1. That Plate “A”, entitled “Zone Map” of Restricted Area Zoning By-Law No. 619, as amended, is hereby further amended by changing the zone classification of lands in part of Lot , Concession , (former), Township of Alnwick/Haldimand from to and as shown on Schedule “A” attached hereto and forming part of this By-Law.

2. THAT Section 13, Exceptions, as amended is hereby further amended by adding as follows:

“Rural

Notwithstanding the lot frontage requirement of the Zone as otherwise amended to the contrary on lands zoned , the minimum lot area shall be metres.

Those lands within the Environmental Control Zone in the same lot may be included in determining the lot area. The Rural (RU) Zone shall apply in all other respects.

3. THAT Restricted Area Zoning By-Law No. , as amended, shall, except as set out in the foregoing, remain in full force and effect.

4. THAT this By-law shall come into force on the date it is passed by the Council of The Corporation of the Township of Alnwick/Haldimand, applicable provisions of the *Planning Act, R.S.O. 1990*, as amended. subject to

5. THAT the Clerk/Administrator is hereby authorized and directed to proceed with the giving of notice under Section 34, (17) of *the Planning Act, R.S.O. 1990* as amended.

READ A FIRST TIME THIS _____ DAY OF _____, 200 .

READ A SECOND TIME THIS _____ DAY OF _____, 200 .

READ A THIRD TIME THIS _____ DAY OF _____, 200 .

MAYOR

CLERK/ADMINISTRATOR

Note to Myself (Re: Circulation List)

PLEASE SEND A COPY OF THE COMPLETED ZONING BY-LAW (after passage) TO CHRIS BURDEN
AT

**Ont. Property Assess. Corp.
C. Burden, (Data Service & Mapping)
5 Stewart St., P.O. Box 520
Trenton, Ontario
K8V 5R7**

**NOTICE OF THE PASSING
OF A ZONING BY-LAW
THE TOWNSHIP OF ALNWICK/HALDIMAND**

TAKE NOTICE that the Council of the Township of Alnwick/Haldimand passed By-Law No. ____-200 on the _____ day of _____, 200__ under Section 34 of the PLANNING ACT, R.S.O., 1990.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-Law by filing with the Clerk of the Township of Alnwick/Haldimand not later than the __ _____ day of _____, 200__ a notice of appeal setting out the objection to the By-Law and the reasons in support of the objection.

Only individuals, corporations and public bodies may appeal a zoning By-Law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group.

An explanation of the purpose and effect of the By-Law describing the lands to which the By-Law applies and key map showing the location of the lands to which the By-Law applies (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete By-Law is available for inspection in my office during regular office hours.

Dated at the Township of Alnwick/Haldimand this _____ day of _____, 200__.

**Mr. Terrence Korotki, B.A., A.M.C.T.
Clerk/Administrator
Township of Alnwick/Haldimand
P.O. Box 70
Grafton, Ontario
KOK 2G0**

(905)349-2822