



**CORPORATION
de la Cité de / of the City of
CLARENCE-ROCKLAND**

APPLICATION FOR A MINOR VARIANCE

Personal information contained on this form is collected pursuant to the *Municipal Freedom of Information and Protection of Individual Privacy Act* and will be used for the purpose of responding to your request. Questions about this collection should be directed in writing to the Freedom of Information and Privacy Coordinator of the City of Clarence-Rockland.

APPLICANT'S GUIDE

The following notes are for the assistance of applicant(s) and should not be regarded as complete or exhaustive. Reference should be made to the Planning Act, the Official Plan and Zoning By-Law of the City of Clarence-Rockland as well as the Official Plan of the United Counties of Prescott-Russell. In case of doubt or difficulty, enquiries should be directed to the:

Infrastructure & Planning Department
City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7

Telephone: (613) 446-6022
Fax: (613) 446-1497

GENERAL INFORMATION

1. Pre-consultation discussions with the City of Clarence-Rockland, concerned ministries and agencies are recommended before submitting a complete application. The ministries with the largest review functions are the Ministry of Natural Resources and the Ministry of the Environment and Energy.
2. This application is to be fully completed and submitted to the Infrastructure & Planning Department of the Corporation of the City of Clarence-Rockland, signed by both the applicant(s) and owner(s) of the affected lands, and accompanied by:

- i) Fees for the amount indicated on the attached Schedule “B”.

The fees for the application represent a portion of the anticipated costs for the processing of the application(s). The following are also required to ensure that an application can be deemed complete:

- i) A Cover Letter or Planning Rationale describing the application and outlining reasons for its support and justification;
 - ii) A recent survey plan and/or reference plan;
 - iii) 2 copies of any additional supporting information (*see Item 8 of the application form*);
 - iv) A copy of the Deed of Land;
 - v) A signed letter of Undertaking for a possible OMB appeal.
3. If, in the opinion of the Director of Infrastructure & Planning, the application is not complete (*as described in the Planning Act of Ontario, R.S.O. 1990, as amended*), the required circulation of the application and any necessary hearing will be delayed until a complete application is submitted.
4. Once the application has been deemed complete, the Infrastructure & Planning Department will seek comments and recommendations from all relevant municipal departments. The Infrastructure & Planning Department will ultimately bring forward a report with a recommendation to the Committee of Adjustment who will then make the final decision.
5. The Letter of Undertaking is required and binds the Owner to paying the municipality’s cost if the municipality ends-up representing an applicant’s interest at any Ontario Municipal Board Hearing associated with the submitted application.

1.0 Owner/applicant and application information

1.1 Name of owner/applicant. (An authorization is required in Item 10.0, if applicant is not the owner.)

Registered Owner: <u>City of Clarence-Rockland</u>		
Name of representative (if the owner is a company):		
Address: <u>1560 Laurier Street</u>	City/Province: <u>Rockland, Ont</u>	Postal Code: <u>K4K 1P7</u>
Telephone: Home ()	Work (<u>613</u>) <u>446-6022</u>	Fax ()
Email Address:		

Name of applicant or agent: <u>Philippe Cormier</u>		
Address: <u>1560 Laurier Street</u>	City/Province: <u>Rockland, Ont</u>	Postal Code: <u>K4K 1P7</u>
Telephone: Home ()	Work (<u>613</u>) <u>446-6022 2260</u>	Fax ()
Email Address: <u>pcormier@clarence-rockland.com</u>		

Name, address and telephone number of all persons having any mortgage charge or encumbrance on the property:

- 1.2 Send correspondence to: Owner ☐ Applicant ☒ Other ☐
- 1.3 Which official language would you prefer for any correspondence? French ☐ English ☒
- 1.4 Have you had a pre-consultation meeting with the City's Infrastructure & Planning Department? ☒ Yes ☐ No
- If yes, with whom and when? Nicolas Denis

2.0 Location of the subject land2.1 Provide a description of the entire subject property:

Municipal Address: 760 Industrielle Street, Rockland, Ont					
Lot: 21-23		Concession: 1(0.5)		Reference Plan No.: 50R8864/50R8768	
Subdivision Plan No(s): 50M-			Block/Lot No(s):		
Area:	54.42 acres	Depth:	+/- 400m metres	Frontage (width):	165 metres
	22.02 hectares		+/- 1312 ft feet		541 feet

2.2 What are the adjacent land uses?

North: N/A	East: Business Park
South: Business Park	West: Low Density Residential

3.0 Description of request

Variance to Zoning by-law



Permission (Legal non-conforming use)

**3.1 Submission Requirements**

a)	Minor Variance Requested:	Reduction of minimum front yard STP : 1.5m
	Zoning Requirement:	Minimum front yard : 50m
b)	Minor Variance Requested:	Reduction of minimum front yard paved surface : 1.5m
	Zoning Requirement:	Minimum front yard : 50m
c)	Minor Variance Requested:	
	Zoning Requirement:	

5.0 Existing and proposed land uses

- 5.1 What is the existing use of the land? Sewage treatment plant / Business Park
- 5.2 What is the proposed use of the land? Sewage treatment plant / Business Park
- 5.3 Since when the existing use(s) of the subject property identified at Item 5.1 have continued? /

6.0 Existing and proposed services

6.1 Road access is from:

☐ Private right-of-way☒ Municipal road☐ County road☐ Other: _____6.2 What is the name of the road providing access? Industrielle Street

6.3 Indicate the applicable water supply, sewage disposal and stormwater drainage systems:

	Existing	Proposed
Municipal water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal well	<input type="checkbox"/>	<input type="checkbox"/>
Individual well	<input type="checkbox"/>	<input type="checkbox"/>
Other water supply (<i>Specify</i>)	_____	

	Existing	Proposed
Municipal sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal septic	<input type="checkbox"/>	<input type="checkbox"/>
Individual septic	<input type="checkbox"/>	<input type="checkbox"/>
Other sewage system (<i>Specify</i>)	_____	

	Existing	Proposed
Public storm sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ditch or swale	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____		

7.0 Other related planning applications

7.1 Is this parcel of land currently the subject of any of the applications listed below?

	Yes	No
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Consent (Severance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other _____		

7.2 If the answer to Item 7.1 is yes, please provide the following information:

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

8.0 Other supporting information

- 8.1 Please list the titles of any supporting documents: *(e.g. Environmental Impact Assessment Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)*.

9.0 Affidavit: (This must be signed in the presence of a Commissioner)

I (we) _____ of
Applicant(s)

_____ in the
village / town

_____ solemnly
County / Region

declare that all the statements contained in this application are true, and I, (we) 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 and by virtue of the **CANADA EVIDENCE ACT**.

DECLARED before me at the _____
village / town

of _____
County / Region

this _____ day of _____ 20 _____

Signature of Applicant

Signature of Applicant

Signature of a Commissioner

10.1 Owner's authorization, if the owner is not the applicant

I (we) _____ of
Owner(s)

_____ in the
village / town

_____ do hereby
County / Region

authorize _____
Name of agent

to act as my agent in this application.

Signature of Owner _____

Signature of Owner _____

Date _____

SCHEDULE A – APPLICANT’S CHECKLIST**Applicant’s Checklist:**

Have you remembered to attach:	Yes
▪ 1 original copy of the completed application form accompanied by a cover letter or a planning rationale	<input type="checkbox"/>
▪ The required fees, either cash, Interac, cheque or money order, payable to the City of Clarence-Rockland	<input type="checkbox"/>
▪ 2 copies of the supporting documentation described in the application form (if applicable)	<input type="checkbox"/>
▪ Survey plan and/or reference plan	<input type="checkbox"/>
▪ Copy of the Deed of Land	<input type="checkbox"/>
▪ A signed letter of Undertaking for a possible OMB appeal	<input type="checkbox"/>

SCHEDULE B - FEES

- Minor Variance
\$728.00
- If the property is within the South Nation Conservation Watershed
\$370.00

SCHEDULE C
UNDERTAKING FOR ONTARIO MUNICIPAL BOARD APPEAL
TO: City of Clarence-Rockland

FROM: _____

(Name of owner)

 (Address of owner)

SUBJECT: Application for:

☐ Official Plan

☐ Zoning

☐ Minor Variance

☐ Site Plan

☐ Subdivision

☐ Severance

ADDRESS OF SITE : _____

Where the City of Clarence-Rockland substantially supports the application for:

 (Official Plan, zoning, minor variance ...)

I / We _____

(Name of owner/applicant)

hereby undertake(s) to pay, in accordance with By-law No. 2015-176 of the City of Clarence-Rockland, upon receipt of invoice from the City, any and all legal costs, including all disbursements of the City, in respect of the preparation for and attendance at an Ontario Municipal Board hearing, until the matter is finally resolved by the said Board.

It is hereby acknowledged that "Hearing" shall include all attendances before the Board in respect of the said application whether in person, telephone conference call or other means as directed by the Board.

Dated at _____ this _____ day of _____

Signature of owner/applicant

Corporate Name (If applicable)

Signature of owner/applicant

Corporate Name (If applicable)

(Authorized Signature)

(Please print name)
I have authority to bind the Corporation

Witness (for individuals)

(Please print name and title)

