



The Municipality of the
VILLAGE OF BURK'S FALLS

172 Ontario Street • PO Box 160 • Burk's Falls ON P0A 1C0
P 705-382-3138 • F 705-382-2273 • www.burksfalls.net

Village of Burk's Falls
APPLICATION FOR ZONING BY-LAW AMENDMENT

(Under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13; O. Reg. 545/06)

This application reflects the mandatory information prescribed under Ontario Regulation 545/06 of the *Planning Act*. A pre-consultation with the Village of Burk's Falls is highly recommended prior to submitting this application to determine submission requirements and identify any supporting studies or plans that may be required. In addition to this form, applicants must provide:

- The required fee payable to the Village of Burk's Falls
- A detailed sketch or plan to scale
- Any supporting reports and studies as identified through pre-consultation

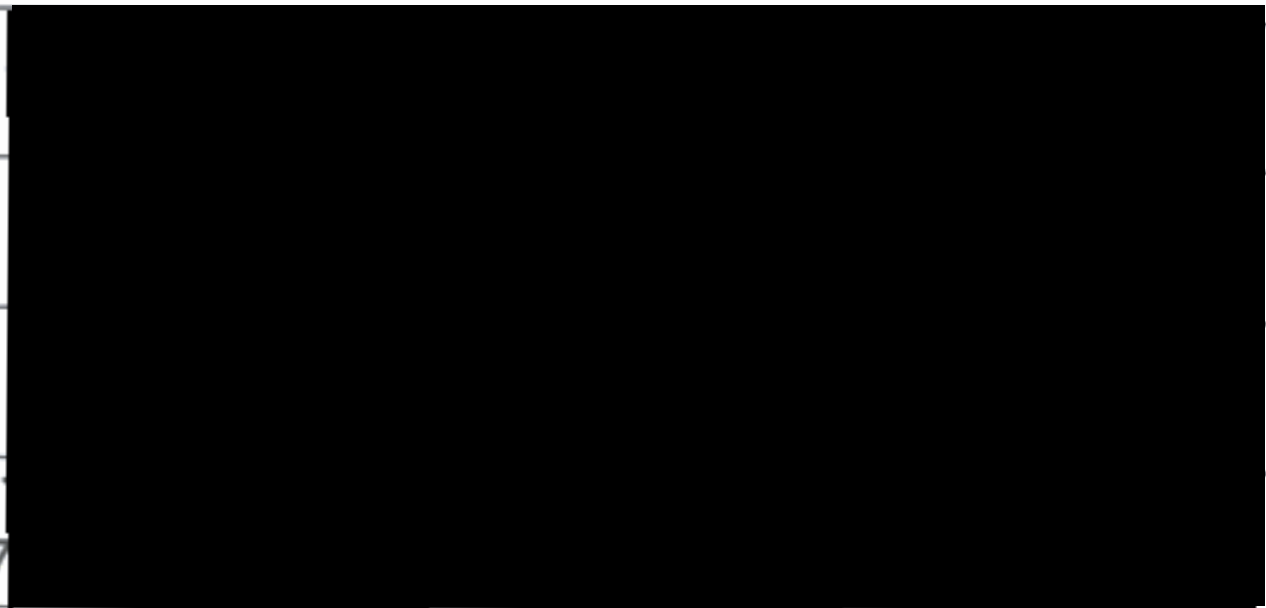
Applications that are incomplete will not be processed under the timelines of the *Planning Act*.

FOR OFFICE USE ONLY

File No.: _____ Date Received: _____ Fees Paid: \$ _____

Deemed Complete: _____ Initials: _____

1. APPLICANT INFORMATION

REGISTERED OWNER INFORMATION	AGENT INFORMATION (if applicable):
Name: 2152900 Ontario Inc.	Name:
	Company:
	Address:
	Telephone:



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Email:

Email:

Date of Application: July 13, 2026

2. MORTGAGES / CHARGES / ENCUMBRANCES (if known)

List the names and addresses of all mortgagees, holders of charges, or other encumbrancers on the subject land.

Name: None

Address: _____

Name: _____

Address: _____

3. OFFICIAL PLAN DESIGNATION AND CONFORMITY

Current Official Plan designation(s):

Urban and Environmental Protection

Explain how the application conforms with the Official Plan:

The application meets the general intent of the Official Plan as the Official Plan encourages development of new medium density residential uses through intensification of existing serviced areas.

4. ZONING INFORMATION AND PROPOSAL

Current zoning of the subject lands:

Residential

Nature and extent of rezoning requested:

A zoning amendment to allow multiple residential uses up to 15 metres in height

Reason(s) for the rezoning requested:

To allow for the development of multiple residential buildings



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5. DENSITY / HEIGHT REQUIREMENTS (if applicable)

If the subject land is within an area where minimum/maximum density or height requirements apply, state the requirements below.

Density requirements: 150 units per hectare

Height requirements: 10 metres

6. DESCRIPTION OF SUBJECT LANDS

Lot: 7

Concession: 8

Township: Armour- Village of Burks Falls

Registered Plan / Lot / Block: 42R-10901

Reference Plan / Part: 2

Civic Address: None

Frontage (m): 233 metres on Magnetawan River

Depth (m): irregular

Area (ha): 3.29

Water access only: No

7. SPECIAL POLICY CONTEXT (if applicable)

If applicable, provide details:

- a) The application is to implement alteration to the boundary of an area of settlement or to implement a new area of settlement in the Municipality.

☐ YES

☒ NO



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b) The application is to remove land from an area of employment.

☐ YES

☐ NO

No

c) The subject land is within an area where zoning with conditions may apply.

☐ YES

☐ NO

Yes - A holding designation should be used as municipal services will need to be extended to the property line.

8. ACCESS AND SERVICING

Access to subject land will be by (check all that apply):

☐

Provincial Highway

☒

Municipal Road (year-round)

☐

Municipal Road (seasonal)

☐

Other Public Road

☐

Right-of-Way

☐

Water Access

If water access only, provide parking and docking facilities used/to be used and approximate distances from the subject land and nearest public road.

Parking / Docking details:

Water Supply:

☒

Publicly owned and operated
piped system

☐

Private individual well

☐

Communal well

☐

Lake/Other

☐

Other means

Sewage Disposal:



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- ☒ Publicly owned and operated sanitary system
☐ Private individual septic

- ☐ Communal septic
☐ Privy
☐ Other

Storm Drainage:

- ☐ Sewers
☒ Ditches

- ☒ Swales
☒ Other

If the proposed development is serviced by privately owned and operated individual or communal septic systems, and the development would produce more than 4,500 litres of effluent per day upon completion, the following studies must be submitted with this application:

- a) A Servicing Options Report; and
b) A Hydrogeological Report.

9. EXISTING USES AND BUILDINGS

Existing use(s) of the subject land:

Vacant

Are there buildings or structures on the subject land? ☐ Yes ☐ No

	Building One	Building Two	Building Three
Type of Building			
Setback from Front Lot Line (m)			
Setback from Rear Lot Line (m)			
Setback from Side Lot Line (m)			
Setback from Side Lot Line (m)			
Height (m)			
Dimensions (m)			
Floor Area (sq.m)			
Date of Construction			
No. of Parking/Loading			



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Spaces			
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10. PROPOSED USES AND BUILDINGS

Proposed use(s) of the subject land:

Four separate 4 storey apartment buildings that may contain commercial/institutional uses on the ground floor

Are buildings or structures proposed to be built? ☒ Yes ☐ No

	Building One	Building Two	Building Three	BUILDING FOUR
Type of Building	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Setback from Front Lot Line (m)	108	72	20	20
Setback from Rear Lot Line (m)	10	10	94	58
Setback from Side Lot Line (m)	21	74	48	56
Setback from Side Lot Line (m)	141	96	118	110
Height (m)	15	15	15	15
Dimensions (m)	22 x 62	22 x 62	22 x 62	22 x 62
Floor Area (sq.m)	1367	1367	1367	1367
Date of Construction	-	+	-	-
No. of Parking/Loading Spaces	75	75	75	76

11. LAND HISTORY (if known)

Date subject lands were acquired by current owner:

July 23, 2025

Dates existing buildings/structures were constructed:

None

Length of time existing uses have continued:

-

12. OTHER APPLICATIONS (if known)

Please indicate whether any of the following apply to the subject land:



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- a) Has the subject land ever been the subject of an application for a Plan of Subdivision or Consent?

☐

Yes

☒

No

If yes, provide the file number and status:

- b) Has the subject land ever been the subject of an application under Section 34 (Zoning By-law Amendment) of the *Planning Act*?

☐

Yes

☒

No

If yes, provide details:

- c) Has the subject land ever been the subject of a Minister's Zoning Order?

☐

Yes

☒

No

If yes, provide the Ontario Regulation number:

13. PROVINCIAL POLICY / PLANS

Explain how the application is consistent with policy statements issued under subsection 3(1) of the *Planning Act* (Provincial Planning Statement, 2024).

see Planning Justification Report

Is the subject land within an area designated under any provincial plan(s)? ☒ Yes ☐ No

If Yes, explain how the application conforms with or does not conflict with the provincial plan(s).

see Planning Justification Report

Proposed strategy for consulting with the public with respect to the application:

Signs posted on the property and notice on the Village of Burks Falls website



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14. USES OR FEATURES ON OR WITHIN 500 METRES OF THE SUBJECT LAND (UNLESS OTHERWISE SPECIFIED)

Use or Feature	On the subject property	Within 500m of subject property, unless otherwise specified (indicate approximate distance)
An agricultural operation including a livestock facility (i.e barn) or manure storage	—	—
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	—	—
An operating mine	—	—
A non-operating mine or mine hazard within 1km of the subject lands	—	—
An active rail line	—	300m
A municipal or federal airport	—	—
A flood plain	✓	—
A natural gas or oil pipeline	—	—
A hydro easement	—	—
A provincially significant wetland (within 120m)	—	—
A designated heritage building, historic site or cemetery (within 100m)	—	—

15. REQUIRED SKETCH (in metric)

A sketch to scale must show:

- ☒ Boundaries and dimensions of the subject land;
- ☒ Location, size, and type of all existing and proposed buildings/structures (with distances to front/rear/side lot lines);
- ☒ Approximate location of all natural and artificial features on and adjacent to the subject land that may affect the application (e.g., buildings, railways, roads, watercourses, drainage ditches, banks, wetlands, wooded areas, wells, septic tanks);



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- ☒ Current uses of adjacent lands;
- ☒ Location, width, and name of any roads within or abutting the subject land, indicating unopened road allowance, public travelled road, private road, or right-of-way;
- ☒ If water access only, the location of parking and docking facilities to be used;
- ☒ Location and nature of any easements affecting the subject land.



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16. AUTHORIZATION (if applicant is not the owner)

I/We, _____, being the registered owner(s) of the subject land, hereby authorize _____ to act as my/our agent for the purpose of this application.

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

17. FREEDOM OF INFORMATION

I/We hereby provide authority for any information contained in this application to be released in accordance with the Freedom of Information and Protection of Privacy Act.

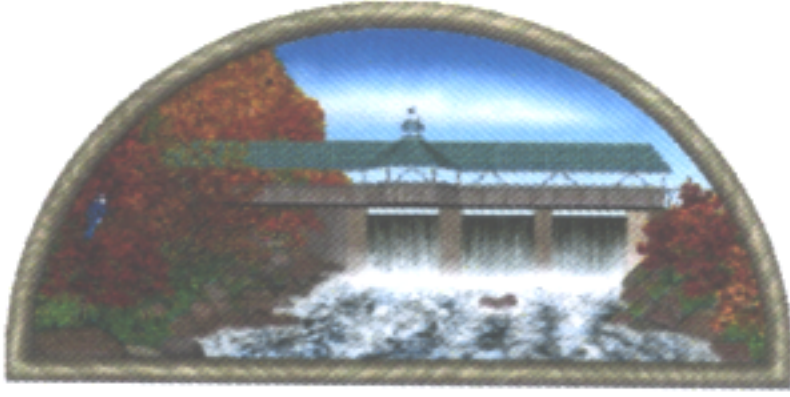
Signature of Owner: ZK Date: July 14/26

Signature of Owner: _____ Date: _____

18. DECLARATION OF APPLICANT

I/We solemnly declare that all the above statements and the information contained in all the exhibits transmitted herewith, are true and accurate, and 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 by virtue of the Canada Evidence Act and agree to allow the Village of Burk's Falls, its employees and agents to enter upon the subject property for the purposes of conducting surveys and tests that may be necessary to process this application.

I/we also agree to pay any additional funds required by the Village for the processing of this application in accordance with the Village Fees By-Law. Additional funds will not be required until the original application fee has been expended.



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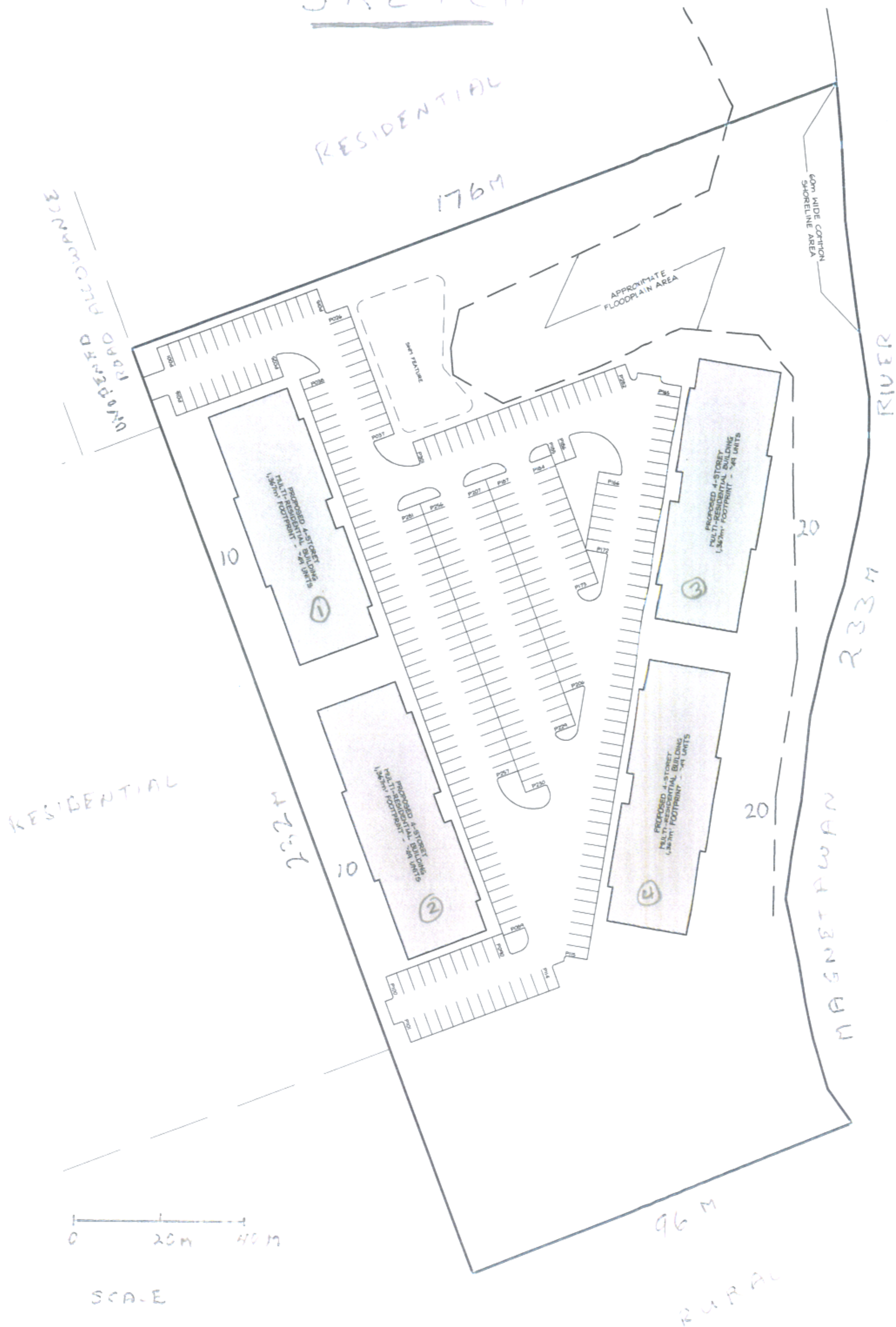
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Declared before me at _____ in the
_____ this _____ day of _____, 20_____.

Signature of Applicant/Agent: _____

Commissioner of Oaths: _____ (Commissioner's Stamp)

SKETCH



0 20M 40M

SCALE