



Township of Wellesley

4639 Lobsinger Line, St. Clements, ON, N0B 2M0

Office: 519.699.4611 | Fax: 519.699.4540

ZONING BY-LAW AMENDMENT APPLICATION

COMPLETENESS OF THIS APPLICATION

A formal Pre-Submission Consultation Meeting with the Township staff is **strongly recommended** prior to submission of this application.

The prospective applicant shall pay the Township of **Wellesley the prescribed, non-refundable pre-submission consultation meeting fee of \$165.00**, payable to the Township of Wellesley, prior to the pre-submission consultation meeting.

The Township of Wellesley requires, at minimum, **three (3) weeks notice** prior to the scheduling of a pre-submission consultation meeting. More time may be required depending on the complexity of the proposal.

Through the Pre-Submission Consultation, other information and material (e.g. technical information or reports) may be required to assist the Township and other agencies in their planning evaluation of the proposed Zoning By-law amendment.

This application will not be considered complete in the absence of any material specified in the Record of Pre-Submission Consultation. **Incomplete applications will not be processed** until all information is provided. If the information, including copies of the required plans and the applicable fees are not provided, the Township may return the application or refuse to give the application further consideration until receipt of all the required information and fees have been provided.

DEPOSITS AND FEES

The completed Zoning By-law Amendment application must be accompanied by the prescribed fee of \$4,000.00 payable to the Township of Wellesley. Please note the application will not be accepted for processing until the fees and deposits are received.

The Region of Waterloo charges a \$3,000.00 fee for the review of zoning by-law amendments. A separate cheque payable to the Regional Municipality of Waterloo is required at the time of submission of this application.

The applicant is responsible for 100% of ALL third-party expenses incurred by the Township of Wellesley associated with this application. The Township will bill the applicant for these expenses – including but not necessarily limited to advertising, engineering, administrative and legal expenses. These expenses will be billed to the applicant and if approved the Zoning By-law will not become final until these expenses have been paid.



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ZONING BY-LAW AMENDMENT PROCEDURE

An application for a Zoning By-law Amendment generally requires approximately **four (4) to nine (9) months** to process. This procedure generally encompasses the following steps:

1. The application is reviewed by planning staff to ensure all prescribed information and the required fee has been provided. Within **thirty (30) days** of the receipt of an application, the applicant will be notified in writing, whether the application is considered “complete”.
2. Within **fifteen (15) days** of the application being deemed complete, a “Notice of Application” will be circulated to land owners within **120 metres** of the subject land and prescribed departments and agencies for comment.
3. A Notice of the Statutory Public Meeting is advertised in a local newspaper **twenty (20) days** in advance of the Statutory Public Meeting.
4. Following the circulation period, a staff report containing a recommendation and any conditions of approval, if required, will be formulated. This report is sent to any persons who responded to the preliminary circulation outlined above.
5. At the public meeting, opportunity is afforded to the applicant and any other interested parties to make verbal and/or written submissions concerning the Zoning By-law Amendment application. The Township Council may choose to approve, refuse or defer the application.
6. If the amending zoning by-law has been passed by Council, a further notice of passing of the by-law is given to property owners and various public agencies **who requested further notice** and there is a **twenty (20) day appeal period** commencing the day after this further notice is given in which an appeal may be made to the Ontario Municipal Board. Should no appeal be lodged, the amending zoning by-law is final and binding as of the date of Council's passing.

Director of Planning, Tim Van Hinte
P: 519.699.3952 F: 519.699.4540



OFFICE USE ONLY		
Application #: ZBA	Date application and deposit received: _____	
Was there a Pre-Submission Meeting with staff? <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Pre-Submission Meeting: _____	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No Date application deemed complete: _____	
TO BE COMPLETED BY APPLICANT (Please type or print neatly in blue or black ink)		
Contact Information Municipal Freedom of Information and Protection of Privacy Act. Personal Information on this form is collected under authority of <i>The Planning Act</i> and will be used to process this application.		
All correspondence will be directed to the Agent (if any), unless otherwise requested.		
Registered Owner		
Name:		
Principal of Company (if Owner is a Company):		
Mailing Address:		
Phone	Ext.	Fax:



Email:

Agent (If other than the registered owner)

Name/Primary Contact Person:

Mailing Address:

Phone	Ext.	Fax:
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Email:

All persons or institutions who have any mortgage charge or encumbrance on the

Name:

Mailing Address:

SUBJECT PROPERTY

Municipal Address:

Legal Description:

Lot Area:	Lot Frontage/Width:	Lot Depth:
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PLANNING INFORMATION

Official Plan Designation:

What land uses does the current designation authorize?



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Are there any other applications being submitted concurrently with the requested Zoning By-law Amendment (such as Official Plan Amendment, Plan of Subdivision, Site Plan, etc.?)

Yes

No (provide explanation)

If yes, please indicate application number:

PROPOSED ZONING BY-LAW AMENDMENT

What is the existing zoning on the subject lands?

What is the purpose of the proposed Zoning By-law amendment?

Is this application for the removal of a holding provision?

Yes

No

If yes, how have the requirements for removal of the holding provision been satisfied?

SITE CONDITIONS

What are the existing use(s) of the subject land?

What is the length of time that the existing use(s) of the subject land have continued?



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Are there existing buildings on the subject property?

Yes

No

If yes, list the type of building(s) and the date(s) that each building or structure was constructed: (this information can be shown on a plan or map provided with the application)

If yes, identify the setbacks, in metres, of each building from the front, side and rear lot lines (this information can be shown on a plan or map provided with the application)

Is there any demolition or alteration of buildings proposed? Explain

Are there any buildings or structures proposed to be built on the subject lands?

Yes

No

If yes, identify the type, height and dimensions/floor area of each building or structure (in metres)



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SERVICES		
	SEVERED	RETAINED
Water Supply Check appropriate box:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Municipal
	<input type="checkbox"/> Private well	<input type="checkbox"/> Private well
	<input type="checkbox"/> Other Explain:	<input type="checkbox"/> Other Explain:
Sewage Disposal Check appropriate box:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Municipal
	<input type="checkbox"/> Private septic system	<input type="checkbox"/> Private septic system
	<input type="checkbox"/> Other Explain:	<input type="checkbox"/> Other Explain:
Stormwater Drainage Check appropriate box:	<input type="checkbox"/> Sewers	<input type="checkbox"/> Sewers
	<input type="checkbox"/> Ditches or Swales	<input type="checkbox"/> Ditches or Swales
	<input type="checkbox"/> SWM Pond	<input type="checkbox"/> SWM Pond
	<input type="checkbox"/> Infiltration Trenches	<input type="checkbox"/> Infiltration Trenches
	<input type="checkbox"/> Other Explain:	<input type="checkbox"/> Other Explain:
Road Access Check appropriate box:	<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Provincial Highway
	<input type="checkbox"/> Regional Road	<input type="checkbox"/> Regional Road
	<input type="checkbox"/> Township Road	<input type="checkbox"/> Township Road
	<input type="checkbox"/> Other Explain:	<input type="checkbox"/> Other Explain:



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REGIONAL MUNICIPALITY OF WATERLOO ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE

This form must be completed by the property owner(s) for all development applications submitted to the Township of Wellesley on behalf of the Regional Municipality of Waterloo.

1.	What are the current uses of the property?
2.	<p>Was the subject property ever used for industrial purposes?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Uncertain</p> <p>If yes, please describe approximate dates and types of industry:</p>
3.	<p>Was the subject property ever used for commercial purposes where there is potential for site construction (i.e. automotive repair, gas station, dry cleaning operation, chemical warehousing, etc.)?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Uncertain</p> <p>If yes, please describe approximate dates and types of commercial activity:</p>
4	<p>Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Uncertain</p> <p>If yes, when and provide description of waste materials</p>
5.	<p>Have hazardous materials ever been stored or generated on the property (e.g. have HWIN registration or other permits been required)?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Uncertain</p> <p>If yes, please summarize details:</p>



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6.	<p>Is there reason to believe that this property may be potentially contaminated based on historical use of this or an abutting property?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain</p> <p>If yes, please describe the nature of the suspected contamination:</p>
7.	<p>Has the subject property or adjacent property ever been used as an agricultural operation where cyanide products may have been used as pesticides?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain</p>
8.	<p>Are there or were there ever any aboveground or underground storage tanks for fuels or chemicals on the property?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain</p> <p>If yes, please summarize details:</p>
9.	<p>Does this property have or has it ever had a water supply well, monitoring well, and/or geothermal well?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain</p> <p>If yes, please provide details:</p>
10	<p>Does the property use or has it ever used a septic system?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain</p>



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11	<p>Have any environmental documents been prepared or issued for this property, including but not limited to a Phase I and II Environmental Site Assessment, Risk Assessment, Record of Site Condition or Certificate of Property Use?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain</p> <p>If yes, please provide details:</p>
12	<p>Will lands be dedicated to the Region of Waterloo as part of this application (including road allowances, daylight triangles?)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain</p>



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SUBMISSION CHECKLIST (please retain for your own information)

- Formal Record of Pre-Submission Consultation** issued by the Township of Wellesley

Application Fee:

- \$4,000.00 – payable to the Township of Wellesley. The applicant is responsible for 100% of ALL third-party expense incurred by the Township of Wellesley associated with this application – including but not necessarily limited to advertising, engineering, administrative and legal expenses.

Application:

- The original of the completed and signed application form;
- The signed Record of Pre-Submission Consultation;
- Hard copies of all information and materials (including plan/diagram) required to be provided with the initial submission pursuant to the Record of Pre-Submission Consultation;
- Electronic copies (.pdf) of all information and materials (including plan/diagram) required to be provided with the initial submission pursuant to the Record of Pre-Submission Consultation. The Record of Pre-Submission will indicate how many copies are required

Plan:

The Planning Act regulations require that the plans, drawings or survey be to scale and show the following information. It is very important to be as accurate as possible – **should deficiencies be found, you may be required to re-apply.**

- The boundaries and accurate dimensions of the subject land
- The size, location and type of all existing and proposed buildings, structures or additions on the subject land, measured from the front, rear and side lot lines
- The location of all driveways and parking spaces
- The location, width and name of any roads within or abutting the subject land
- Identify any natural features on subject land (trees, streams, etc.)

All measurements must be shown in metric.



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Note:

- Where possible, application forms should be submitted in person to the Planning Dept. at the Township of Wellesley, 4639 Lobsinger Line, St. Clements, ON, N0B 2M0. This will allow the application to be reviewed with staff to identify any possible issues or further information required, therefore avoiding unnecessary delays during processing.
- This is **YOUR** application - make sure that you know the exact details of why you are applying. It is your responsibility to provide a complete and accurate application. Staff are available for consultation but are not permitted to complete the form.
- An application will not be accepted as complete unless all legislated requirements have been met and will not be processed until all necessary information has been received.
- In addition to the submission requirements found on the application form, **it is imperative that the applicant provide all the planning evidence necessary in support of the request being made.** This will assist the Committee in making an informed decision regarding your application.
- **Grand River Conservation Authority (GRCA)** has implemented user fees for review of development applications. You may be assessed a plan review fee if the property to which your application applies is within the GRCA's area of interest. Contact the GRCA, if required at 1-866-900-4722.



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ACKNOWLEDGEMENT

I/We understand that receipt of this application by the Township of Wellesley does not guarantee it to be a 'complete' application. Further review of the application will be undertaken and I/We may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. In accordance with the provisions of the Planning Act, it is the policy of the Township of Wellesley to provide the public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I/we the owner(s)/authorized applicant, hereby acknowledge the above-noted policy and provide my/our consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

The applicant(s) has the responsibility to advise the Township of Wellesley of any changes in ownership, agents, their names, addresses and telephone numbers etc. to ensure that they are advised of all matters pertaining to their application.

Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including photographs, which are necessary for the evaluation of this application.

Name of Owner:

Name of Owner:

Signature:

Signature:

Date:

Date:



AFFIDAVIT (to be completed in person in the presence of a Commissioner of Oaths)

I/We, _____ of _____ in the
Name City/Township
 County/Regional Municipality of _____, solemnly declare that all
 of the above statements contained in the application are true and I make this solemn
 declaration conscientiously believing it to be true and knowing that it is of the same force and
 effect as if made under oath and by virtue of the *Canada Evidence Act*.

Signature of Applicant	Signature of Applicant
------------------------	------------------------

Declared before me at the
 _____ in the County/Regional Municipality of
City/Township
 _____ this _____ day of _____, 20____

Commissioner of Oaths

AUTHORIZATION

If this application is being made by an agent/solicitor on behalf of the property owner, the following authorization must be completed:

I/We _____ hereby authorize
Owner(s)
 _____ to act on my behalf in regard to the above
 application. **Agent**

Signature of Owner(s)	
Name of Witness	Signature of Witness