



**CORPORATION OF THE TOWN OF DESERONTO**  
**331 MAIN ST. PO BOX 310, DESERONTO, ON K0K 1X0**  
**PH. 613-396-2440 FAX 613-396-3141**  
[info@deseronto.ca](mailto:info@deseronto.ca) [www.deseronto.ca](http://www.deseronto.ca)

**APPLICATION FOR A ZONING BY-LAW AMENDMENT**

Submission of an application must be complete and shall consist of the following

1. One (1) original application form, together with 5 copies (to be made by Municipal staff). All questions on the application must be answered.
2. The applicable application fee of \$600.00 payable to the Town of Deseronto in cash, cheque /money order.

**PLANS REQUIRED**

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

**A site plan illustration is required. Please indicate the scale being used, identify the north arrow and identify the units being used to describe dimensions, whether metric or imperial units. The site plans should indicate the following:**

1. The boundaries and dimensions of the subject land.
2. The location, size and type of all the 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.
3. 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, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current uses on land that is adjacent to the subject land.
5. 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.
6. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
7. The location and nature of any easement affecting the subject land.
8. Records of Consultation involving related agencies as may be directed by the Clerk. Please see Schedule "A" attached hereto for a list of agencies commonly consulted.

<b>Applicant</b> - Applicant is: <input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Authorized Agent of Owner			
Last Name Legere, MCIP, RPP		First Name Shawn	
Company Name RFA Planning Consultant Inc.			
Street Address 211 Dundas Street East			Unit Number 202
Municipality Belleville	Province Ontario	Postal Code K8N 1E2	Email shawn@rfaplanningconsultant.ca
Telephone 613-966-9070, ext. 206	Fax		Cell Number
Applicant's Interest (State whether applicant is owner/prospective owner/lessee) Authorized Agent of Owner			
<b>Registered Owner</b> - Include Name(s) and Title(s) of those authorized to bind if a Corporation			
Last Name Isbester		First Name Andrew	
Company Name 1966780 Ontario Inc.			
Street Address 1 Dairy Avenue			Unit Number 104
Municipality Napanee	Province Ontario	Postal Code K7R 1M4	Email andrew@orkneyresidential.com
Telephone 613-354-7653	Fax		Cell Number 613-561-3172
<b>Primary contact for ALL future correspondence:</b> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant			
Date Owner Acquired Subject Property September 14, 2020			
Name of any mortgages, charges, or other encumbrances in respect of the subject lands: N/A			
Mailing address of above: N/A			
<b>Property Information</b> - Applications submitted without completed property information will not be circulated			
Lot		Concession	
Geographic Township			
Registered Plan 243		Lot/Block Lots 41, 44 and 49, Block K	
Reference Plan			
Municipal Address N/A		Assessment Roll 1202010-01013115	
Lot Area 2,363.8 square metres		Frontage 40.3 metres	
Depth 58.0 metres			
Describe any easements, rights of way or restrictions applicable to the subject land(s) None.			
<b>Rezoning Details</b> – Nature and extent of rezoning requested:			
To rezone the subject property from Residential Type 1 (R1-h) Holding Zone to a site-specific Residential Type 3 (R3-xx) Zone. A site-specific provision is requested to permit a 6-metre parking aisle width.			
<b>Reason for Rezoning</b> – Reason why rezoning requested:			
To permit the construction of a 1.5-storey, 10-unit, rental apartment dwelling house. The proposed reduced parking aisle width is to allow for a full 7.5-metre front yard setback.			
If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, please indicate the details of the official plan or official plan amendment that deals with the matter:			

N/A

If the application is to remove land from an area of employment (i.e. retail, office, warehousing, manufacturing uses), please indicate the details of the official plan or official plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, please provide an explanation of how the application conforms to the official plan policies related to zoning with conditions.

Adequate municipal roads, electricity, piped water, storm and sanitary sewer services to the subject property will be provided and an amended Site Plan Agreement will be executed.

Is this application consistent with policy statements issued under subsection (3) of the Planning Act?  Yes  No

Is the subject land within an area of land designated under any provincial plan or plans?  Yes  No

If yes, does the application conform to the applicable provincial plan or plans:  Yes  No (Explain below)

**Access** – Access to the subject land will be by:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Provincial Highway        | <input checked="" type="checkbox"/> Municipal Road – year round | <input type="checkbox"/> Other public road (specify) |
| <input type="checkbox"/> Municipal road – seasonal | <input type="checkbox"/> Right-of-way                           | <input type="checkbox"/> Water                       |

**WATER ACCESS** – Where access to the subject land is by water only:

Docking facilities (specify) _____	Parking facilities (specify) _____
Distance from subject land _____	Distance from subject land _____
Distance from nearest public road _____	Distance from nearest public road _____

**Existing Use, Official Plan and Zoning**

OFFICIAL PLAN – current designation Urban Residential (Part B – Schedule UCSP A.2)	Present Town of Deseronto Zoning Residential Type 1 (R1-h) Holding Zone
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EXISTING USE(S) of subject land, including buildings:  
Vacant residential

IF KNOWN, LENGTH OF TIME the existing uses of the subject land have continued:  
165+ years

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

TYPE N/A Front lot line setback: \_\_\_\_\_ Height in metres: \_\_\_\_\_

IF KNOWN, Rear lot line setback: \_\_\_\_\_ Dimensions: \_\_\_\_\_

DATE CONSTRUCTED \_\_\_\_\_ Side lot line setback: \_\_\_\_\_ Floor area: \_\_\_\_\_

Side lot line setback: \_\_\_\_\_

TYPE N/A Front lot line setback: \_\_\_\_\_ Height in metres: \_\_\_\_\_

IF KNOWN, 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

Medium-Density Residential (1.5-storey, 10-unit apartment dwelling house)

PROPOSED BUILDINGS – STRUCTURES – Where any buildings or structures are proposed to be built on subject land, indicate for each:

TYPE <u>Apartment Dwelling House</u>	Front lot line setback: <u>7.5m</u>	Height in metres: <u>4m + roof</u>
	Rear lot line setback: <u>21m</u>	Dimensions: <u>16.3m x 29.8m</u>
	Side lot line setback: <u>10m</u>	Floor area: <u>480 sq.m</u>
	Side lot line setback: <u>14m</u>	
TYPE _____	Front lot line setback: _____	Height in metres: _____
	Rear lot line setback: _____	Dimensions: _____
	Side lot line setback: _____	Floor area: _____
	Side lot line setback: _____	<i>attach additional page if necessary</i>

**Services**

WATER is provided to the subject land by:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Publicly-owned/operated piped water system | <input type="checkbox"/> Lake or other water body |
| <input type="checkbox"/> Privately-owned/operated 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 checked="" type="checkbox"/> Publicly-owned/operated sanitary sewage system | <input type="checkbox"/> Privy                 |
| <input type="checkbox"/> Privately-owned/operated individual/communal septic       | <input type="checkbox"/> Other means (specify) |

STORM DRAINAGE is provided to the subject land by:

- |                                 |   |  |  |
|---------------------------------|---|--|--|
| <input type="checkbox"/> Sewers | <input checked="" type="checkbox"/> Ditches | <input checked="" type="checkbox"/> Swales | <input type="checkbox"/> Other means (specify) |
|---------------------------------|---|--|--|

If the 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, please attach:

1. A calculation of the "Sewage System Design Flows" as per the Building Code Act.
2. a servicing option report; and
3. a hydrogeological report

**Other Applications** – If known, indicate if the subject land is the subject of an application under the Planning Act

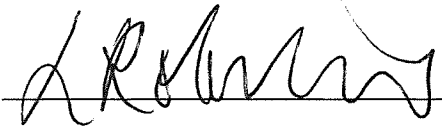
<input type="checkbox"/> approval of a plan of subdivision (under section 51)	File #	Status
<input type="checkbox"/> consent (under section 53)	File #	Status
<input type="checkbox"/> Previous application (under section 34)	File #	Status

Please complete the following Land Use Checklist. If indicating “yes” to any of the issues, please consult the County of Hastings Planning and Development Department in order to identify additional information needed to complete the application:

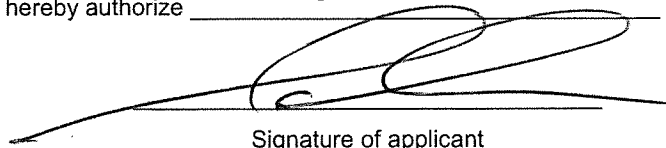
Features or Development Circumstances	On the Subject Lands		Within 500 Metres (1,640')? If yes, specify distance away	
	YES (√)	NO (√)	YES (√)	NO (√)
Industrial Uses within 1000 m (3,280')		X		X
Open or Closed landfill		X		X
Public Sewer or Water facility		X		X
Mining, Pits or Quarry Operations (Active or Abandoned)		X		X
Agricultural Operations		X		X
Provincial Highway		X		X
Provincially Significant Wetland		X		X
Lake or River		X		X
Marsh, Swamp, or Drainage feature		X		X
Historical Uses (other than farm or residential)		X		X
Lands having slopes of 25%, or more		X		X
High voltage electric transmission Line		X		X

**AUTHORIZATION BY OWNER**

I, the undersigned, being the owner of the subject land, hereby authorize Shawn Legere, MCIP, RPP  
to be the applicant in the submission of this application.



Signature of witness



Signature of applicant

October 7, 2020

Date

**DECLARATION OF APPLICANT**

I/we, Andrew Isbester, for 1966780 Ontario Inc. of the Town of Greater Napanee in the  
Lennox & Addington

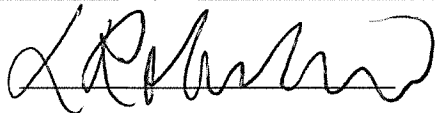
solemnly declare that:

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 if made under oath. I/we further declare that this application provides permissions to the approval authority to conduct site inspections during normal business hours for the purposes of this application.

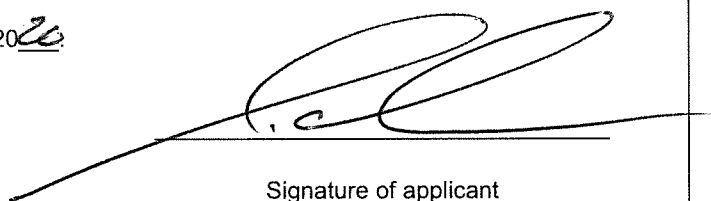
DECLARED before me at the Town of Greater Napanee

In the County of Lennox & Addington

this 7<sup>th</sup> day of October, 2020



Signature of commissioner, etc.



Signature of applicant

Laura Lee Robertson, a Commissioner,  
etc., Province of Ontario, for Robert G.  
Smart, Barrister and Solicitor  
Expires February 28, 2023.

FOR OFFICE USE ONLY	
Application Number: _____	Date of Submission: _____
Checked by: _____	Date of Acceptance: _____
Official Plan Policies:	
Existing Zoning:	Proposed Zoning:
Pertinant restrictions and remarks:	
Connected Services: <input type="checkbox"/> Water <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Storm Sewer	
General Comments:	

**Schedule “A” –Records of Consultations**

The applicant is required to attach written consultations from:

- Ministry of Transportation (for lands within 500 m of a Provincial highway or connecting link)
- County of Hastings Planning Department
- If directed by municipal staff:
  - Quinte Conservation Authority
  - Ministry of Natural Resources
  - Ministry of Northern Development and Mines
- other agencies or departments as directed by the Municipal Clerk during pre- application consultation (e.g. Public Works, Chief building Official)