



Township of Lanark Highlands
 P.O. Box 340, 75 George Street
 Lanark, ON K0G 1K0
 T: 613.259.2398 F: 613.259.2291
 www.lanarkhighlands.ca

APPLICATION FOR ZONING BY-LAW AMENDMENT
 Information and material to be provided under Section 34 of the *Planning Act*

<p style="text-align: center;">FOR OFFICE USE ONLY</p> <p>Application Number: _____</p> <p>Assessment Roll Number: 0940 ____ - ____ - ____</p> <p>Date Received: _____</p> <p>Date Application Deemed Complete: _____</p>	<p>NOTE:</p> <p>All questions on this application must be answered or the application will be deemed incomplete and will be returned.</p>
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Part 1: Applicant Information

Registered Owner

Name(s): _____ Thomas Cavanagh Construction Limited _____

Mailing Address: _____ 9094 Cavanagh Road, Ashton, ON, K0A 1B0 _____

Telephone (home): _____ (work/cell): _____ 613 227 1448 _____

E-mail: _____ PWhite@thomascavanagh.ca _____ Fax: _____

Agent (if applicable)

Name(s): _____ Neal DeRuyter, MHBC Planning _____

Mailing Address: _____ 200-540 Bingemans Centre Drive, Kitchener, ON, N2B 3X9 _____

Telephone (home): _____ (work/cell): _____ 519-576-3650 _____

E-mail: _____ nderuyter@mhbcplan.com _____ Fax: _____

Please specify to whom all correspondence should be sent: Owner **Agent**

If the applicant is not the owner, the owner must appoint the applicant his/her agent see page 8.

Part 2: Property Information

Legal Description of the Property

Assessment Roll Number: _____

Geographic Township: _____ Lanark _____ Concession: _____ 5 _____ Lot: _____ 3 _____

Registered Plan Number (if any): _____ Lot Number: _____

Civic Address: _____ 1443 Pine Grove Road _____

Names and addresses of the holders of any mortgages, charges or other encumbrances of the Subject Property: _____

Part 3: Land Use

Existing Use: Farm and rural residential
Proposed Use: Gravel pit

Official Plan
Official Plan Designation*: Rural Communities

Explanation of how the application conforms to the Official Plan OPA being submitted concurrently

If **No**, has an application for an **Official Plan Amendment** been applied for? Please provide the application number of application and if approved, the by-law number. _____

Zoning
Zoning*: Mineral Aggregate Reserve Hold (MAR-h) and Rural (RU)
Nature and Extent of the rezoning requested: Rezone portion of site subject to proposed licence to Mineral Aggregate Resources Pit (MXP).
Reason why rezoning is being requested: To permit pit.

****If you are unaware as to the Official Plan and/or the current Zoning, please contact the Township of Lanark Highlands for this information.***

Part 4: Building or Structures for Subject Lands (for the portion of the site subject to the pit application)

Property Characteristics
Lot Frontage (Road) 1083 ft 330 m (Water) _____ ft _____ m
Lot Depth 2001 ft 610 m Lot Area 48.2 ac 19.5 ha

Existing Buildings or Structures for Subject Lands *this includes dwellings, shed, etc...*

Type of Structure	Floor Area m ²	Length m	Width m	Height m	Date Constructed
Farmhouse					
Barn	PLEASE REFER TO EXISTING FEATURES PLAN				
Sheds					

These structures are proposed to be removed in advance of extraction occurring in this area.

Proposed Buildings or Structures for Subject Lands

Type of Structure	Floor Area m ²	Length m	Width m	Height m	Date Constructed

Existing Setbacks for all Buildings or Structures for Subject Lands *setbacks are measured from the closest part of the structure to the nearest lot line or high watermark. (if a waterfront property, the water is considered to be the front yard)*

PLEASE REFER TO EXISTING FEATURES PLAN

Type of Structure	Front Yard (m)	Rear Yard (m)	Side Yard (m)	Side Yard (m)

Proposed Setbacks for all Buildings or Structures for Subject Lands *setbacks are measured from the closest part of the structure to the nearest lot line or high watermark. (if a waterfront property, the water is considered to be the front yard)*

Type of Structure	Front Yard (m)	Rear Yard (m)	Side Yard (m)	Side Yard (m)

Will the proposal add any of the following:

	Yes	No
Living Area		x
Bedrooms		x
Bathrooms		x
New Plumbing		x

Part 5: Servicing the Property

5.1 Access (Check appropriate box and state road name):

- Provincial Highway (#) _____
- Municipal road, maintained year-round _____
- Municipal road, seasonally maintained _____
- County Road (#) County Road 12 (Pine Grove Road)
- Private Road _____
- Right of Way _____
- Water Access _____

If access is by water only, describe the location of parking and docking facilities to be used:

Distance of these facilities from the subject land _____ (m)

Distance of these facilities from the nearest public road _____ (m)

5.2 Water Supply (Check appropriate box for type of service proposed):

- Publicly owned and operated piped water system
- Privately owned and operated piped water system (communal)
- Drilled well
- Sand point
- Lake or other water body
- Other means (*please state*) _____
- Water service not proposed

5.3 Sewage Disposal (Check appropriate box for type of service proposed): N/A

- Publicly owned and operated sanitary sewage system
- Privately owned and operated individual septic system
- Privately owned and operated communal septic system
- Privy
- Holding tank
- Other (*please state*) _____
- Sewage disposal service not proposed

Where development will produce more than 4500 litres of effluent a day, applicants are required to submit a servicing options report and a hydrogeological report:

- Title and date of servicing options report: _____
- Title and date of hydrogeological report: _____

5.4 Storm Drainage (Indicate the proposed storm drainage system): N/A

- Storm Sewers
- Ditches
- Swales
- Other (*please state*) _____

Part 6: Additional Information

Existing Uses of Adjacent Lands

To the North: Cavanagh Pit / Quarry

To the South: Agriculture

To the East: Agriculture and woodlot

To the West: Cavanagh Pit

The length of time the existing uses of the subject property have continued? Several decades

Uses on or within 500m of subject land

Use or feature	On the Subject Land	Within 500 m of subject land, unless otherwise specified. (indicate approximate distance)
An agricultural operation including a livestock facility (i.e. barn) or manure storage facility	yes	south and east of site
A landfill site (active or closed)		
A sewage treatment plant or sewage lagoon		
An industrial use		
A licensed pit or quarry or an aggregate reserve	Aggregate reserve	Licensed pits and quarries and aggregate reserve
An operating mine		
A non-operating mine or mine hazard within 1 km of the subject lands		
An active rail line		
A municipal or federal airport		
A flood plain		
A natural gas or oil pipeline		
A hydro easement		
A provincially significant wetland (within 120 m)		
A designated heritage building, historic site or cemetery (within 100 m)		

Simultaneous Applications

Is the subject land or any land within 120 m subject to any other planning applications at this time?

Yes No *If yes, indicate the type and file number (i.e. consent, subdivision, minor variance, site plan control). Please complete the following Table:*

Item	Application # 1 (type):	Application # 2 (type):	Any land within 120 m of the subject land:
File Number			
Name of approval authority considering application	County Official Plan Amendment and Township Official Plan Amendment submitted concurrently with zoning application.		
Land affected by application	A licence application under the Aggregate Resources Act is also being submitted concurrently to MNRF.		
Purpose			
Status			
Effect on requested amendment			

Part 7: History of the Subject Land

Provide the date when the subject land was acquired by the current owner: _____
 Provide the date any existing buildings or structures on the subject land were constructed: _____
 Provide the length of time that the existing uses of the subject land have continued: Several decades

Disclaimer

Personal Information contained on this form is collected under the authority of the Planning Act, Section 41, and will be used to determine the eligibility of the proposed zoning amendment.

NOTE

THE APPROVAL OF A ZONING AMENDMENT DOES NOT RELIEVE THE OWNER FROM THE REQUIREMENTS OF THE BUILDING CODE. ALL OTHER APPLICABLE PERMITS MUST BE APPLIED FOR BY THE OWNER.

Submit your application to:

Amanda Noël
 Planning Administrator
 Township of Lanark Highlands
 75 George Street, PO Box 340
 Lanark ON K0G 1K0

T: 613-259-2398 x 228 or 1-800-239-4695
 F: 613-259-2291 E: planningdc@lanarkhighlands.ca


AFFIDAVIT

I/We, Neal DeRuyter of the City of Kitchener
in the Region of Waterloo solemnly declare that all the above statements
contained in the application are true, and I/We make this solemn declaration conscientiously,
believing it to be true and knowing that this is the same force and effect as if it were made under oath.

Declared before me at the
City of Kitchener
in the Region of Waterloo
this 21st day of September, 2020 .



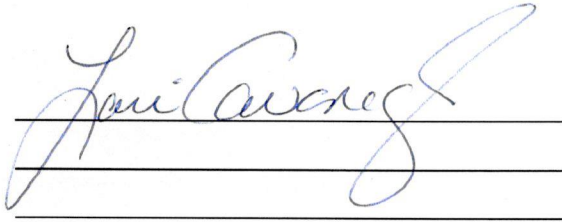
David William Aston, a Commissioner, etc.,
Province of Ontario for MacNaughton Hermesen
A Commissioner of Oaths
Britton Clarkson Planning Limited.
Expires January 9, 2023.



Owner/Agent Signature

OWNERS AUTHORIZATION

I/We, Thomas Cavanagh Construction Limited being the registered owner(s) of the subject lands hereby authorize MHBC Planning to prepare and submit the application for Zoning By-law Amendment on my/our behalf to the Corporation of the Township of Lanark Highlands.



A handwritten signature in blue ink, appearing to read "Tom Cavanagh", is written over three horizontal lines.

Signature(s)

Sept 16 / 20

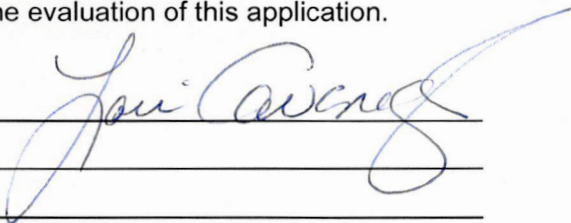
Date

CONSENT OF OWNER

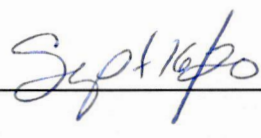
Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted.

I/We, Thomas Cavanagh Construction Limited, being the registered owner(s) of the lands subject of this application, and for the purpose of the *Municipal Freedom of Information and Protection of Privacy Act*, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

I/We also authorize and consent to representatives from the Township of Lanark Highlands and the persons and public bodies conferred with under the *Planning Act* entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of this application.



Signature of Owner(s)



Date

SITE PLAN CHECKLIST

A site plan shall be submitted with this application that provides the following information.

- The boundaries and dimensions of the subject land;
- The location size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, the rear lot line, each side yard lot line and the shoreline of any water body, where applicable;
- The approximate location of all natural and artificial features such as railways, roads, water body, drainage ditches, wetlands, wooded areas, wells and septic tanks, all easements, flood plain, organic (muck) soils or leda clay;
(Note: these features must be shown for both the subject land and on any adjacent lands where these features may affect the application.)
- The current uses of land that is adjacent to the subject land;
- The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way;
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- North arrow and scale;
- Other (as indicated by Municipality) _____

APPLICATION FEES

Applicable Fees:

The processing fee, made payable to the Township of Lanark Highlands, is payable at the time application is made.

Township	\$ 500.00
Planning Deposit (Professional Planner Review) <i>*Balance of deposit is refunded or costs beyond deposit is payable upon receipt of invoice</i>	\$2,000.00
Sub-Total (payable to Township of Lanark Highlands)	\$2,500.00

Other Possible Fees:

MVCA Review (if applicable)	\$ 380.00
Health Unit Review (if applicable)	\$ 206.00
<p>Depending on the nature of the application, special background studies or reports may be required to address issues related to the application.</p> <ul style="list-style-type: none"> • Agricultural Soils Assessment Report • Archaeological Resource Study • Concept Plan showing ultimate use of land • Engineer's Report • Environmental Impact Study • Environmental Site Audit • Flood Plan Study • Hydrogeological and Terrain Analysis Report • Market Study • Mineral Aggregate Study • Noise Study • Servicing Option Statement • Site Plan Control • Storm Water Management Report/Master Drainage Plan • Transportation or Traffic Study • Other Studies deemed necessary to support the application 	To be determined.

**FEE DEPOSIT SCHEDULE AND COSTS
PLANNING APPLICATIONS
TOWNSHIP OF LANARK HIGHLANDS**

STATUTORY DECLARATION

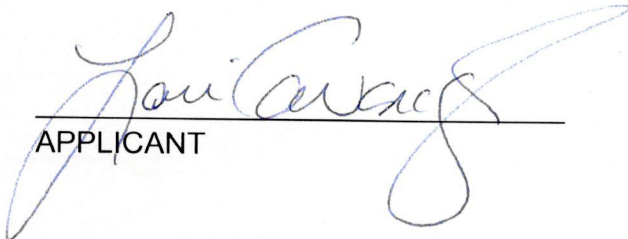
PAYMENT OF APPLICATION FEE, DEPOSIT AND ANY ADDITIONAL PROCESSING COSTS

I Thomas Cavanagh Construction, applicant for approval of the attached application for review and approval in accordance with the provisions of the Planning Act in respect of lands located at 1443 Pine Grove Road in the Township of Lanark Highlands do herewith covenant and agree to pay the Township of Lanark Highlands the initial application fee and deposit at the time of submitting the application and all costs beyond the amount of the initial application fee and deposit associated with processing and defending this application within thirty (30) days of receipt of an itemized statement from the municipality.

In the event the Municipality is required to appear before the Local Planning Appeal Tribunal, or any court or other administrative tribunal, to defend the Municipality's decision approving the application, the Applicant will indemnify and save harmless the Municipality from any fees and expenses of consultants, planners, engineers, lawyers and such other professional or technical advisors as the Municipality may, in its absolute discretion, acting reasonably, consider necessary or advisable to more properly process or support the application. The Municipality may require a deposit not to exceed \$5,000.00 that the Municipality will hold in trust, to be applied to any expenses contemplated here. The Municipality may require the Applicant to refresh the deposit from time to time. Any deposit not used as contemplated by this clause shall be returned to the Applicant, without interest.

IN WITNESS WHEREOF this covenant is executed under my seal and I make this 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.

Declared before me at the Township of Lanark Highlands, in the County of Lanark this 16 day of Sept, 2020



APPLICANT

CLERK or COA

APPLICANT