

Zoning By-law Amendment

B. General information

What is the purpose of and reasons for the proposed amendment(s)?

Rezone the property to allow for residential building accessory uses

Name, address, phone of all persons having any mortgage, charge, debenture or encumbrance on the property

Name	Address	Phone
Kindred		

What area does the amendment cover?

The "entire" property

Just a "portion" of the property

Area (hectares) 5	Depth 260.0 m	Frontage (width) 155.0 m
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Is any of the land in wellhead protection area?

Yes No Unknown

What is the current planning status?

Official Plan Designation Natural Environment	Zoning NE1
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List land uses that are permitted by current Official Plan designation

Natural features

C. Existing and proposed land uses and buildings

What is the "existing" use of the land?

forest and wetland

How long have the existing uses continued on the subject land?

50+

What is the "proposed" use of the land?

residential

Provide the following detail for all buildings

Are any building proposed to be built on subject land?

Yes No

Existing**Proposed**

Type of Building(s)	N/A	house
Main Building Height	0.0 m	7.0 m
Lot Coverage	0 %	0 %
Number of Parking Spaces	0	0
Number of Loading Spaces	0	0
Number of Floors	0	2
Total Floor Area	0.0 m ²	340.0 m ²
Ground Floor Area (exclude basement)	0.0 m ²	170.0 m ²
Building Dimensions	0	24x42
	Date of construction for existing building	Date of construction for proposed building 2027-04-01

Setback from Buildings to	Front of Lot Line 65m	Rear to Lot Line 1292m	Side to Lot Line 65m
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D. Existing and Proposed Services

Indicate the Applicable Water Supply and Sewage Disposal

Type of Disposal

Municipal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Well	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Municipal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed

If the requested amendment would permit development on a privately owned and operated individual or communal septic system, and more than 4500 liters of effluent would be produced per day as a result of the development being completed, the applicant MUST submit a servicing options report and a hydrogeological report.

How will storm drainage be provided?		Is storm drainage present or will it be constructed?
<input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Present <input type="checkbox"/> Will be constructed

Type of Access (check appropriate box)

<input type="checkbox"/> Provincial Highway	<input checked="" type="checkbox"/> Municipal Road, seasonally maintained	<input type="checkbox"/> County Roads
<input type="checkbox"/> Right of Way	<input type="checkbox"/> Municipal Roads, maintained all year	<input type="checkbox"/> Water Access
<input type="checkbox"/> Private Road		

F. Zoning By-law Amendment

Proceed to 'Section H. Related Planning Applications' if a Zoning By-Law Amendment is not proposed

Does the proposed Zoning By-law amendment add or change zoning designation in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Does the proposed Zoning By-law amendment change a zoning provision in the Zoning By-Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknow	Does the proposed Zoning By-law amendment replace the zoning provision in the Zoning By-Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Does the proposed Zoning By-law amendment delete a zoning provision in the Zoning By-Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknow	Does the proposed Zoning By-law amendment add a zoning provision in the Zoning By-Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If applicable and known at the time of Zoning Application, provide the following information:		
Section Number(s) of provision to be changed N/A	Has the text of the proposed new policy been uploaded to this application as an attachment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Name of new zone NE1-special	Has a map of the proposed new Key Map been uploaded to the application as an attachment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List land uses proposed by Zoning amendment Residential		
Has there been a previous application for rezoning under Section 34 of the Planning Act affecting the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the application for an amendment to the Zoning By-Law consistent with Provincial Policy Statement issued under Section 3(1) of the Planning Act? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the intent of this application to implement an alteration to the boundary of an area settlement or to implement a new area of settlement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is the intent of this application to remove land from an area of employment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

G. Sketch Checklist

ACCURATE, TO SCALE, DRAWING OR PROPOSAL:

⇒ Please attach a drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal.

⇒ This application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

<input type="checkbox"/> The boundaries and dimensions of the subject land;	<input type="checkbox"/> The location, size and type of all existing and proposed buildings and structure on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;	<input type="checkbox"/> The current uses of land that is adjacent to the subject land;
<input type="checkbox"/> 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, or a private road or a right-of-way;	<input type="checkbox"/> If access to the subject land will be by water only, the location of the parking and docking facilities to be used;	<input type="checkbox"/> The location and nature of any easement affecting the subject land;
<input type="checkbox"/> The approximate location of all natural and artificial features that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion may affect the application		

Examples of natural and artificial features: buildings, railways, roads, watercourses, drainage ditches, banks of river or streams, wetlands, wooded areas, wells and septic tanks

The drawings should show: (please use a survey if available)

- property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to the lines
- Easements or restrictive covenants
- Building dimensions and location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of neighbouring properties
- Public roads, allowances, right of way
- Municipal drains/Award drains
- Wetlands, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. Other related planning applications

Has the applicant or owner made application for any of the following, either on or within 120 meters of the subject land?

Official Plan Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Zoning By-Law Amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plan of Subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Consent (Severance)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Site Plan Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If the answer to the question above is YES, please provide the following information:

File number of application 0	Approval authority N/A
Lands subject to application N/A	Status of application N/A
Purpose of application N/A	
Effect on the current application for amendment N/A	

I. Other supporting information

Please list the titles of any supporting documentation that has been attached to this application. (It is recognized that the applicant meets with planning staff to attempt to determine the supporting documents that will be required)

Environmental Impact Study

J. Pre-submission consultation

Applicants are to contact the County to speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner

2025-12-02

Has the Planner advised the Applicant that this application needs to be reviewed by the County Biologist for comments on Natural Heritage matters?

Yes No

K. Public Consultation Strategy

Please outline your proposed strategy for consulting with the public with the respect to this amendment request talking to neighbours

Septic comments

Please answer Section A OR Section B, depending on the type of servicing available. In the following questions, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where Sanitary Sewers are available

Is the property within 183 meters (600 feet) of an abattoir (slaughter house)?

Yes No

Section B - Where Septic Systems are required

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm)

Yes No

Is the property less than .4 hectares (1 acre) in area?

Yes No

Does the property have less than .2 hectares (1/2 acre) of "usable land" for a septic tank and tile bed? See definition of "usable land" below

Yes No

"Usable land" means an area of land suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 meters (10 feet) from any property line, at least 15 meters (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restrictions may apply according to legislation)

I am uncertain of the location of the existing septic tank and tile bed on the property?

Yes No

Will there be more than one dwelling unit on each lot?

Yes No

An industrial or commercial use is proposed which will require a septic system?

Yes No

Is the property within 183 meters (600 feet) of an abattoir (slaughter house)?

Yes No

Is the application for a new Plan Subdivision/Condominium?

Yes No



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community | Imagery 2020 (INCLUDES MATERIAL © 2020 OF THE KING'S PRINTER FOR ONTARIO. ALL RIGHTS RESERVED.)