

**THE CORPORATION OF THE**



**TOWN OF TECUMSEH**

**FORM 1 - PLANNING ACT**

**APPLICATION FOR ZONING BY-LAW AMENDMENT**  
**HOLDING BY-LAW AND**  
**INTERIM CONTROL BY-LAW**

1. Name of approval authority: **TOWN OF TECUMSEH**
2. Date application received by Municipality: \_\_\_\_\_
3. Date application deemed complete by Municipality: \_\_\_\_\_
4. Name of registered owner: \_\_\_\_\_

Telephone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

E-Mail address: \_\_\_\_\_

Full Mailing Address: \_\_\_\_\_

Name of registered owner's solicitor  
or authorized agent (if any): \_\_\_\_\_

Telephone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

E-Mail address: \_\_\_\_\_

Full Mailing Address: \_\_\_\_\_

Please specify to whom **ALL COMMUNICATIONS** should be sent:

- registered owner                       solicitor                       authorized agent

5. Name and address of any mortgages, charges or other encumbrances in respect of the subject land:  
\_\_\_\_\_

6. Location and description of subject land:

Concession No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_

Registered Plan No. \_\_\_\_\_ Lot(s) No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_ Part(s) No. \_\_\_\_\_

Street Address \_\_\_\_\_ Assessment Roll No. \_\_\_\_\_

7. Size of subject parcel in metric units (or attach a survey or registered plan if more appropriate):

Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Area \_\_\_\_\_

8. Access to subject parcel:

- Municipal Road     County Road     Provincial Highway  
 Private     Water

If access to the subject land is **BY WATER ONLY**, state the parking and docking facilities used or to be used and the approximate distance between these facilities and the nearest public road.

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9. Current Official Plan Land Use designation of subject land: \_\_\_\_\_

10. Explain how the application will conform to the Official Plan: \_\_\_\_\_

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11. Explain whether the proposed rezoning **is consistent** with policy statements issued under subsection 3(1) of the Act – (Provincial Policy Statement): \_\_\_\_\_

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12. Explain whether the subject land is within an area of land designated under any provincial plan or plans and if such application conforms to or does not conflict with said plans: **NOT APPLICABLE FOR APPLICATIONS WITHIN TOWN OF TECUMSEH**

13. Current Zoning of subject land: \_\_\_\_\_

14. Nature and extent of rezoning requested: \_\_\_\_\_

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15. Reasons why re-zoning is requested: \_\_\_\_\_

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16. If known, indicate if subject land is within an area where a pre-determined minimum and maximum density requirement and/or minimum and maximum height requirement exists: \_\_\_\_\_

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17. If the requested rezoning alters all of any part of the boundary of an area of settlement or establishes a new area of settlement, provide the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement (**use separate sheet of paper if needed**):

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18. If the requested rezoning removes the subject land from an area of employment, provide the current official plan policies, if any, dealing with the removal of land from an area of employment (**use separate sheet of paper if needed**):

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19. If the subject land is within an area where zoning with conditions apply, please explain how the proposed rezoning conforms to the official plan policies related to zoning with conditions.

**NOT APPLICABLE FOR APPLICATIONS WITHIN TOWN OF TECUMSEH**

20. Current use of subject land: \_\_\_\_\_

21. Length of time current use of the subject land has continued:\_\_\_\_\_

22. Number and type of buildings or structures **EXISTING** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area (in metric units) **(or attach a site plan drawing if more appropriate):**

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23. Date of construction of existing buildings and structures on the subject land:

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24. Date subject land was acquired by current registered owner:\_\_\_\_\_

25. Proposed use of subject land:\_\_\_\_\_

26. Number and type of buildings or structures **PROPOSED TO BE BUILT** on the subject land and their distance from the front lot line, rear lot line and side lot lines, their height and their dimensions/floor area (in metric units) **(or attach a site plan drawing if more appropriate):**

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27. Type of proposed water supply:

Municipally owned and operated     Well     Other (specify)\_\_\_\_\_

28. Type of proposed sanitary sewage disposal:

Municipally owned and operated     Septic     Other (specify)\_\_\_\_\_

**NOTE:**

**If the proposed rezoning will permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent will be produced per day as a result of the development being completed, please include the following reports with application submission:**

- 1. A servicing options report; and**
- 2. A hydrological report.**

29. Type of proposed storm drainage:

sewers     ditches     swales     Other (specify)\_\_\_\_\_

30. If known, indicate whether the subject land is/was the subject of an application under the Planning Act for:  Consent to Sever     Approval of a Plan of Subdivision     Official Plan amendment

If known, indicate the file number/name and status of the foregoing application:

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31. If known, indicate if the subject land has ever been the subject of an application for rezoning under Section 34 of the *Planning Act* or has ever been subject of a Minister's Zoning Order:

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I, \_\_\_\_\_ of the \_\_\_\_\_ in the County/District/Regional Municipality of \_\_\_\_\_ solemnly declare that all the 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.

Dated at the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Signature of Applicant, Solicitor or Authorized Agent**

Declared before me at the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
*A Commissioner, ect.*

**AUTHORIZATION**

**(PLEASE SEE NOTE BELOW)**

TO: CLERK  
TOWN OF TECUMSEH

Description and Location of Subject Land:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I/We, the undersigned, being the registered owner(s) of the above lands hereby authorize

\_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_

to:

1. make an application on my/our behalf to the Council for the Town of Tecumseh;
2. appear on my/our behalf at any hearing(s) of the application; and
3. provide any information or material required by Town Council relevant to the application.

Dated at the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Owner

**\*NOTE: This form is only to be used for applications which are to be signed by someone OTHER THAN the owner.**

## **NOTES:**

Each copy of the application must be accompanied by a sketch, drawn to scale (in metric units), showing:

- a) the boundaries and dimensions of the subject land;
- b) 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 lot line, rear yard lot line and the side yard lot lines;
- c) 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 of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks/tile fields;
- d) the current uses on land that is adjacent to the subject 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 travelled road, a private road or a right of way;
- f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land.

**Planning Department Fee Schedule**  
**(as established by By-law 2011-100)**

APPLICATION	PLANNING FEE	DEPOSIT <sup>1</sup>	TOTAL
Official Plan Amendment	\$1,770	\$500	\$2,270
Zoning By-law Amendment	\$1,770	\$500	\$2,270
-Minor Amendment <sup>2</sup>	\$885	\$250	\$1,135
Holding (H) Removal By-law	\$590	NIL	\$590
Temporary Use By-law	\$885	\$250	\$1,135
-Renewal of By-law	\$590	NIL	\$590
Plan of Subdivision/Condominium	\$1,770	\$500	\$2,270
Part Lot Control By-law	\$590	NIL	\$590
Development Control Agreement	\$1,770	\$3,500	\$5,270
-Amendment of Agreement	\$885	\$500	\$1,385
Site Plan Control Agreement	\$1,770	\$500	\$2,270
-Major Amendment	\$885	\$500	\$1,385
-Minor Amendment (minor revisions to drawings and as determined by Director of Planning)	\$590	\$500	\$1,090
<b>NOTES: <sup>1</sup> Upon the depletion of the applicable deposit amount required to cover the costs for outside technical services (including, but not limited to, engineering and legal services), the applicant will be required to submit an additional deposit of \$500.00. All costs incurred by the Town for outside technical services over and above the deposit will be reimbursed to the Town by the applicant.</b>			
<b><sup>2</sup> A minor zoning By-law Amendment Application is proposed to include the following:</b>			
<ul style="list-style-type: none"> <li>• For sites currently zoned Agricultural – any addition to permitted range of uses.</li> <li>• For sites already zoned – any change to existing regulations.</li> </ul>			

I hereby understand and agree that upon the depletion of the applicable deposit amount required to cover the costs for outside technical services (including, but not limited to, engineering and legal services along with any advertising costs), I will be required to submit an additional deposit of \$500.00. I hereby further understand and agree that all costs incurred by the Town for outside technical services over and above the deposit will be reimbursed to the Town by the applicant upon receipt of invoicing from the Town.

\_\_\_\_\_  
**Applicant's Signature**

\_\_\_\_\_  
**Date**