



## **OFFICIAL PLAN AMENDMENTS**

An Official Plan describes the municipality's policies on how land in the community should be used. The Official Plan is prepared with input from the community and helps to ensure future planning and development will meet the specific needs of the community. It also lets the public know what the municipality's general land use planning policies are and ensures growth is coordinated and meets the needs of the community as a whole

Some issues and Official Plan may deal with are:

- Where new housing, industry, offices and shops will be located;
- What services will be needed and where they will be located (roads, watermains, sewers, parks, schools);
- Where a mix of land uses may be allowed;
- When, and in what order, parts of the community will grow;
- Where growth will not be allowed;
- Where community improvement areas are identified.

An Official Plan amendment is a formal document that changes a part of a municipality's Official Plan. If your proposed development does not conform to the Official Plan, you will require an Official Plan amendment in order to use your site for new purposes. An Official Plan Amendment can only be considered if the new use is consistent with the Provincial Policy Statement and conform with the provincial plans. Usually, an Official Plan Amendment will also require an amendment to the Zoning By-Law before development can take place.

### **Official Plan Amendment Process**

- Pre-consultation with Planning Department Staff
- Submit an application
- Application review
- Notice of public meeting in the local newspaper (at least 20 days prior to date of meeting)
- Council meeting
- Notice of Decision
- Appeal period (20 days after Notice of Decision is advertised)
- Approval

### **Fees**

Please consult the Town of Greater Napanee website for applicable fees.

**THE APPLICANT IS ALSO RESPONSIBLE FOR ANY FEES ABOVE THE DEPOSIT AND WILL BE INVOICED FOR ALL COSTS.**

There may also be fees to external agencies depending on the location and requirements of the application.



**OFFICIAL PLAN AMENDMENT APPLICATION FEES**

The municipality requires an applicant to submit an application fee when applying for a zoning amendment and a deposit to cover all costs associated with processing the application. Any costs above the deposit will be invoiced to the owner/applicant who submitted the application. These costs include consultant fees and advertising costs.

The municipality has found, on average, **An Official Plan Amendment application will cost an owner/application approximately \$8,000.00 to process.** The owner/applicant is responsible for all fees related to process the Official Plan Amendment application.

I, \_\_\_\_\_ have read the above and agree to reimburse the Town of Greater Napanee  
(name of applicant)

for all costs related to my zoning amendment application, once invoiced by the Town.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Name of Applicant

\_\_\_\_\_  
Municipal Staff

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## **Application for an Amendment to the Official Plan of the Town of Greater Napanee**

Under Subsection 22(1) of the *Planning Act*

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This application form is to be used to request amendments to the Town's Official Plan. In this form, the term "subject land" means the land that is subject of the proposed amendment.

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town of Greater Napanee. A sketch of the subject land must also be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application must accompany the application (see section 10.0).

Note that additional information may be required by the Town or by local and provincial agencies in order to evaluate the proposed amendment. The required information may include studies or reports dealing with such matters as impacts on the environment, transportation network, water supply, sewage disposal, and storm water management. In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the *Planning Act*.

Most of the information requested in this form is prescribed in the Schedule to *Ontario Regulation 198/96* made under the *Planning Act*. This information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also requests other information that will assist the approval authority and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Upon receipt of an application, the required fee and other information (as required), public notice will be given in accordance with the Regulations under the *Planning Act*. At least 20 days after this public notice, a public meeting will be held concerning the application, as required by the Ontario *Planning Act*.

Official Plan Amendments are circulated to the Ministry of Municipal Affairs & Housing and various other agencies for their comments. These agencies may require additional information to evaluate the proposal.

The applicant is encouraged to attend the public meeting, to present the proposal. The applicant and other interested parties will be provided a Notice of Decision made by the Committee of Adjustment concerning the application. If no notice of appeal is received within 20 days, the decision of the Committee is final and binding.

To help you complete the application form, please consult the Development Services office at (613) 354-3351.

## Application for an Amendment to the Official Plan of the Town of Greater Napanee

for office use only

|               |          |             |
|---------------|----------|-------------|
| Date Received | File No. | Fee(s) Paid |
|---------------|----------|-------------|

### 1.0 APPLICANT INFORMATION

1.1 Complete the information below and indicate which contact is the Prime Contact (to whom all communications will be directed).

| Name                                    | Address | Phone/E-mail |
|---|---------|--------------|
| Registered Owner(s)*                    |         | Business     |
|   |         | Home/Cell    |
|   |         | E-mail       |
| Applicant(s)                            |         | Business     |
|   |         | Home/Cell    |
|   |         | E-mail       |
| Agent, if any (eg. Planning Consultant) |         | Business     |
|   |         | Home/Cell    |
|   |         | E-mail       |
| Solicitor                               |         | Business     |
|   |         | Home/Cell    |
|   |         | E-mail       |

\*If a company, please give name and phone number(s) of principal owner (or president).

### 2.0 PROPERTY INFORMATION

|                     |                   |                     |
|---------------------|-------------------|---------------------|
| Lot(s)/Block(s)     | Concession        | Registered Plan No. |
| Reference Plan No.  | Part(s)           | Parcel No.          |
| Former Municipality | Municipal Address |                     |
| Assessment Roll#    |                   |                     |

**2.1 Particulars of the Subject Land (use metric units):**

|                                   |               |                            |
|-----------------------------------|---------------|----------------------------|
| Frontage                          | Average Depth | Area                       |
| Current Official Plan Designation |               | Current Zoning Designation |

**3.0 EXISTING AND PREVIOUS USES OF THE SUBJECT LANDS**

|     |                              |  |
|-----|------------------------------|--|
| 3.1 | Existing use(s) and duration |  |
| 3.2 | Previous use(s) and duration |  |

**3.3 List any existing Buildings or Structures on the Property**

| Building / Structure | Yard Setbacks |      |      |      | Number of Storeys | Building Height | Ground Floor Area |
|----------------------|---------------|------|------|------|-------------------|-----------------|-------------------|
|                      | Front         | Rear | Side | Side |                   |                 |                   |
|                      |               |      |      |      |                   |                 |                   |
|                      |               |      |      |      |                   |                 |                   |
|                      |               |      |      |      |                   |                 |                   |

3.4 Is the subject land (or buildings) subject to a demolition control by-law or is it designated or identified for possible designation under the Ontario Heritage Act?      YES      NO      DON'T KNOW

**4.0 PROPOSED USE OF THE SUBJECT LANDS**

4.1 What is the proposed use of the subject lands?

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4.2 List any Proposed Buildings and Structures

| Building / Structure | Yard Setbacks |      |      |      | Number of Storeys | Building Height | Ground Floor Area |
|----------------------|---------------|------|------|------|-------------------|-----------------|-------------------|
|                      | Front         | Rear | Side | Side |                   |                 |                   |
|                      |               |      |      |      |                   |                 |                   |
|                      |               |      |      |      |                   |                 |                   |
|                      |               |      |      |      |                   |                 |                   |

4.3 Indicate Land Uses on Abutting Properties

North \_\_\_\_\_  
South \_\_\_\_\_  
East \_\_\_\_\_  
West \_\_\_\_\_

**5.0 NATURE OF PROPOSED AMENDMENT**

5.1 Describe the purpose of the proposed amendment.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.2 Does the requested amendment change, replace, or delete a policy in the Official Plan?      YES      NO  
If YES, identify the policy to be changed, replaced, or deleted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.3 Does the requested amendment add a new policy to the Official Plan?      YES      NO

5.4 Does the request amendment propose to change or replace the current Official Plan's land use designation for the subject land?      YES      NO  
If YES, identify the new designation.

\_\_\_\_\_  
\_\_\_\_\_

5.5. What land uses are permitted by the current Official Plan designation on the subject land?

\_\_\_\_\_  
\_\_\_\_\_

5.6. What land uses would be permitted by the proposed Official Plan amendment on the subject land?

\_\_\_\_\_  
\_\_\_\_\_

5.7 If the requested amendment changes, replaces, deletes, or adds a policy to the Official Plan, provide the text of the proposed amendment.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6.0 STATUS OF OTHER PLANNING APPLICATIONS**

6.1 Are there any existing or have there been previous applications made under the *Planning Act* for a minor variance or consent, an amendment to an Official Plan or Zoning By-Law or a Minister’s Zoning Order, or approval of a plan of subdivision or a site plan that involves?

- a) The subject land?      YES      NO
- b) Land within 120 metres of the subject land?      YES      NO
- c) If YES to (a) or (b) above, and if known, list below or attach on a separate page:

| Property Address | Type of Application | File Number | Effect on the Proposed Amendment | Status |
|------------------|---------------------|-------------|----------------------------------|--------|
|                  |                     |             |                                  |        |
|                  |                     |             |                                  |        |
|                  |                     |             |                                  |        |

**7.0 SERVICING**

7.1 Indicate the existing and proposed servicing type for the subject land.

| <u>Water Supply</u>        | <u>Existing</u> | <u>Proposed</u> | <u>Sewage Disposal</u>         | <u>Existing</u> | <u>Proposed</u> |
|----------------------------|-----------------|-----------------|--------------------------------|-----------------|-----------------|
| Public piped water system  |                 |                 | Public piped sewage system     |                 |                 |
| Private communal well(s)   |                 |                 | Private communal septic system |                 |                 |
| Private individual well(s) |                 |                 | Individual septic system(s)    |                 |                 |
| Lake or other water body   |                 |                 | Other means                    |                 |                 |
| Other means                |                 |                 |                                |                 |                 |
| <u>Storm Drainage</u>      | <u>Existing</u> | <u>Proposed</u> | <u>Access</u>                  | <u>Existing</u> | <u>Proposed</u> |
| Sewers                     |                 |                 | Provincial highway             |                 |                 |
| Ditches or swales          |                 |                 | County road                    |                 |                 |
| Other means                |                 |                 | Municipal road                 |                 |                 |
|                            |                 |                 | Water                          |                 |                 |
|                            |                 |                 | Other means                    |                 |                 |

**8.0 PLANNING JUSTIFICATION**

8.1 Indicate how the proposed amendment complies with the relevant portions of the Official Plan.

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8.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

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8.3 Indicate how the proposed amendment relates to the overall goals and objectives of the Provincial Policy Statement issued under the *Planning Act*.

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**9.0 DECLARATION**

I, \_\_\_\_\_, of the \_\_\_\_\_ in the  
(name of applicant) (name of municipality/township)

County of \_\_\_\_\_ solemnly declare that all the information contained in this application and any supporting documents is true.

Declared before me at the Town of Greater Napanee in the County of Lennox and Addington

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

\_\_\_\_\_  
Commissioner of Oaths Applicant

**10.0 OWNER'S AUTHORIZATION (If the applicant is not the owner)**

I, \_\_\_\_\_, of the \_\_\_\_\_ in the  
(name of owner) (name of municipality/township)

County of \_\_\_\_\_ am the owner of the land that is the subject of this application for a

Zoning By-Law amendment and I hereby authorize \_\_\_\_\_ to act as my agent in this application.

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

**11.0 ACKNOWLEDGEMENT**

In accordance with the provisions of the *Planning Act*, it is the policy of the Town of Greater Napanee to provide public access to all development applications and supporting documentation.

I, \_\_\_\_\_, agree and acknowledge that this application and any supporting  
(name of applicant)

material, including studies and drawings, filed with the application is public information, and forms part of the public record. As public information, I hereby consent to the Town photocopying and releasing the application and supporting materials for either its own use in the processing of the application or at the request of any third party.

\_\_\_\_\_  
Signature Date

**SCHEDULE "B"**

**TO**

**PLANNING FEES BY-LAW**

**AGREEMENT TO INDEMNIFY**

The applicant hereby agrees to indemnify and save harmless The Corporation of the Town of Greater Napanee ("the Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under *the Planning Act*.

Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Local Planning Appeals Tribunal from any decision of the Council or Committee of Adjustment, as the case may be, approving the applicant's application.

The applicant acknowledges and agrees that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not be required to process or to continue processing the application, or to appear before the Ontario Land Tribunal (OLT) in support of a decision approving the application until the amount has been paid in full.

The applicant further acknowledges and agrees that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Applicant



The Town of Greater Napanee has a duty to protect employees from all forms of harassment and violence white in the workplace. By signing this application, I agree that all dealings with employees will be handled in a respectful and appropriate manner. I further agree that I and/or persons acting on my behalf, will conform to all applicable policies of the Town of Greater Napanee, which can be provided on request. Breach of a policy could result in processing delays, denial of service or other remedies contained in the approved policy.

Thank you for your cooperation.

\_\_\_\_\_

Name

\_\_\_\_\_

Signature

\_\_\_\_\_

Date