



TOWNSHIP OF ZORRA

163 Brock Street PO Box 189
Thamesford, ON N0M 2M0
Ph. 519-485-2490 Fax 519-485-2520

FILE No:

DATE RECEIVED:.....

ROLL NUMBER:.....

APPLICATION FOR MINOR VARIANCE

☐

MINOR VARIANCE – s.45 (1)

☐

PERMISSION – s. 45 (2)

The undersigned hereby applies to the Committee of Adjustment for the **Township of Zorra** under Section 45 of the *Planning Act* for relief, as described in this application, from By-law No. **35-99** (as amended).

| | |
|--------------------------|-----------|
| NAME OF REGISTERED OWNER | TELEPHONE |
| ADDRESS | FAX |
| POSTAL CODE | EMAIL |

| | |
|--|-----------|
| NAME OF APPLICANT (if other than registered owner) | TELEPHONE |
| ADDRESS | FAX |
| POSTAL CODE | EMAIL |

| | |
|-------------------------------------|-----------|
| NAME OF SOLICITOR OR AGENT (if any) | TELEPHONE |
| ADDRESS | FAX |
| POSTAL CODE | EMAIL |

| |
|---|
| OFFICIAL PLAN – current designation of the subject land: |
| |
| |
| |

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|--|
| ZONING BY-LAW – current zoning of the subject land: |
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| |
| |

RELIEF – nature and extent of relief from the zoning by-law:**REASON** why the proposed use cannot comply with the provisions of the zoning by-law:**LEGAL DESCRIPTION** of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number):**DIMENSIONS OF LAND** affected:

Frontage:

Depth:

Area:

ACCESS – Access to the subject land is by:☐ Municipal road – seasonal☐ Right-of-way☐ Municipal road – year round☐ Water☐ Other public road (specify)**EXISTING USES** of the subject land:**LENGTH OF TIME** the existing uses of the subject land have continued:

EXISTING BUILDINGS – STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:

| | | |
|------------------------|-------------------------------|-------------------------|
| TYPE | Front lot line setback: | Height in metres: |
| | Rear lot line setback: | Dimensions: |
| DATE CONSTRUCTED | Side lot line setback: | Floor Area: |
| | Side lot line setback: | |
| TYPE | Front lot line setback: | Height in metres: |
| | Rear lot line setback: | Dimensions: |
| DATE CONSTRUCTED | Side lot line setback: | Floor Area: |
| | Side lot line setback: | |

*Attach additional page if necessary***PROPOSED USES** of the subject land:**PROPOSED BUILDINGS – STRUCTURES** - Where any buildings or structures are proposed to be built on the subject land, indicate for each:

| | | |
|------------|-------------------------------|-------------------------|
| TYPE | Front lot line setback: | Height in metres: |
| | Rear lot line setback: | Dimensions: |
| | Side lot line setback: | Floor Area: |
| | Side lot line setback: | |
| TYPE | Front lot line setback: | Height in metres: |
| | Rear lot line setback: | Dimensions: |
| | Side lot line setback: | Floor Area: |
| | Side lot line setback: | |

*Attach additional page if necessary***DATE** - Subject land was acquired by current owner on:**WATER** is provided to the subject land by:

- | | |
|---|---|
| <input type="checkbox"/> Publicly-owned/operated piped water system | <input type="checkbox"/> Lake or other water body |
| <input type="checkbox"/> Privately-owned/operate individual well | <input type="checkbox"/> Other means (specify)..... |
| <input type="checkbox"/> Privately owned/operated communal well | |

SEWAGE DISPOSAL is provided to the subject land by:

- | | |
|--|---|
| <input type="checkbox"/> Privately-owned/operated individual septic system | <input type="checkbox"/> Publicly-owned/operated communal septic system |
| <input type="checkbox"/> Privy | <input type="checkbox"/> Other means (specify)..... |

STORM DRAINAGE is provided to the subject land by:

- | | | | |
|---------------------------------|----------------------------------|---------------------------------|---|
| <input type="checkbox"/> Sewers | <input type="checkbox"/> Ditches | <input type="checkbox"/> Swales | <input type="checkbox"/> Municipal Drain (Name of Drain)..... |
|---------------------------------|----------------------------------|---------------------------------|---|

OTHER APPLICATIONS – if known, indicate if the subject land is the subject of an application under the Act for:

- ☐ Approval of a plan of subdivision (under section 51) File #..... Status.....
- ☐ Consent (under section 53) File #..... Status.....
- ☐ Previous application (under section 45) File #..... Status.....

If the decision of this application is appealed by those permitted under the Planning Act, RSO 1990, as amended, I

_____, ***agree to support the application as outlined in the***
 (owner/applicant name – please print)

Township of Zorra Ontario Land Tribunal Hearing Cost Sharing Policy.

 (signature of owner / applicant)

DECLARATION OF APPLICANT

I, _____ of the _____ of

_____ In the _____ of _____

Solemnly declare that:

All the statements contained in this application and provided by me 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 it made under oath.

DECLARED before me at the _____

of _____

in the _____ of _____

this _____ day of _____ 20_____

 Signature of Applicant

 Signature of Applicant

 Signature of commissioner, etc.

This application must be accompanied by a fee of **\$651.00 (\$706.00 with Minimum Distance Separation variance)**, plus a **\$130.00 Oxford County Public Works review fee**, in cash or by cheque made payable to the **Township of Zorra**. Please be advised that further fees may apply, from outside agencies.

MFIPPA Notice of Collection & Disclosure

The collection of personal information on this form is legally authorized under Sec.34 of the *Planning Act* and O.Reg.545/06 for the purpose of processing your planning application. Questions about this collection should be directed to the Director of Community Planning at the County of Oxford, 21 Reeve St., P.O. Box 1614, Woodstock, ON N4S 7Y3 or at 519-539-9800 (ext.3207).

Pursuant to Sec.1.0.1 of the *Planning Act*, and in accordance with Sec.32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, it is the policy of the County of Oxford to make all planning applications and supporting material available to the public.

OWNER AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, written authorization from the owner is required, in order for the applicant to submit the application on the owner's behalf. A signed authorization must be included with the application, or the authorization set out below must be completed. **NOTE: All persons on title must be listed on, and sign, the authorization form.**

(See Item 4 in the Zone Change Application Guide.)

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, _____ of _____,
(name of owner(s)/signing authority) (company, if applicable)

am/are the owner(s) of the land that is the subject of this/these application(s), and I/We hereby authorize

_____ of _____,
(name of applicant) (company, if applicable)

to make this/these development application(s) on my/our behalf.

Date

Signature of Owner(s)

Signature of Owner(s)

PLANS REQUIRED
IT WILL BE NECESSARY TO SUBMIT PRELIMINARY SITE PLANS
FOR THE DEVELOPMENT AT THE TIME OF THE FILING OF THIS APPLICATION.

Minimum requirements will be a sketch showing the following:

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.
- viii. That the applicant shall provide a site plan prepared by an Ontario Land Surveyor with the application confirming MDS measurements.

FOR OFFICE USE ONLY

| | |
|--|--|
| Name of Owner | Address |
| Name of Agent | Address |
| Date of receipt of completed application | Checked by |
| Zoning By-law No. | Passed |
| As amended by By-law No. | Passed |
| Sections | Zone |
| Official Plan Designation | |
| | |
| Agricultural Land Use Classification in Canada: Land Inventory | |
| Site visit carried out by staff or committee member: | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| Authorization of owner received (if required) | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| Conformity with the Agricultural Code of Practice (if applicable) | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| Committee File No | Committee Submission No. |
| Hearing Date | Adjourned Hearing Date |
| General Comments | |