



PLANNING DEPARTMENT  
APPLICATION FORM

- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Consent/Severance

A Meeting with Town Staff is required prior to the submission of a Planning Department Application.  
 An Application does not imply or suggest any decision on behalf of Town Staff or the Corporation of the Town of Kearney.  
 Applicants are required to post NOTICE of the Public Meeting that is the subject of the Application.  
 Members of Council, Town Staff and Town Consultants may conduct a site inspection(s) of the subject land(s).  
 By submitting an Application, you acknowledge and authorize access for the purpose of conducting the required site inspection.  
**Only complete Applications will be processed.**

**REGISTERED OWNER INFORMATION:**

Name of Owner(s): 1000446628 Ontario Inc.  
 Address: 3405 Harvester Road, Unit 1, Burlington, Ontario  
 Telephone: 289 259 4358  
 Email: redabeholdings@gmail.com

**AGENT INFORMATION (if applicable):**

Name of Agent: Lanny Dennis  
 Company/Firm: LannyD.Planning  
 Address: Box 254, Novar, Ontario, P0A 1R0  
 Telephone: 705 783 4607 Email: lannydplanning@gmail.com

**CORRESPONDENCE:** Please specify to whom all correspondence should be sent:  Owner  Agent  Both

**LOCATION OF PROPERTY:**

Lot: 6 Conc.: 11 Township: Bethune Reference Plan: 42R-20372 Part/Block/Lot:  
 Property Roll No.: 4918 - 020 - 007 - 01700 - 0000  
 Civic Address: 14 Echo Ridge Road.  
 Water Access only: n/a  
 (Name of Waterbody)

**MORTGAGES, CHARGES OR OTHER ENCUMBRANCES**

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

**DESCRIPTION OF SUBJECT LANDS:**

Lot area (ha): 15.6 Lot Road Frontage (m): 749 Water Frontage (m): 0  
 Lot Depth (m): 323 Easements/Right-of-ways:  Yes  No If yes, describe purpose:  
 Existing Use of Property: residential

**PAST PLANNING ACT APPLICATIONS:**

Are you aware of any previous Planning Act applications on the subject property?  Yes  No If Yes, please explain:  
 Type of application(s): severance B-010 to B-013-25  
 Date(s): Provisional approval May 28, 2025

**OFFICIAL PLAN / ZONING STATUS:**

Official Plan designation: Rural and Floodplain overlay

Zoning designation: Rural (ru) and Hzarad Land (HZ)

**What is the proposed future use of the subject lands :** residential - request to chnage the zoning from Ru to RR.

**BUILDINGS, STRUCTURES AND USES**

*Please see attached sketch*

Please complete the following for each Building or Structure:

	Building One		Building Two		Building Three	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Type of Building						
Setback from Front Lot Line						
Setback from Rear Lot Line						
Setback from Side Lot Line						
Setback from Side Lot Line						
Height (m)						
Dimensions						
Floor Area						
Date of Construction						
Existing Use						

**REASONS FOR REQUEST**

Please describe the reasons for, and the extent of, the request:

To fulfill condition 11 of provisional approval of files B-010 to 013-25

---



---



---

**ACCESS**

Are the subject lands accessible by:

- Provincial Highway
- Municipal Road (seasonal maintenance)
- Municipal Road (year-round maintenance)
- Right of Way
- Unopened Road Allowance
- Water Access
- Other (describe) \_\_\_\_\_

**SERVICING**

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Storm drainage provided by:  Sewer  Ditch  Swale  Other: (describe) natural

**OTHER APPLICATIONS**

Are the subject lands also the subject of another Planning Act application?  Yes  No

If yes, please provide a brief explanation, including the status of the other application: Planning Board File Numbers B-010-25 to 013-25

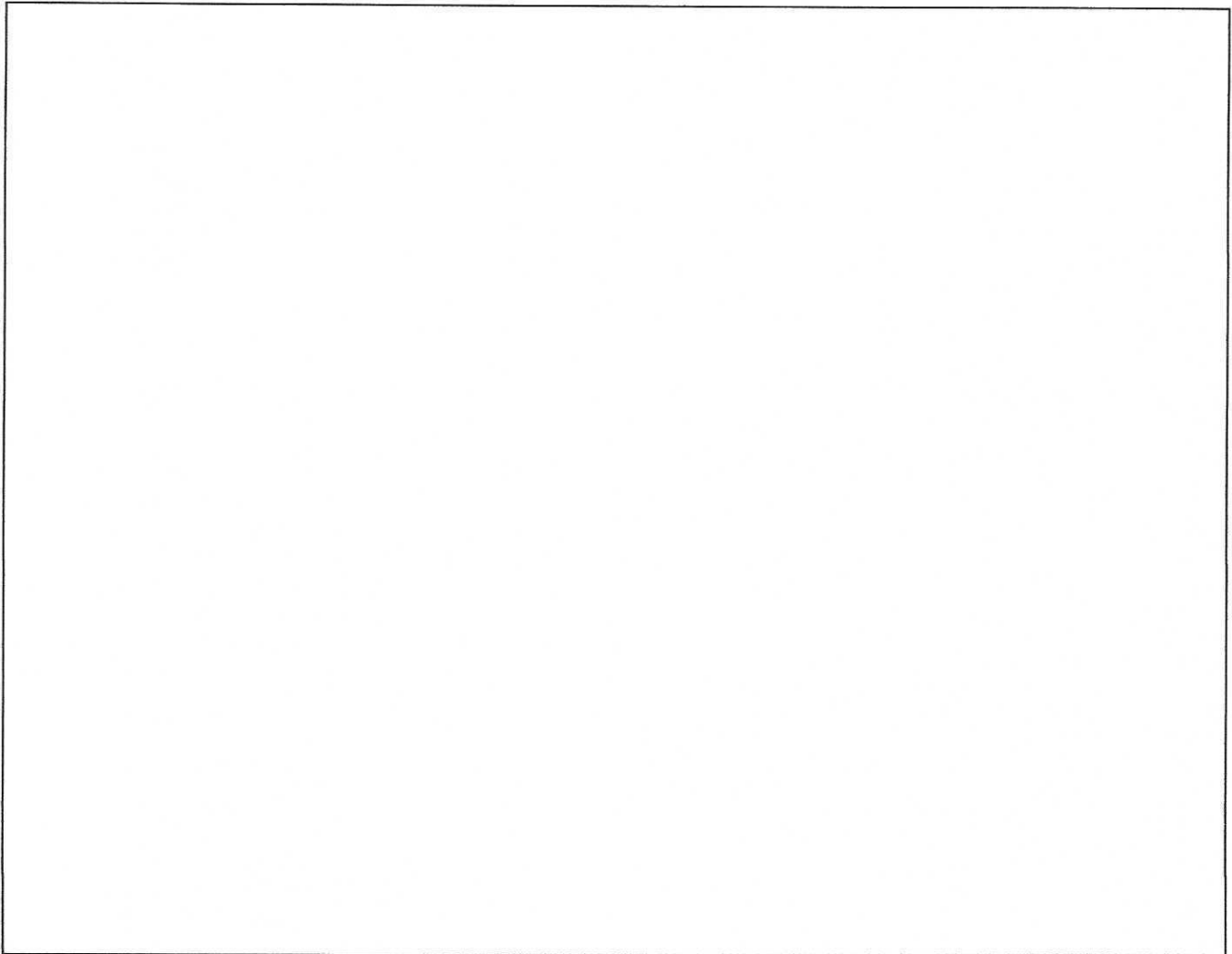
Have these lands been the subject of an application under Section 34 of *The Planning Act* (rezoning)?  yes  no

If yes, please provide a brief explanation: \_\_\_\_\_

**DRAWING**

Sketch required showing the following:

- Lot 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 the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
- Major features on the subject land and on the surrounding land. Examples include: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- The current uses on land that is adjacent to the subject land;
- The location, width and name of any road allowance, a public travelled road, a private road or a right-of-way;
- If access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- The location and nature of any easement affecting the subject land.



**PERMISSION TO ENTER**

I hereby authorize the Elected Members of Town Council and Town Staff, to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this Application. This is their authority for doing so.

September 3, 2025

Date




Signature of Registered Owner(s) or Agent

**FREEDOM OF INFORMATION**

I 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.

September 3, 2025

Date



Signature of Registered Owner(s) or Agent

**PAYMENT OF FEE AND DEPOSIT** (As per the Current Fees and Charges By-law)

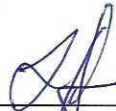
- Application Fee
- Residential DEPOSIT Fee
- Commercial/Industrial/Institutional DEPOSIT Fee

**COST ACKNOWLEDGEMENT**

The DEPOSIT shall be used for all expenses incurred with regard to this Application. I hereby agree to pay for and bear the *entire cost and expense* for Consultants (i.e. planning, legal) and their services required by the Town of Kearney during the processing of this Application, in addition to the Application Fee. An additional deposit shall be required if the deposit is insufficient to complete the Application.

September 3, 2025

Date



Signature of Registered Owner(s) or Agent

**Note: All Invoices for payment shall be sent to the Registered Owner of this Application, unless otherwise requested.**

**AFFIDAVIT**

I, Lanny Dennis, registered owner of the subject lands, declare that all of  
(print name)  
the above information is true and accurate.

September 3, 2025

Date



Signature of Registered Owner(s) or Agent

**For Office Use Only**

Application Fee Paid

Certified by \_\_\_\_\_, that this application has undergone a pre-consultation with the Staff of the Town of Kearney to determine the information required to prepare a complete application.

Staff Initials: \_\_\_\_\_