The Corporation of Loyalist Township P.O. Box 70, 263 Main Street, Odessa, Ontario K0H 2H0



Tel: (613) 386-7351 Fax: (613) 386-3833 www.loyalist.ca

Please find attached a copy of Loyalist Township's application to **Amend the Official Plan**. The fee to submit an application is **two thousand nine hundred dollars (\$2,900.00)**.

• For application \$1,400

For document preparation \$1,300

• Engineering review fee \$ 200

Before you submit your application, you are encouraged to contact the Approvals Planners, David Casemore at dcasemore@loyalist.ca (613) 386-7351 ext. 129#, Avinash Soni at asoni@loyalist.ca (613) 386-7351, ext. 156#, or the Planning Supervisor, James Griffin at igriffin@loyalist.ca (613) 386-7351, ext. 140#, at the Loyalist Township office at 18 Manitou Crescent West, Amherstview. They can answer any questions you may have and can advise what Township policies pertain to your proposal.

Appointments are required.

If you are a person with a disability and need Loyalist Township information in another format, please contact 613-386-7351, ext. 100 between 8:30 a.m. – 4:30 p.m. Monday to Friday or e-mail info@loyalist.ca.



Application for Amending Official Plan

Application No	Date Received	
Payment Received		

The undersigned hereby applies to the Mayor and members of Council of Loyalist Township, under Section 17 or 22 of the Planning Act, R.S.O. 1990 as amended, as described in this application, to amend the Loyalist Township Official Plan

Minimum Fee being \$2,900.00, which \$1,400.00 represents the application fee and \$1,300.00 for amendment preparation if the application is approved. Also, an Engineering review of \$200

The application processing fee is non-refundable, unless the application is refused and then **\$1300.00** will be refunded. Expenses can include administrative, technical and engineering staff time, advertising fees and disbursements of consultants, planners, engineers, and other technical advisers and legal fees and disbursements on a solicitor-client basis.

The applicant should be aware that a notice will be circulated to all owners within 120m (400 feet) of the subject lands and a notice will also be posted on site three (3) weeks prior to the hearing, Government agencies and departments will also be notified and some may choose to conduct a visual inspection of the property. Municipal staff will also prepare reports and these are available forty-eight (48) hours prior to the meeting, however it is the applicant's responsibility to contact the municipality for copies of the report.

Permit Fee Schedule

Section 28 – Development, Interference with Wetlands & Alternations to Shorelines & Watercourses (Ontario Regulation 148/06)



Permit Fees – Effective January 1, 2023

Category	Fee	Application Type
Group 1	\$200	Letter of Permission ¹
Group 2	\$445	 Buildings⁴, structures, boathouses, additions, reconstruction, basements greater than 10 square metres and less than or equal to 93 square metres. Fill³ less than or equal to 200 cubic metres (including septic systems) Site alteration/grading greater than 0.1 hectares and less than or equal to one hectare. Permanent docks. Single culvert replacements. Infrastructure⁸ minor maintenance⁵ greater than 10 metres and less than or equal to 50 metres. Agricultural/municipal drain channel maintenance. Dredging less than or equal to 25 square metres in area, and maintenance dredging⁹. Channel or shoreline alterations⁷ less than or equal to 50 metres in length.
Group 3	\$910	 Buildings⁴, structures, boathouses, additions, reconstruction, basements greater than 93 square metres and less than or equal to 464 square metres. Fill³ greater than 200 cubic metres and less than or equal to 500 cubic metres (including septic systems). Site alterations/grading greater than one hectare and less than or equal to two hectares. Infrastructure⁸ major maintenance (i.e. wing wall/abutment replacement). Multiple culvert replacements. Channel⁶ or shoreline alterations⁷ greater than 50 metres and less than or equal to 200 metres. Permanent, fixed, or floating docks greater that 45 square metres surface decking. Dredging greater than 25 square metres in area.
Group 4	\$1,685	 Buildings⁴, structures, boathouses, additions, reconstructions, basements greater than 464 square metres. Multiple residential subdivisions (maximum 10 lots grouped together). Fill³ greater than 500 cubic metres (including septic systems). Site alteration/grading greater than two hectares. New infrastructure⁸. Channel⁶ or shoreline alterations⁷ greater than 200 metres in length.
Inquiry (Level 1)	\$85	Brief realty or property development inquiry – no inspection. ¹⁰
Inquiry (Level 2)	\$250	Brief realty or property development inquiry – with inspection. ¹⁰
Inquiry (Level 3)	\$210	 Standard legal, realty, or property development inquiry – no inspection.¹⁰
Inquiry (Level 4)	\$385	 Standard legal, realty, or property development inquiry – with inspection.¹⁰

Permit Fee Schedule Page 1 of 2

Technical Report Review Fee Schedule



Technical Report Review Fees – Effective January 1, 2023

Engineering submissions are prepared by qualified professionals in the fields of civil engineering, water resources engineering, geotechnical engineering, coastal engineering and/or hydrogeology. Environmental submissions are prepared by an environmental consultant with relevant experience in wetland, wildlife habitat, and woodland ecology and species at risk. Cataraqui Conservation review involves evaluation of these submissions in consideration of applicable guidelines and legislation.

Report Type	Fee⁵	Notes
Technical Report – Brief ¹	\$420	Normal Review (30 days)
Technical Report – Standard ²	\$970	Floodplain hydrology analysisGeotechnical (unstable soils and slopes)
Technical Report – Major³	\$1,555	Stormwater management
Resubmissions / Revisions ⁴	50%	 Environmental impact analysis (EIA) Environmental impact statements (EIS) Sediment and erosion control plans Wetland hydrologic impact analysis

Notes:

- 1. Brief Reports: are typically those prepared in the form of a letter or opinion generally relating to the development of a single residential lot.
- 2. Standard Reports: are typically those prepared for smaller scale subdivisions, commercial, industrial, or institutional developments.
- 3. Major Reports: are typically those prepared for larger scale subdivisions, commercial, industrial, or institutional developments, or may include the integrated assessment of multiple topics.
- 4. The applicable report fee includes the review of one submission. A 50% surcharge is applied for additional submissions.
- 5. These fees are not subject to taxation.



Notes:

- 1. Letter of Permission includes buildings and structures 10 square metres or less in size, demolition of a building or structure, fill not exceeding 12 cubic metres, seasonal docks, marine railways and non-permanent boat lifts, site alterations/grading less than or equal to 0.1 hectares, agricultural tile drain outlets, dug wells located above the seasonal high water mark, geothermal heat loop systems, fencing, or other minor works that, in the opinion of Cataraqui Conservation staff, do not necessitate the issuance of a permit.
- 2. Project Advice may relate to the regulation, erosion, habitat, drainage, docks, and construction.
- 3. Fill means the placement or removal of any material that alters the contour of the ground.
- 4. Building means a structure consisting of a wall, roof, and floor or any of them, or a structural system serving the function thereof including all plumbing, works, fixtures, and service systems or a sewage system.
- Minor Maintenance means the repair of a structure involving no change in the size, shape, or location of the structure.
- 6. Channel Alterations include channel diversions, or re-alignment.
- 7. Shoreline Alterations include boat ramps, shoreline erosion protection, and solid structures on the bed of a waterbody.
- 8. Infrastructure includes bridges, culverts, pipelines, stormwater management structures, and utilities (i.e. cables, poles, and pipes).
- 9. Maintenance Dredging must be completed within five years of the previous dredging permit issuance date.
- Brief inquiries generally include a brief verbal or email response. Standard inquiries are more substantive and include a written response on Cataraqui Conservation letterhead. Additional mapping charges may apply.

The Permit fee will be reduced by 50% for applications submitted within one year of a directly related Planning Act application that was reviewed by Cataraqui Conservation.

Section 28 (12) hearings are subject to an administration surcharge of \$500.

Retroactive permit applications for works that have been completed without a permit will only be accepted if the works meet Cataraqui Conservation approved Guidelines for Implementing Ontario Regulation 148/06. A 100% surcharge will be applied for retroactive permit applications.

A \$100 charge is applied for permit amendments that are administrative in nature (e.g. expiry date extension). Applications that are more substantially amended or re-submitted after approval are subject to a surcharge of 50% of the original fee that was paid.

Fees for applications involving multiple activities will be based on the highest applicable category.

Technical reports submitted in support of a permit application will be subject to an additional review fee in accordance with Cataraqui Conservation's Technical Report Review Fee Schedule.

Permit applications received under a Minister's Zoning Order will be subject to a 100% surcharge plus applicable legal fees.

Fees are not subject to taxation.

Permit Fee Schedule Page 2 of 2

1.0 INFORMATION REGARDING APPLICANT/ AGENT

1.1	Name of Owner	
	Address	Apt
	City/ Township	Province/ State
	Postal Code/ Zip Code	Phone No
	email	
1.2	Name of Solicitor or Authorized Agent _	
	Agency	
	Address	Apt
	City/ Township	Province/ State
	Postal Code/ Zip Code	Phone No
	email	
1.3	Names and addresses of the holders of encumbrances:	any mortgages, charges or other
N	NOTE: Unless otherwise requested, all Agent, if	
2.0	INFORMATION REGARDING THE LAN	<u>IDS</u>
2.1	Date the subject land was acquired by t	he current owner:
2.2	Legal description of subject land, such a numbers, registered plan and lot number name of street and civic number, and as supply a sketch of the property, as per t	ers, reference plan and part numbers and ssessment roll number. Please also

2.3	Dimen	sions of the subject la	ind (in metric):	
	Fronta	ge	Depth	Area
2.4	4 Are there any easements or please provide a description provide a sketch or survey si		of each easement or	-
2.5	Access	s to the subject land is	s by which of the follow	ving:
		provincial highway	municipal road	that is maintained all year
		county road	another public	road
		right of way	by water	
2.6	facilitie	•	and the approximate d	ocation of parking and docking listance of these facilities from

2.7 Indicate the proposed sewage disposal system	2.8 Indicate the proposed water supply system	2.9 Indicate the proposed storm drainage system
(a) Public piped sewage system	(a) Public piped water system	(a) Sewers
(b) Public or private communal septic system	(b) Public or private communal well	(b) Ditches or swales
(c) Individual septic system	(c) Individual well	(c) Other (specify)
(d) Other (specify)	(d) Other (specify)	
Note: If (b), (c), or (d) above are indicated, then a servicing options statement and /or hydrogeological report may be required	Note: If (b), (c), or (d) above are indicated, then a servicing options statement and /or hydrogeological report may be required	Note: A preliminary stormwater management report may be required.

	of effluent would be produced per day as a result of the development, then a servicing options report and hydrogeological report shall be submitted.
2.11	Current Use(s):
0.40	All provious known uses
Z. 1Z	All previous known uses:
2.13	Are there any buildings or structures on the subject land:
	☐ Yes ☐ No
	If the answer to item 2.13 is yes, for each building or structure the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:
	The date the existing buildings or structures on the subject land were constructed:
_	
	Any existing buildings designated as being architecturally and/or historically significant?
_	

2.10 If the requested amendment would permit development on a privately owned

and operated individual or communal septic system and more than 4,500 litres

2.17	Existin	g land use(s) o	fsurr	ounding lands:		
-						
-						
2.18	Has th lands?	ere been an ind	lustria	al or commercia	ıl use	on the subject land or adjacent
		Yes		☐ No		
	If Yes,	specify the use	and t	the last year of	that u	se
	Has th materia		subj	ect land been c	hang	ed by adding earth or other
		Yes		No		Unknown
	Has a time?	gas station bee	n loca	ated on the sub	ject la	and or adjacent lands at any
		Yes		No		Unknown
		ere been petrol any time?	eum (or other fuel sto	red o	n the subject land or adjacent
		Yes		No		Unknown
2.22		e reason to beli uses on the site		•	l may	have been contaminated by
		Yes		No		Unknown
2.23				oject of an envir ohibition order?		ental order such as control, stop
		Yes		No		
	If Yes,	explain				

2.24	Have you ever been advised either formally or informally by the Ministry of Environment and Energy or another source that the property is or may be contaminated?							
	☐ Yes ☐ No							
	If Yes, explain							
2.25	What information did you use to determine the answers to the questions above?							
	If yes to 2.18, 2.19, 2.20, 2.21, 2.22, 2.23 or 2.24 a previous use inventory is needed, showing all former uses of the subject land, or if appropriate, the adjacent land.							
3.0	INFORMATION REGARDING OFFICIAL PLAN AMENDMENT							
3.1	Current Official Plan designation and its uses, which are authorized by the designation:							
3.2	Requested Official Plan designation applying to the land and uses that it will authorize:							
3.3	Describe the change requested:							

Existing Provision(s):		Proposed Provision(s):
	_	
	_	
	_	
	_	
	_	
Does the requested amer Official Plan?	ndment ch	nange, replace or delete a policy in the
Yes		No
If so, which policy is to be	changes	L replaced or doloted
If so, which policy is to be	changed	i, replaced of deleted.
oes the proposed amend	ment add	a policy to the Official Plan?
oes the proposed amend	ment add	a policy to the Official Plan?
oes the proposed amend		a policy to the Official Plan?
Yes		
Yes		

	☐ Yes ☐ No
lf	yes, which schedule and the text that accompanies it.
_	
_	
_	
(If the requested amendment alters all or any part of the boundary of an are settlement, or establishes a new area of settlement in a municipality, list the current Official Plan policies, if any, dealing with the alteration or establishment and area of settlement.
_	
_	
_	
_	
_	
er	the requested amendment removes the subject land from an area of mployment, list the current Official Plan policies, if any, dealing with the moval of land from an area of employment.
_	

4.0 JUSTIFICATION FOR THE AMENDMENT

4.1

	4.1.1 Describe the suitability of the subject land in terms of both physical characteristics and location for the proposed change in land use designation in this area.
	4.1.2 Indicate the compatibility of the change in land use designation with the existing uses in the area.
	4.1.3 Indicate why there is a need for a change in land use designation in this area.
4.2 Complete	the following for any amendment not covered by 4.1 above:
	4.2.1 Please describe why the proposed change in policy is more appropriate than the relevant existing policy.

Complete the following if a change in the land use designation of the Official Plan is requested:

5.0 PROVINCIAL POLICY INFORMATION

5.1	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act</i> ?								

5.2 Significant Features Checklist

Check through the following list. Indicate under YES, NO or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	NO	UNKNOWN	IF FEATURE: SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas					Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry (see definition below)				metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry (see definition below)				metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry within 1000 metres (see definition below)				metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site				metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant				metres	Assess the need for a feasibility study for residential and other sensitive land uses.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	ON	JNKNOWN	IF FEATURE: SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
	_		ر		
Waste Stabilization Pond				metres	Assess the need for residential and other sensitive land uses.
Active Railway Line				metres	Evaluate impacts within 150 metres
Controlled access highways or					Evaluate impacts within 100 metres
freeways, including designated future ones.				metres	
Electric Transformer Station				metres	Determine possible impacts within 200 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection					Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour,
(NEP) is 28 or greater.				metres	development of sensitive land uses is not permitted
High Voltage Electric Transmission Line				metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors				metres	Will the corridor be protected?
Prime Agricultural Land				metres	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural Operations				metres	Development to comply with the Minimum Distance Separation Formulae.
Mineral Aggregate Resource Areas					Will development hinder access to the establishment of new resource operations?
Mineral Aggregate Operations Mineral and				metres	Will development hinder continuation of extraction?
Mineral and Petroleum Resource Areas.					Will development hinder access to the resource or the establishment of new resource operations?
Existing Pits and Quarries				metres	Will development hinder the continued operations or expansion?

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	ON	UNKNOWN	IF FEATURE: SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Significant Wetlands				metres	Provide Environmental Impact Study.
Significant ravine, valley, river, stream corridors and significant portions of habitat of endangered and threatened species.				metres	Provide Environmental Impact Study.
Significant fish habitat, wildlife habitat, woodlands, valley lands, areas of natural and scientific interest.				metres	Provide Environmental Impact Study.
Sensitive groundwater recharge areas, headwaters and aquifers.					Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant landscapes, vistas, ridgelines, built heritage resources and cultural heritage landscapes.					Development should conserve significant landscapes, vistas, ridgelines, built heritage resources and cultural heritage landscapes.
Significant archaeological resources					Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Erosion Hazards					Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	NO	UNKNOWN	IF FEATURE: SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Floodplains					Where one-zone flood plain management is in effect, development is not permitted within the floodplain. Where two-zone flood plain management is in effect development is not permitted within the floodway.
Contaminated Sites					Assess and inventory of previous uses in areas of possible soil contamination.
Hazardous Sites (see definition below)				metres	

Definition:

Class 1 Industrial – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and day time operations only.

Class 2 Industrial – medium scale processing and manufacturing with outdoor storage, periodic output of emissions shift operations and daytime truck traffic.

Class 3 Industrial – indicate if within 1,000 metres – processing and manufacturing with frequent and intense off site impacts and a high probability of fugitive emissions.

Hazardous Sites – property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays (leda), organic soils) or unstable bedrock (Karst topography).

5.3 Is the plans	ne subject land within an area of land designated under any provincial plan or s?
,	s, does the requested amendment conform to, or does not conflict with the incial plan or plans?

5.4	Residential Housing Information (if applicable):	
	5.4.1 Number of Units5.4.2 Height of Building	(m)
	5.4.3 No. of Storeys5.4.4 Ground Floor Area	(m2)
	5.4.5 Total Floor Area(m2) 5.4.6 Proposed Density	(du/ha)
	5.4.7 Housing Type	
	5.4.8 Type and Number of Units: Bachelor1 Bedroor	n
	2 Bedroom 3 Bedroom 4 Bedroom Other	
	5.4.9 Parking Spaces – Surface	
<u>6.0</u>	COMMERCIAL AND INDUSTRIAL INFORMATION (if applicable)
6.1	Building Dimensions:	_(m)
6.2	Ground Floor Area	_(m2)
6.3	Total Floor Area	_(m2)
6.4	Mezzanine Level	_(m2)
6.5	Building Height	_(m)
6.6	Total Parking Spaces	
6.7	No. of Handicapped Spaces	
6.8	Anticipated Construction Start	
6.9	Proposed date of Occupancy	
7.0	<u>OTHER</u>	
(Is the subject land or land within 120 metres of it subject to an applicant under the <i>Planning Act</i> for, minor variance, consent, amend Offiical Plan, zoning by-law amendment, subdivision approval, site place Minister's zoning order amendment?	ment to the
	Yes No	

	each a	answer to Section 7.1 is yes, please provide the following information about pplication: file number, subject land, purpose, application status and its on this application.
<u>8.0</u>	DR	AWING/ SURVEY
A s	ketch s	showing the following must be provided:
	i.	The boundaries and dimensions of the subject land.
	ii.	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 yard lot line, rear yard lot line and the side yard lot lines.
	iii.	The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land and within 500 metres of the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
	iv.	The current uses on land that is adjacent to the subject land.
	V.	The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
	vi.	If access to the subject land is by water only, the location of the parking and docking facilities to be used.
	vii.	The location and nature of any easement affecting the subject land.
8.1	Name	of surveyor or draftsperson and date of survey or sketch:

9.0 AGREEMENT

I authorize Township staff to enter onto my proper related strictly to this application.	ty to conduct a site inspection
Signature of Owner	 Date
NOTICE OF COLLEMUNICIPAL FREEDOM OF INFORMATION AND	
Personal information collected on this form is collected on this matter. All names, addresses, op available for public disclosure. Questions regarding forwarded to Murray Beckel, Loyalist Township, 26 KOH 2HO, telephone (613) 386-7351, extension 13	be used to assist in making a sinions and comments will be made ng this collection should be 63 Main Street, Odessa, Ontario,
Signature of Applicant or Authorized Agent:	
Name of Applicant (Please Print):	
Date:	
NOTE:	

If the applicant is not the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application is required.

AGREEMENT TO INDEMNIFY

The Owner/Applicant agrees to reimburse and indemnify Loyalist Township of all fees and expenses incurred by the Township to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The Owner/Applicant also agrees to deposit with the Township such monies as required by Loyalist Township's Tariff of Fees By-law as amended to defend appeals brought before the OMB by parties other than the Applicant/Owner or Township.

The required fee for the processing of this application shall be in accordance with the Township's current Tariff of Fees By-law pertaining to planning matters. A certified cheque for the required amount must accompany the application at the time of submission. The amount of the required fees should be confirmed with the Township prior to the submission of the application.

Date	Applicant/Owner

An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is true.

STATUTORY DECLARATION

Dated at the	of		
	(Munici	oality/City)	
this	day of		20
I,			
of the	(Munici	of pality/City)	
in the	of (County/Regio	n)	acknowledge
statements contained in t	his application a	re true and I make th	nis solemn declaration
conscientiously believing	it to be true and	knowing that it is of	the same force and
effect as if made under or	ath and by virtue	of the Canada Evide	ence Act.
Declared before me at the	e	of	
in the		of	
this	day of _		20
Signature of Commissione	r, etc.	Signature of Applications or Authorized Age	•