

Part 3: Land Use

Existing Use: Vacant Rural land (former extraction operation)
Proposed Use: Licensed Pit

Official Plan
Official Plan Designation*: Rural Communities

Explanation of how the application conforms to the Official Plan
 Official Plan Amendment required

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.
 Official Plan Amendment application being filed concurrently

Zoning
Zoning*: current zoning is Rural (RU)

Nature and Extent of the rezoning requested:
 Rezone from RU to Mineral Aggregate Resources Pit - Exception (MXP-X)

Reason why rezoning is being requested:
 A licensed Pit is not a permitted use in the Rural (RU) zone, exception to 18.2 of ZBL to reduce the side yard from 15m to zero (0) metres.

****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

Property Characteristics - Entire Property
Lot Frontage (Road) ft 287.7 m (Water) ft m
Lot Depth ft m Lot Area ac 50.6 ha

**Re-zoned Lands - 227.7m of frontage, 23.02ha

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

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

Proposed Buildings or Structures for Subject Lands

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

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)*

Type of Structure	Front Yard (m)	Rear Yard (m)	Side Yard (m)	Side Yard (m)
N/A				

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)
N/A				

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 (#) 511
- 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):

- 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):

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

Part 6: Additional Information

Existing Uses of Adjacent Lands

To the North: rural and residential

To the South: licensed quarry

To the East: Highway 511, rural and scattered residential uses

To the West: vacant rural land

The length of time the existing uses of the subject property have continued? subject property previously contained a pit operation, which has not been active since the mid 1990s 1980s

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		
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		Quarry on lands to the south
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			
Land affected by application			
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: N/A
 Provide the length of time that the existing uses of the subject land have continued: vacant parcel
 since early ~~1990s~~ ^{1980s}, prior to which there was a licensed Pit

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, Tracy Zander Zander Plan of the Twp. of DNE
in the County of Lanark 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
Town of Peth
in the County of Lanark
this 17 day of April, 2023.

Dlleinas

A Commissioner of Oaths

Tracy Zander

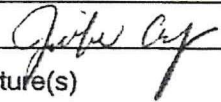
Owner/Agent Signature

Danielle Kathleen Morrow, a Commissioner, etc.,
Province of Ontario, for Anderson Foss Professional
Corporation, Barristers and Solicitors.
Expires April 3, 2025.

OWNERS AUTHORIZATION

I/We, Kevin Cooney and Jennifer Cooney being the registered owner(s) of the subject lands hereby authorize Zander plan, Inc. to prepare and submit the application for Zoning By-law Amendment on my/our behalf to the Corporation of the Township of Lanark Highlands.




Signature(s)

April 13/2023
Date

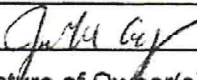
CONSENT OF OWNER

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

I/We, Kevin Cooney and Jennifer Cooney, 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)

April 13/2023
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 NA
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 Kevin and Jennifer Cooney, 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 Darling Cove 3 Pt. Lots 22 and 23 in the Township of Lanark Highlands do hereby 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.

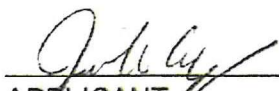
In the event the Municipality is required to appear before the Local Planning Appeal Tribunal, or any court or other administrative tribunal, to defend the Municipality's decision approving the application, the Applicant will indemnify and save harmless the Municipality from any fees and expenses of 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 13 day of April, 2023.

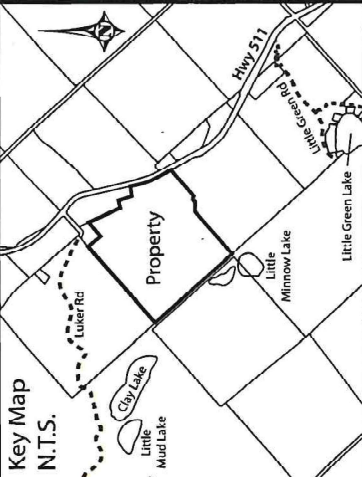

APPLICANT


CLERK or COA


APPLICANT

Cooney Zoning By-Law Amendment Sketch

Part Lots 22 and 23, Concession 3
Geographic Township of Darling
Township of Lanark Highlands
COUNTY OF LANARK



Legend

	Lands to be Re-Zoned
	Wetlands
	Waterbodies
	Pit & Quarry
	Treed Areas
	Mineral Aggregate Reserve
	Previous Extraction Area
	ANSI
	Stream

Notes:

1. Boundary and dimensions of the subject property are approximate based in part off of Plan 27R-10397 completed for the two severances identified as #9749 and #9779 on the sketch.
2. Location of all natural features including treed areas waterbodies, watercourses, spot elevations and existing roads derived from information provided by Base Mapping Company Ltd.
3. Location of the existing Pit derived from the Township's Official Plan Schedule A. Location of the ANSI and Mineral Aggregate Reserve areas derived from the Township's Official Plan Schedule B.

Version Date: September 8, 2023
File No. 12-062 Drawn By: CC

Your rural land planning experts
40 Sunset Boulevard, Perth, ON K7H 2Y4 613-264-9600

