



File No.: D09/ _____
Application for Amendment to the Official Plan
 (under Section 22 of the Planning Act, RSO, 1990, c.P.13, as amended)

A Natural Attraction

For Office Use Only:

Date Received:	Date Complete:	File #'s:	Fee Paid - \$ Chq #: Receipt #:	Fee Paid - \$ Chq #: Receipt #:
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"This application for approval under Section 22 of the Planning Act must be **fully completed** to the satisfaction of the City of Quinte West, before the formal processing of the application will begin. The personal information on this form is collected under the Planning Act, R.S.O. 1990, as amended. The information is used for the purpose of processing the application. If you have any questions about the collection of personal information, please contact the City Clerk, City of Quinte West, at 613-392-2841. *Identifies required information in accordance with the Planning Act, R.S.O. 1990, as amended."

1. *Applicant Information:

1.1 Name of Owner: _____
 Name of Contact: _____
 Telephone #: _____ Fax #: _____
 Mailing Address (including Group Box, Postal Code, etc.): _____

 E-mail Address: _____

1.2 Name of Agent: _____
 Name of Contact: _____
 Telephone #: _____ Fax #: _____
 Mailing Address (including Group Box, Postal Code, etc.): _____

 E-mail Address: _____

Note: All correspondence, notices, etc. initiated by the City in respect of this Application will, unless otherwise required by law, be directed to the Applicant's Agent where noted above except where no agent is employed, then it will be directed to the Applicant, where the Registered Owner is a numbered company, please indicate a project or development name.

2. *Location and Description of Subject Property:

2.1 Lot(s) or Part Lot(s): _____ Concession: _____ Ward: _____
 Part(s): _____ Reference Plan: _____ Lot(s)/Block(s) _____
 Registered Plan: _____ Roll #: _____
 Civic (911) Address: _____

2.2 Dimension of Subject Property (metric):
 Area: _____ Frontage: _____ Depth: _____

3. *Site Features and Constraints concerning matters of Provincial Interest:

Please complete the table attached hereto as Schedule 1 to determine consistency with the Provincial Policy Statement 2014.

4. *Servicing Information:

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

Sewage Disposal				
Service Type	Development Proposed	YES / NO	Action Required	Attached
Municipal piped sewage system	Any development on municipal services		Confirmation of service capacity will be required during processing	
Municipal / Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and Hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and Hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

Water Supply				
Service Type	Development Proposed	YES / NO	Action Required	Attached
Municipal piped water system	Any development on municipal service		Confirmation of service capacity will be required during processing	
Municipal / Private communal water system	More than 5 lots/units and non-residential where water used for human consumption		Servicing options statement and Hydrogeological report	
	5 or less lots/units and non-residential where water used for human consumption		Hydrogeological sensitivity certification	
Individual Private wells	More than 5 lots/units and non-residential where water used for human consumption		Servicing options statement and Hydrogeological report	
	5 or less lots/units and non-residential where water used for human consumption		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

Storm Drainage				
Service Type	Development Proposed	YES / NO	Action Required	Attached
Piped sewers	Any development on piped service		Preliminary stormwater management plan.	
Ditches	Any development on non-piped service		Stormwater management study may be required during application	
Swales	Any development on non-piped service		processing.	

Access				
	Development Proposed	YES / NO	Action Required	Attached
Is access available to a public road?	All development		A traffic study may be required during application processing.	
Existing Road(s)			Number of points of access:	
Proposed Road(s)			Number of points of access:	
Water access: Parking and Docking facilities			Approximate distance of these facilities between the subject property and the nearest publicly maintained road	

Utilities				
		YES / NO	Action Required	Attached
Easements and restrictive covenants	Any adjacent or on site		All existing easements and covenants to be shown and effect described on the survey	

5. Environmental Assessment Act

- 5.1 Are any water, sewage or road works associated with the proposed development considered as Schedule C works under the Environmental Assessment Act? Yes No
- 5.2 If Yes, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed.

6. Current and Previous Uses of the Subject and Adjacent Lands

- 6.1 What are the current and previous uses of the subject land?

Current: _____

Previous: _____

- 6.2 Have there been any industrial and/or commercial uses on the adjacent lands at any time?

Yes No

If Yes, specify the reason: _____

6.3 Is there any reason to believe that the subject lands may have been contaminated by former uses on the lands or on the adjacent lands? Yes No

If Yes, specify the reason: _____

6.4 Has the subject land or the adjacent lands ever been used as a gas station or for the storage of petroleum or any other fuel? Yes No

If Yes, specify the reason: _____

6.5 If Yes to Section 6.2, 6.3 or 6.4, a previous use inventory showing all former uses on the subject and/or adjacent lands is required. Is the previous use inventory attached?

Yes No

6.6 What sources of information did you use to determine the answers to Sections 6.1 to 6.4?

7. *Purpose of the Application:

7.1 Name of the Official Plan requested to be amended: _____

7.2 Current Official Plan Designation of the Subject Lands: _____

7.3 Does the proposed amendment change, replace or delete a policy in the Official Plan?

Yes No

7.4 If the answer to 7.3 is yes, what policy is to be changed, replaced or deleted ?

7.5 Does the proposed amendment add a policy to the Official Plan? Yes No

7.6 If the proposed amendment changes, replaces, deletes or adds a policy, what is the purpose or intent of the proposed Official Plan Amendment?

7.7 Does the proposed amendment change or replace a designation in the Official Plan?

Yes No

7.8 If the proposed amendment changes or replaces a designation in the Official Plan, which designation is to be changed or replaced?

7.9 What land uses would be authorized by the proposed Official Plan Amendment?

7.10 If a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added, please provide the text of the requested amendment:

7.11 If the requested amendment changes or replaces a schedule in the Official Plan, please provide the requested schedule and the text that accompanies it:

7.12 Is the subject land, or any land within 120 metres of the subject land, the subject of an application made by the applicant for approval of an Official Plan Amendment, a zoning by-law amendment, a minor variance, a plan of subdivision, consent or a site plan?

Yes No

7.13 If the answer to 7.12 is yes, what is the file number of the application, the name of the approval authority considering the application, the lands affected by the application, the purpose for the application, the status of the application and the effect of the application on the proposed amendment?

8. *Source Water Protection Information

8.1 Is the subject property located within a Vulnerable Area as identified by the Trent Source Protection Plan? Yes No If Yes, please complete the remainder of Section 8.

Note: Part IV of the Clean Water Act requires the applicant obtain a "Section 59 Notice to Proceed" from a Risk Management Official before an application for an approval under the Planning Act or a building permit can proceed.

8.2 Please identify the Vulnerable Area in which the subject property is located:

<input type="checkbox"/>	Trenton municipal surface water system Intake Protection Zone
<input type="checkbox"/>	Frankford municipal surface water system Intake Protection Zone
<input type="checkbox"/>	Bayside municipal surface water system Intake Protection Zone
<input type="checkbox"/>	Stirling municipal well system Wellhead Protection Area

8.3 Check all activities that may be associated with the proposal.

<input type="checkbox"/>	Fuel Handling and Storage (eg. home heating oil, fuel retail outlets, farm fuel storage)
<input type="checkbox"/>	Chemical Handling and Storage (eg. paints, degreasers, solvents, cleaning agents)
<input type="checkbox"/>	Agricultural Activities (eg. fertilizer use, pesticide use, storage or application of manure, grazing or pasturing of animals)
<input type="checkbox"/>	Stormwater Management (eg. drainage ditches, swales, retention ponds, drainage tiles, piped systems, water treatment, vehicle washing)
<input type="checkbox"/>	Sewage Systems new or enlarged (eg. septic systems, holding tanks, communal sewage systems)
<input type="checkbox"/>	Application, Handling and Storage of Road Salt
<input type="checkbox"/>	Snow Storage

	Waste Disposal (eg. industrial or commercial waste, waste from septic or holding tanks)
	Creation of a Transport Pathway (eg. building foundation, basement, a well, a culvert, underground water or sewer systems, geothermal system, tile drains)

Note: Section 27(3), Ontario Regulation 287/07 requires the municipality to notify the Source Protection Authority and Source Protection Committee when a new transport pathway may be created.

8.4 Describe any proposed activities that would be considered a drinking water threat as defined by the Clean Water Act, 2006.

9. Indemnification for Cost Recovery

The undersigned hereby applies to the Mayor and members of Council for the City of Quinte West, under Section 22 of the Planning Act, R.S.O. 1990, as amended, as described in this application, for an Amendment to the Official Plan. The Owner/Applicant agrees to reimburse and indemnify the City of all fees and expenses incurred by the City to process the application. The application processing fee is non-refundable. The \$5,000 deposit fee, if required, is used to defray municipal costs related to the amendment of the Official Plan. The Owner/Applicant shall replenish its' Deposit Trust account as requested by the Municipality so that a \$1,500 deposit is constantly maintained. Failure to replenish the deposit account may result in delays in processing the application. Expenses can include administrative, technical and planning staff time, advertising fees and disbursements of consultants, engineers and other technical advisors and legal fees and disbursement on a solicitor-client basis. The Owner/Applicant agrees to further reimburse and indemnify the City of Quinte West of all fees and expenses incurred by the City attributable to proceedings before the Ontario Municipal Board or any court of other administrative tribunal if necessary to defend Council's decision to support the application. This includes the deposit with the City of such monies as required by the City of Quinte West's Tariff of Fees By-law as amended, to defend appeals brought before the OMB by parties other than the Applicant/Owner or City.

10. Permission to Enter – Consent of Owner(s)

I/We, _____, am/are the Owner(s) of the land that is subject to this Zoning Bylaw Amendment application and give permission for Municipal Staff to enter onto the subject lands for the purpose of inspecting the lands to evaluate the merits of the application.

Signature of Owner(s)

Declared before me at the _____ this _____ day of _____, 20____.

Signature of Commissioner, etc.

11. *Authorization

Declaration of Applicant or Authorized Agent

I, _____ of the _____ of _____
in the _____ of _____ solemnly declare that all
statements contained in this 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

Declared before me at the _____ this _____ day of _____, 20____ .

Signature of Commissioner, etc.

Appointment of Authorized Agent

I, _____ of the _____ of _____
in the _____ of _____ hereby authorize (full name and
address including postal code indicated below) to act as Agent on my behalf regarding _____
_____ in _____ in the City of Quinte West.

Name: _____

Address: _____

Phone: _____

Email: _____

Signature of Agent

Signature of Owner

Declared before me at the _____ this _____ day of _____, 20____ .

Signature of Commissioner, etc.

Schedule 1

Site Features and Constraints Concerning Matters of Provincial Interest

The following features are matters of **Provincial interest and/or relate to the Provincial Policy Statement**. Please indicate if they are located on the subject property and advise if the required technical information to demonstrate consistency with the Provincial Policy is attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

Policy #	Features / Constraints	Action Required	YES On Site	YES Off Site but within 500 metres	NO	Identify where the action required has been addressed
1.1.3	Non-farm development outside of urban areas and designated settlement areas or expansions of same	Development proposed outside of or the expansion of these areas require a Justification Analysis Study				
1.1.3	Class I Industry (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	A feasibility study is needed for: a) residential and other sensitive uses within 70 metres of a Class I industry or vice-versa				
	Class II Industry (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic)	b) residential and other sensitive uses within 300 metres of a Class II industry or vice-versa				
	Class III Industry within 1000 metres (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions)	c) residential and other sensitive uses within 1000 metres of a Class III industry or vice-versa				
	Commercial Uses ie: Gas Stations (Storage of petroleum or other fuel)					
	Landfill Site	A landfill study to address leachate, odour, vermin and other impacts is needed.				
	Sewage Treatment plant	A feasibility study is needed for residential and				

Policy #	Features / Constraints	Action Required	YES On Site	YES Off Site but within 500 metres	NO	Identify where the action required has been addressed
		other sensitive uses.				
	Waste stabilization pond					
	Active railway lines	Within 1000 metres, a feasibility study is needed for development				
	Controlled access highways or freeways, including designated future ones					
1.1.3	Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	<p>A feasibility study is needed for:</p> <p>a) Group 1 uses (residential) between the 28 and 35 NEF/NEP contour. At or above the 35 NEF/NEP contour development may not be permitted.</p> <p>b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour.</p> <p>c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.</p>				
	Electric transformer stations	Within 200 metres, a noise study is needed for development.				
1.2.1	Affordable Housing	Encourage housing forms and densities designed to be affordable to moderate and lower income households.				
1.3.3	Transportation & Infrastructure corridors	The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected.				
2.1.3	Prime agricultural land	Only agricultural, secondary and agricultural				

Policy #	Features / Constraints	Action Required	YES On Site	YES Off Site but within 500 metres	NO	Identify where the action required has been addressed
		related uses are permitted within prime agricultural area designations. Removal of lands from prime agricultural areas will require a Justification Study.				
2.1.4	Agricultural operations	A separation distance calculation under the Minimum Distance Separation Formulae for non agricultural uses to be complied with and submitted concurrently with the application				
2.2.3.2	Existing pits and quarries	It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries.				
2.2.3.3	Protection of mineral aggregate resources	Within or adjacent to mineral aggregate resources areas, justification is needed for non mineral aggregate development.				
2.3.1	Significant portions of habitat of endangered and threatened species	Within this feature development is not permitted. Within 50 metres an Environmental Impact Study is needed.				
2.3.1	Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat	Except for fish habitat and valleylands, within these features or within 50 metres of the feature, an Environmental Impact Study is needed for proposed development. Within 30 metres of a valleyland, an Environmental Impact Study is needed which must include fish habitat.				
2.3.1	Significant wetlands	Within significant wetlands development is not permitted. Within 120 metres, an Environmental Impact Study is needed.				

Policy #	Features / Constraints	Action Required	YES On Site	YES Off Site but within 500 metres	NO	Identify where the action required has been addressed
2.3.3	Diversity of natural features and their natural connections	Within 50 metres of a significant natural corridor an Environmental Impact Study is needed.				
2.4.1	Surface water, groundwater, sensitive groundwater recharge / discharge areas, headwaters and aquifers	It must be demonstrated that the quality and quantity of these features will be protected or enhanced.				
2.5.1	Significant cultural heritage landscapes and built heritage resources	Development to conserve significant cultural heritage landscapes and built heritage resources.				
2.5.2	Significant archaeological resources	In areas containing significant archaeological potential and resources, these resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.				
3.1.1	Erosion hazards and unstable soils or bedrock	Areas of unstable soils or bedrock and within the 100 year erosion limit of ravines, river valleys and streams, development should be restricted.				
3.1.2	Flooding hazards	Within the regulatory shoreline, a feasibility study is needed, but within defined portions of the dynamic beach and defined portions of the 100 year flood level along connecting channels, development is not permitted.				
3.1.2	Flood plains	Where one zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood management is in				

Policy #	Features / Constraints	Action Required	YES On Site	YES Off Site but within 500 metres	NO	Identify where the action required has been addressed
		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.				
3.2.1	Mine hazards or former mineral resource operations	Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed.				
3.2.2	Contaminated sites	In areas of possible soil contamination, an inventory of previous uses is needed and site restoration to ensure no adverse effect.				