



West Nipissing Ouest

File No. 2009/91

**APPLICATION TO AMEND  
ZONING BY-LAW NO. 97-01**

**The undersigned hereby applies to the Corporation of the Municipality of West Nipissing under Section 34 of the Planning Act (Ontario) for an amendment to a Zoning By-law as described in this application:**

**1. Applicant Information:**

Registered Owner: Léola Lamarche

Mailing Address: 166 ST-Joseph Street

Sudbury, ON P3B 2R1

Phone: 705-677-8932 Facsimile: 705-671-3847

705-675-1151 xT:4005  
E-mail address: llamarche@laurentian.ca

If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner, please specify:

**2. Agent or Solicitor Information:**

Agent or Solicitor: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Facsimile: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**Note: Unless otherwise indicated, all communication will be sent to the Agent, if any.**

**3. Legal Description of Property:**

080-1-1-1051

Concession No.: 3 Lot(s): 8

Registered Plan No.: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Reference Plan: 362-12354 Part(s): 1

Parcel No.(s): \_\_\_\_\_

PIN No.(s): 49065-0108

Town/Township: Falconer

Municipal Address: Dokis Reserve Road, MONETVILLE ON  
POM 2K0

4. Name(s) and Address(s) of any Mortgagees, holders of charges or other encumbrancers:  
\_\_\_\_\_  
\_\_\_\_\_

5. Date of acquisition of land by current owner: Nov 28, 2008.

6. Current Zoning Designation: RURAL By-law No. 97-01

7. Proposed Zoning: Resort Commercial Sp. Zone

8. Why is the rezoning being requested? Provide details of proposed development or land use:

lands to be rezoned to permit establishment  
of a seasonal use camping park

**Note: if the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, details of the related Official Plan or Official Plan Amendment are required to be submitted with this application.**

9. (a) Current Official Plan land use designation: Rural Dev Uses

(b) Explain how the application conforms to the Official Plan: S. 3.2.2  
S. 3.2.3

10. Have the lands intended to be rezoned:

(a) ever been, or are now, part of an application for:

(i) Official Plan Amendment?

Yes  No

if yes, File #: \_\_\_\_\_ Status: \_\_\_\_\_

(ii) Plan of Subdivision?

Yes  No

if yes, File #: \_\_\_\_\_ Status: \_\_\_\_\_

(iii) Consent?

Yes  No

if yes, File #: C22/07 Status: Approved.

(iv) Rezoning?

Yes  No

if yes, File #: \_\_\_\_\_ Status: \_\_\_\_\_

(b) Ever been the subject to a Minister's Zoning Order?

Yes  No

if yes, what is the Ontario Regulation No.? \_\_\_\_\_

11. Dimensions in metric units of the land to rezoned (describe only the portion of land which is to be rezoned).

a) Frontage: 500' meters

b) Depth: 5000' ± meters

c) Area: 53 Ac. square meters

12. (a) Describe the existing use of the subject land:

Vacant  
\_\_\_\_\_  
\_\_\_\_\_

(b) Date that existing uses were established: \_\_\_\_\_

(c) Number of existing buildings and structures on lands to be rezoned: 0

13. (a) Particulars of all buildings (in metric units):

	<u>Existing</u>	<u>Proposed</u>
Use	<u>1/4</u>	<u>Temple House</u>
Ground Floor Area	_____	_____
Width:	_____	_____
Length:	_____	_____
Height:	_____	_____
Date Constructed:	_____	_____

(b) Are any of the existing buildings to be demolished or removed:

Yes

No

If yes, identify which buildings are to be demolished or removed:

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

**If there is more than one existing or proposed building, please attach to the application form the above information for each additional building.**

14. Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines in metric units):

	Existing	Proposed
Front:	<u>None</u> m	<u>None</u> m
Rear	_____ m	_____ m
Side	_____ m	_____ m
Side	_____ m	_____ m

If there is more than one existing or proposed building, please attach to the application form completed information for each additional building.

15. Access to the lands to be rezoned will be from:

- |                                  |   |                                     |
|----------------------------------|---|-------------------------------------|
| (a) Provincial Highway           | <input type="checkbox"/> Yes            | <input type="checkbox"/> No         |
| (b) Municipal Road               | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No         |
| maintained by Municipality       | <input type="checkbox"/> Seasonally     | <input type="checkbox"/> Year-round |
| (c) other public road i.e. Crown | <input type="checkbox"/> Yes            | <input type="checkbox"/> No         |
| (d) right-of-way                 | <input type="checkbox"/> Yes            | <input type="checkbox"/> No         |
| (e) water                        | <input type="checkbox"/> Yes            | <input type="checkbox"/> No         |

16. What types of water supply and sewage disposal are proposed:

- |  |                                     |
|--|-------------------------------------|
| Municipally owned and operated piped water system    | <input type="checkbox"/>            |
| Municipally owned and operated sanitary sewer system | <input type="checkbox"/>            |
| Lake   | <input type="checkbox"/>            |
| Individual Well                                      | <input type="checkbox"/>            |
| Communal Well  | <input checked="" type="checkbox"/> |
| Individual Septic System                             | <input type="checkbox"/>            |
| Communal Septic System                               | <input type="checkbox"/>            |
| Pit Privy  | <input checked="" type="checkbox"/> |
| Other  | <input type="checkbox"/>            |

17. How will storm drainage be provided?

- |              |                                     |
|--------------|-------------------------------------|
| Storm sewers | <input type="checkbox"/>            |
| Ditches      | <input checked="" type="checkbox"/> |
| Swales       | <input type="checkbox"/>            |
| Other _____  | <input type="checkbox"/>            |

18. Is the application to amend the zoning by-law consistent with Provincial Policy Statements issued under subsection 3(1) of the *Planning Act* (Ontario)?

Yes

No

19. Is the subject land within an area of land designated under any provincial policy or plans?

Yes

No

If yes, does the application conform to or not conflict with the applicable provincial plan or policy?

Yes

No

20. Supporting material to be attached:

1. A survey, if available, of the subject property.
2. A sketch, drawn to scale, showing in metric units, the following:
  - (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - (b) the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
  - (c) the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
  - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
  - (e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
  - (f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
  - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;

- (h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- (i) the location and nature of any easement affecting the subject land.

21. If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

22. **AFFIDAVIT**

I/We LEOLA LAMARCHE

of the City of Sudbury

District/County of GREATER SUDBURY

Province of Ontario,

MAKE OATH and state that all of the Statements contained in this application are true, and I 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 Town )  
 of STURGEON FALLS )  
 in the DIST. OF NIPISSING )  
 this 20 day of Jan, 2009.)

Leola Lamarche  
 Applicant/Solicitor/  
 Authorized Agent

  
 A Commissioner, etc.

Dawn Ducharme, a Commissioner, etc.,  
 Province of Ontario, for the Corporation of the  
 Municipality of West Nipissing.  
 Witness July 21, 2011

**AUTHORIZATION**

Location of Subject Lands:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I/WE the undersigned, being the registered owner(s) of the above lands, hereby authorize:

\_\_\_\_\_

of the \_\_\_\_\_ of \_\_\_\_\_

to make application on my/our behalf to the Planning Committee of the Municipality of West Nipissing for a Minor Variance.

Dated at the \_\_\_\_\_ of \_\_\_\_\_, in the \_\_\_\_\_

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

200\_\_.

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

\_\_\_\_\_  
(Name of Owner – Printed)

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

\_\_\_\_\_  
(Name of Owner – Printed)

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

\_\_\_\_\_  
(Name of Owner – Printed)

Note: This form is only to be used for applications which are to be signed by someone other than the owner(s). If the applicant is a corporation, the corporate seal or statement "I/we have authority to bind the corporation" is to accompany the owner's signature(s).