



**CORPORATION OF THE TOWN OF DESERONTO**  
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**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.



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.

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.

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 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	Present Town of Deseronto Zoning
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EXISTING USE(S) of subject land, including buildings:

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

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

TYPE _____	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 _____	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: _____	<i>attach additional page if necessary</i>

**Proposed Uses** - of the subject land

PROPOSED BUILDINGS – STRUCTURES – Where any buildings or structures are proposed to be built on 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*

**Services**

WATER is provided to the subject land by:

- Publicly-owned/operated piped water system       Lake or other water body  
 Privately-owned/operated individual well       Other means (specify)  
 Privately-owned/operated communal well

SEWAGE DISPOSAL is provided to the subject land by:

- Publicly-owned/operated sanitary sewage system       Privy  
 Privately-owned/operated individual/communal septic       Other means (specify)

STORM DRAINAGE is provided to the subject land by:

- Sewers       Ditches       Swales       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')				
Open or Closed landfill				
Public Sewer or Water facility				
Mining, Pits or Quarry Operations (Active or Abandoned)				
Agricultural Operations				
Provincial Highway				
Provincially Significant Wetland				
Lake or River				
Marsh, Swamp, or Drainage feature				
Historical Uses (other than farm or residential)				
Lands having slopes of 25%, or more				
High voltage electric transmission Line				

**AUTHORIZATION BY OWNER**

I, the undersigned, being the owner of the subject land, hereby authorize \_\_\_\_\_  
to be the applicant in the submission of this application.

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Date

**DECLARATION OF APPLICANT**

I/we, \_\_\_\_\_ of the \_\_\_\_\_ in the

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 \_\_\_\_\_

In the \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of commissioner, etc.

\_\_\_\_\_  
Signature of applicant

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)