

**APPLICATION TO AMEND THE ZONING BY-LAW
OF THE CORPORATION OF THE TOWN OF INNISFIL**

**NOTE: BEFORE COMPLETING THIS APPLICATION
PLEASE REVIEW THE FOLLOWING SECTIONS:**

- 18. APPLICANT'S CHECKLIST (PAGE 10)
- 19. SUPPORT MATERIALS (PAGE 11)

1. APPLICANT/AGENT/OWNER

a) Applicant (s) name and full mailing address:

Name: Dallas Coulter, Desiree Coulter
Address: 640 Mapleview Drive East, Innisfil, ON, L9S 3A6

Tel. No.: XXXXXXXXXX
Fax No.: XXXXXXXXXX
E-mail: XXXXXXXXXX

b) Name of Applicant (s) authorized agent and full mailing address:

Name: Innovative Planning Solutions c/o James Hunter
Address: 647 Welham Road, Unit 9A, Barrie, ON, L4N 0B7

Tel. No.: [REDACTED]
Fax No.: [REDACTED]
E-mail: [REDACTED]

c) Name of Registered Owner (s) of subject land and full mailing address (copy of Deed may be required):

Same as Applicant (s): ✓ OR:

Name: _____
Address: _____

Tel. No.: _____
Fax No.: _____
E-mail: _____

**2. LOCATION AND DESCRIPTION OF LAND**

Concession Number(s):	<u>12</u>	Lot Number(s):	<u>26</u>
Registered Plan No:	<u></u>	Lot(s) or Block(s):	<u></u>
Reference Plan No:	<u></u>	Part Number(s):	<u></u>
Name of Street/Road:	<u>Mapleview Drive East</u>	Street Number:	<u>640</u>
Assessment Roll No:	<u></u>		

Frontage: Approx. 262 m. Depth: Approx. 668 m. Area: 194,963 m² (19.5 ha.)
(in metric units)

3. LAND USE

a) What is the current use of the subject land?

Lands subject to ZBA are primarily vacant with treed areas.

b) What is the proposed use for the subject land?

Subject to a future Consent application to create one new rural residential lot and permit a single detached dwelling.

4. OFFICIAL PLAN

a) What is the current Official Plan designation for the subject land?

Rural Area

b) Provide an explanation of how this Application conforms to the Official Plan.

See Planning Report with application.

c) Provide an explanation of how this Application conforms to the County of Simcoe Official Plan.

See Planning Report with application.

5. ZONING

a) What is the current zoning for the subject land?

Agricultural General (AG) zone

b) What is the nature and extent of the zoning requested for the subject land?

Rezone a portion of the property to the Residential Rural (RR) zone.

c) What is the reason why this rezoning is being requested?

To permit a Consent on the subject lands. See Planning Report for details.



6. PROVINCIAL PLANNING

- a) Provide an explanation of how this Application is consistent with the Provincial Policy Statement (PPS).

See Planning Report with application.

- b) Provide an explanation of how this Application conforms or does not conflict with Provincial Plans (e.g. Places to Grow).

See Planning Report with application.

7. CONCURRENT OR PREVIOUS APPLICATIONS

On the following charts, provide information on concurrent or previous applications:

SUBJECT LANDS

	File #	Approval Authority	Lands Affected	Purpose	Status	Effect on Amendment
OPA						
ZBA						
Plan of Subdivision Site Plan						
Consent	650 Mapleview Drive - lot has existed as long as known.					
Minor Variance						

WITHIN 120 METRES OF SUBJECT LANDS

	File #	Approval Authority	Lands Affected	Purpose	Status	Effect on Amendment
OPA	Unknown.					
ZBA	Unknown.					
Plan of Subdivision Site Plan	Unknown.					
Consent	Unknown.					
Minor Variance	Unknown.					

**8. SERVICES**

a) Is the proposal to be on municipal services? If yes, please specify municipal services available.

☐ water ☐ sanitary sewer ☐ storm sewer Private.
☒ none

b) Does the development rely on private sanitary sewers?

Yes.

c) If yes, describe the type of private sewage disposal to be used.

Private septic bed system.

d) If no municipal water is available, describe the type of water proposed:

☒ private owned and operated individual well ☐ private communal well
☐ lake ☐ other (describe): _____

9. If the development is proposed on private wells / septic system, a report prepared by a Hydro-geologist indicating water quality and quantity and impact on surrounding area submitted with this Application may be required to facilitate this review.

*Septic Bed Suitability Brief provided.

10. If this Application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report are required (O.Reg. 545/06 Schedule 1 25.).

*Septic Bed Suitability Brief provided.

11. Type of access (check appropriate box).

<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> County Road
<input type="checkbox"/> Municipal Road maintained seasonally	<input checked="" type="checkbox"/> Municipal Road maintained all year
<input type="checkbox"/> right-of-way	<input type="checkbox"/> other public road
<input type="checkbox"/> water access*	

(*on an attached appendix, describe the parking and docking facilities to be used and approximate distance of these facilities from the subject land and the nearest public road).

12. Other Services (check if the service is available).

<input checked="" type="checkbox"/> electricity	<input checked="" type="checkbox"/> telephone
<input checked="" type="checkbox"/> school bussing	<input checked="" type="checkbox"/> garbage collection
<input checked="" type="checkbox"/> natural gas	<input checked="" type="checkbox"/> cable tv

**13. Describe the type of storm drainage:**

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> storm sewers | <input checked="" type="checkbox"/> ditches |
| <input type="checkbox"/> swales | <input checked="" type="checkbox"/> natural drainage |

14. HISTORY OF THE SUBJECT LAND**a) Date of acquisition of the subject land:**January 2016**b) Date of construction of existing buildings and structures on the subject lands:**June 2018**c) For any existing building(s) describe:****i. the type of building or structure; and**Residential dwelling 1,100 sq. ft., shop - 2,400 sq. ft.The dwelling is registered with the Town for second dwelling units.**ii. in metric units, the setback from the front lot line, rear lot line and side lot lines, and its dimensions or floor area.**Front setback is +400m., rear setback is +220 m., side setbacks are +120m. and +140m.**d) Are any building(s) or structure(s) proposed to be built on the subject land?**Yes. Single detached dwelling - subject to ZBA and future Consent application.**e) For any proposed building(s) describe:****i) the type of building or structure; and**Single detached residential dwelling.**ii) in metric units, the setback from the front lot line, rear lot line and side lot lines, and its dimensions or floor area.**To be determined - subject to future applications.Required setbacks are demonstrated on the Consent Plan with the application.**f) Length of time the existing uses on the subject property have continued:**Since applicant purchased lands in 2016.**g) Are there any easements, rights-of-way or restrictive covenants affecting the subject land?**Yes _____ No ☒



a) If yes, describe the easement, right-of-way or restrictive covenant and its effect.

Where farm viability or size is an issue or where livestock barns are in proximity to the subject land, a Minimum Distance Separation (MDS) calculation is required to be submitted.

A certificate from the local Conservation Authority will facilitate the review of this Application.

A Sketch Plan is to be provided as per the requirements under Section A of the Support Materials, which is attached to this Application.

Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes if any apply.

Use or Feature	On the subject land	Within 500 metres of the subject land, unless otherwise specified (indicate approximate distance)
an agricultural operation, including livestock facility or stockyard	No	No
a landfill	No	No
a sewage treatment plant or waste stabilization plant	No	No
a provincially significant wetland (class 1, 2, or 3 wetland)	Yes	Yes, part of the natural heritage system.
a flood plain	No	No
a rehabilitated mine/pit site	No	No
An active mine/pit site	No	No
a non-operating mine/pit site within one km of the subject land	No	No
an industrial or commercial use, and specify the use	No	No
An active railway line	No	No



15. Please record the required application and administration fee and date of payment below.

Required Administration Fee: [REDACTED] Date Administration Fee Paid: _____

Deposit: _____ Date Deposit Paid: _____

*Paid at the time of the application.

**16. AFFIDAVIT OR SWORN DECLARATION**

Must be completed by the Applicant/Agent

I, James Hunter of the Township of Oro-Medonte
(home Town or City)

in the County of Simcoe make oath and say that all the statements
(County or Region)

contained in this Application are true and conscientiously believe to be true, all the information contained in the documents that accompany this application. Furthermore, I authorize and consent to the use by or the disclosure to any person or public body of any information collected under the Planning Act for the purposes of processing this Application.

I further understand and agree that should approval of this application result in a hearing before the Ontario Municipal Board, the Town will require my undertaking to provide all necessary expertise (including legal, planning and engineering) to appear at such hearing in support of the Application, and the Town may require that I enter into an agreement with the Town to provide same. I declare that I have read the Town's Fees By-law and that I agree to the terms and conditions of the Town's Fees By-law. I also understand that the Application is not complete until all required information, reports, fees and deposits are provided to the Town. I further acknowledge that in default of any payment of fees or costs owing by me by virtue of this application or any Ontario Municipal Board Hearing held therefore, the Town may collect said fees in such manner as set out in Section 391 of the Municipal Act.

Sworn before me at the City of Barrie in the County of
Simcoe this 2nd day of February, 2021.


Commissioner of Oaths


Signature of Applicant
JAMES HUNTER
Print Name Here

Cristina Pivato, a Commissioner, etc., Province of Ontario, for
1657989 Ontario Ltd. o/a Innovative Planning Solutions Ltd.
Expires August 25, 2023



17. AUTHORIZATION

If the Applicant is not the Owner of the land that is the subject of this Application, the written authorization of the Owner that the Applicant is authorized to make the Application must be included with this form or the authorization set out below must be completed.

**Authorization of Owner for Agent
to Make the Application**

I, _____ am the Owner of the land that is the subject of this Application and I authorize _____ to make this Application on my behalf. Furthermore, for the purposes of the Freedom of Information Act, I authorize and consent to the use by disclosure to any person or public body of any information collected under the Planning Act for the purposes of processing this Application.

*Signed authorization letter with application.

Date

Signature of Owner

**18. APPLICANTS CHECKLIST**

The Town will assign a File Number for submitted applications and this should be used in all communications.

Submission Requirement (please check):

- ☒ one (1) original completed Application Form (including required information under Section 5(a) and 5(b))
- ☒ five (5) copies of all required studies or reports associated with the Application
- ☒ five (5) copies of the requested Zoning By-law Amendment text
- ☒ five (5) copies of the requested Zoning By-law Amendment schedule
- ☒ list of studies submitted with this Application:

See Cover Letter - application made digitally.

NOTE: The Town will also require:

- a reduced sized drawing of 8 ½" x 11"
- a digital copy of all of the above drawings
- a digital copy of all of the above Reports and Studies

*2 ☒ [REDACTED] Zoning By-law Amendment (2016 Fees and Charges By-Law)

☐ \$590.00* Removal of 'H' (Holding) (2016 Fees and Charges By-Law)

☐ Deposit \$_____

*Administration fee plus full cost of applicable staff time, Town expenses and or any related Town Consultant's invoice. The cost of staff or consultant review shall be estimated and the estimated cost together with the basic fee shall be deposited prior to the commencement of the review and prior to Application be deemed complete under the Planning Act. Any portion of the deposit that is not used will be refunded following closure of the Application. The Applicant will be invoiced by the Town for any actual costs in excess of the estimated cost and deposit.

**Forward Application to: Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1**

Attention: Manager of Planning

19. SUPPORT MATERIALS**A. Sketch Plan Requirements – All Applications**

A minimum 24" x 36" and 8½" x 14" (legal size) sketch showing, in metric units,

- (a) the boundaries and dimensions of the subject lands;
- (b) the location, size and type of all existing and proposed buildings and structures on the subject lands, indicating their distance from the front lot line, rear lot line and side lot lines;
- (c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject lands and on land that is adjacent to it;
- (d) the current uses of the subject lands and the uses on the adjacent lands;
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- (f) if access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- (g) the location and nature of any easement affecting the subject lands.

B. Drawing Requirements for Commercial, Industrial, New Forms of Housing Not Recognized in Existing Zoning By-laws and any Land Designated as a Site Plan Control Area**Site Plan****(A) Existing Conditions****Dimensions:**

Length of each boundary showing also, future street, property and division lines; area of property, in both square metres and hectares; proposed or planned division of property; exact location and use of existing building(s) and existing structure(s) on abutting properties indicating dimensions of all yards.

Building(s) and Structure(s):

Each existing building to be identified by use, numbered floors, full outside dimensions as well as existing setback from property lines.

Right-of-Way:

All streets with both sides and center line shown; street widenings with proposed curbing (existing and proposed); 0.3 metre reserves; type and

extent of all easements, etc., both on and adjacent to the property, with their dimensions.

Utilities:

Utilities such as overhead power and telephone lines, all fire hydrants, either on or adjacent to the property.

Natural Features:

Natural features such as preservable trees, springs, water courses and rock outcropping with their exact locations.

Grades:

Grades over the entire property by contour lines at 1.52 metre intervals on steep sites, less on relatively flat areas.

(B) Proposed Development

Buildings and Structures

Each building is to be identified by use, number of floors, full outside dimensions as well as all dimensions for all yards.

Parking Areas

Parking related to garages, carport or open parking; with capacity (breakdown and totals) and dimensions of accessways and all parking spaces, truck loading bays, etc.

Driveways and Ramps

With dimensions, including ramps, vehicular circulation and one way traffic and curbs.

Other Features

With dimensions, garden and retaining walls, protective railings, walks, areas for recreation, play lots or landscaping; service and delivery access; extent of underground garage and location of ramps; outside storage facilities.

Finished Ground Grades

First floor grades of all building(s); proposed finished ground grades sufficient to show steepness, drainage and direction of all slopes and extent of deviation from original (natural) grades.

Site Statistics in Chart Form

Showing areas, the following expressed in square metres and as a percentage of the total lot area:

- main building(s);
- accessory buildings (if any);
- parking;
- other areas for vehicular use (drives, bays, loading areas, etc.);
- landscaped areas;
- road widening (where applicable); and,
- in the case of multi-family developments, the number of units proposed broken down by the number of bedrooms per unit.

Architectural Drawings

Required for each commercial and industrial building and for each residential building having twenty-five (25) units or more. It is not required that such drawings be submitted with the Application but may be required.

Elevations

Of all sides (or full representative selection) of all main and accessory buildings, showing also all roof structures (penthouses, chimneys, vents, etc.), in full, and their measurements indicated.

Other Supporting Materials

The type of supporting materials will depend on the nature and extent of the Application submitted.

C. FOR LARGE SCALE OFFICIAL PLAN AMENDMENTS

No site plans will be required. However a detailed proposal will be required outlining the following:

- a Survey Plan indicating the boundaries of the proposal.
- a Concept Plan of the proposal showing:
 - the general configuration of land use;
 - the proposed densities of residential areas;
 - the major road network;
 - the location and amount of public and private open space; and,
 - the general servicing structure.
- A set of relevant site statistics such as total population expected, number of school children, hectares of open space per 1000 population, and the breakdown of the housing mix in units; and,
- An analysis of the ecological considerations of the site, (e.g. soils, drainage, water courses, wetlands, forests, floodplains, wooded areas, etc.), and how these factors will be handled within the context of the Official Plan Amendment.

D. SPECIAL NOTESAll Drawings

All drawings should state the project, Applicant's name and address and contents. All should include the north arrow (which should point to the top of the page), date, scale, and also the nature and date of all revisions and,

- as much of this information as possible should be included in the title block in the lower right hand corner of the drawing.
- presentation size drawings require a bar scale not less than 1:1,250.



Submitting Digital Files How-to-Guide

Submitting digital files is made easy by uploading all required documents using the Town's One Drive. As an important part of the Town's application process, your files need to be easily accessible to our Planners, Development Coordinators and External Agencies for review. Failure to upload your files using the naming convention as specified below, may delay your application process. Please review the instructions below before uploading any files or documents to the One Drive.

Submitting Digital Files in 4 easy steps

Naming your uploads using the following naming convention:

[Date] [Site Plan Number] [Address] [Description of Document]

Definitions:

Date

- The date of the drawing/report/Survey etc. in Year/Month/Day Format
 - Example: 2020.03.24

Site Plan Number

- If not known, the Site Plan number will appear in the link sent by the Development Coordinator.
 - Ex. SP-2020-123

Address

- The Address of the property for the application
 - Ex. 2101 Innisfil Beach Road

Description

- The description should identify which type of Document you are uploading
 - Ex. Insurance Documents or Topographical Plan

Examples:

2020.01.01 SP-2020-XXX 2101 Innisfil Beach Road Survey
2020.02.23 SP-2020-XXX 2101 Innisfil Beach Road Landscaping Plan
2020.03.13 SP-2020-XXX 2101 Innisfil Beach Road Hydrogeological Study
2020.02.02 SP-2020-XXX 2101 Innisfil Beach Road Architectural Drawings
2020.05.17 SP-2020-XXX 2101 Innisfil Beach Road Legal Correspondence
2020.05.31 SP-2020-XXX 2101 Innisfil Beach Road Grading Plan & Sedimentation Plan
2020.01.11 SP-2020-XXX 2101 Innisfil Beach Road Elevation Drawings