



ZONING BY-LAW AMENDMENT APPLICATION

UNDER SECTION 34 OF THE PLANNING ACT

Instructions

This is a zoning by-law amendment application under Section 34 of the Planning Act. Prior to processing, it is required that 1 copy of this application, the application fee of \$2,100, and an accurate sketch of your proposal detailing the requirements of Section 5 of this application, be filed with the Municipality. Additionally it should be noted that:

- (1) The application must be completed in metric units.
- (2) Applicants should be aware that receipt of inaccurate information may cause delays in the hearing of the application.
- (3) Additional information, studies and / or reports may be required by the Council prior to a decision being issued. The Municipality reserves the right to determine what information is necessary in order to properly process an application.

THE MUNICIPALITY IS NOT RESPONSIBLE FOR ANY THIRD PARTY CHARGES RELATING TO THIS ZONING BYLAW AMENDMENT APPLICATION.

Please submit the application, fee, and sketch to the Municipal Office care of:

Debbie Walsh, Planning Co-ordinator
Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, ON N7G 2R4

Tel: 519-245-1105 (ext. 234)
Fax: 519-245-6353
Email: dwalsh@strathroy-caradoc.ca

For office use only

File No. _____ Date Received _____

This application was determined complete on _____

Signature of Planner

SECTION 1: CONTACT INFORMATION

1 Name of owner: _____

Address _____

Phone _____ Fax _____

Email _____

2 Name of Applicant (if diff.) _____

Address _____

Phone _____ Fax _____

Email _____

3 Please specify to whom all correspondence should be sent:

Owner Applicant

4 If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land

Name of person / company: _____

Address _____

Phone _____ Fax _____

Email _____

SECTION 2: PROPERTY INFORMATION

5 Municipal Address: _____

6 Legal Description: Concession No. _____ Lot No(s) _____

Reference Plan No.

Ref. Plan Part No(s)

Registered Plan No.

Reg. Plan Lot / Block No(s)

7 Property Dimensions (in metric units)

Frontage	Depth	Area	Existing Use(s)

8 Please indicate whether there are any buildings or structures on the subject lands

Yes No

If yes, Please indicate the type of buildings and structures that currently exist on the lot and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area

9 What is the official plan designation of the property?

10 What is the zoning of the property?

11 Please indicate the date subject property was acquired by current owner? _____

12 If known, what is the length of time existing uses have continued on the subject property? _

13 If known, what is the length of time that the existing buildings or structures on the subject land were constructed? _____

14 Access to the lot is currently provided by:

- County Road
- Municipal Road (Year Round)
- Municipal Road (Seasonal)
- Other Public Road
- Private Road
- Right-of-way

15 Sewage disposal to the lot is currently provided by:

- Municipal Sewage System
- Private Individual Septic System
- Private Communal Septic System
- Privy
- Other
- Please Specify

16 Water service to the lot is currently provided by:

- Municipal Piped Water
- Private Individual Well
- Private Communal Well
- Water Body
- Other
- Please Specify

17 Storm drains to the lot are currently provided by:

- Sewers
- Ditches
- Swales
- Other
- Please Specify

18 If known, has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or consent under Section 53 of the Planning Act?

Yes No

If yes, please specify the file number of the application and the decision of the application.

File No. _____ Decision: Approved Denied

19 If known, has the subject land ever been the subject of a zoning by-law amendment application under Section 34 of the Planning Act?

Yes No

If yes, please specify the file number of the application and the decision of the application.

File No. _____ Decision: Approved Denied

20 If known, has the subject land ever been the subject of a Minister's Zoning Order

Yes No

If yes, please specify the Ontario Regulation number of that order

Reg. No. _____

21 Is the subject land the subject of any other application under the Planning Act?

Yes No

If yes, please specify the type of application, the file number (if any) and its status:

Consent Official Plan Amendment Plan of Subdivision

Site Plan Approval Other Please Specify _____

File No. _____ Status: In Process Deferred

SECTION 3: AMENDMENT DESCRIPTION

22 Please describe the nature and extent of the rezoning requested:

23 Please describe why the rezoning is requested:

24 Please describe the proposed uses of the subject land:

25 Please explain how this application conforms to the Official Plan:

26 Please indicate whether this application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.mah.gov.on.ca).

Yes No

Please briefly explain why the application is (or is not) consistent with the Provincial Policy Statement.

27 Please indicate whether any buildings or structures (including additions and expansions to existing buildings or structures) are proposed to be built on the subject lands.

Yes No

If yes, Please indicate the type of buildings and structures that are proposed on the lot and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area

28 Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4 500 litres of effluent would be produced per day as a result of the development being completed,

Yes No

If yes, have the following reports been completed and submitted with this application:

A servicing options report Yes No

A hydrological report Yes No

29 Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes No

If yes, please indicate the file number of the associated official plan amendment:

File No. _____

30 Is this an application to remove land from an area of employment?

Yes No

If yes, please indicate the file number of the associated official plan amendment:

File No. _____

31 Is it intended that this application be approved with conditions?

Yes No

If yes, please explain how the application conforms to the official plan policies relating to zoning with conditions.

SECTION 5: ADDITIONAL INFORMATION

32 Indicate which, if any, uses or features are located on or within 500 metres of the subject lands.

Use or Feature	On the Subject Lands	Within 500 metres of the subject lands.
An agricultural operation		
A livestock facility or stockyard		
An industrial or commercial use		
Landfill site		
Sewage treatment plant or waste stabilization pond		
Active railway line		
A county road or Highway 402		
High voltage electric transmission line or electric transformer station		
Significant wetland		
Significant woodlot		
A watercourse, municipal drain, river or stream		
Floodplain or hazard lands		
Designated heritage structure or archaeological site		
Contaminated site or potentially contaminated site, including underground storage tanks or buried waste		

33 Have any supporting, studies, reports or documentation been submitted with this application?

Yes No

If yes, please list the titles:

1. _____
2. _____
3. _____

34 Please provide a proposed strategy for consulting with the public with respect to the application.

As per the requirements of the Planning Act only? Yes No

Additional consultation beyond requirements of Planning Act? Yes No

If you plan to consult beyond the requirements of the Planning Act, please detail:

1. _____
2. _____
3. _____

SECTION 5: SKETCH CHECKLIST

35 This application must be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please fill out the checklist below to ensure you have included all the required 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 lands, indicating their distance from the front lot line, rear lot line, and side lot lines.
- 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 (for example: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks).
- The existing uses on the adjacent land (for example: residential, agricultural and commercial uses).
- 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, private road or a right-of-way.
- The location and nature of any easements affecting the subject land.

SECTION 5: DECLARATIONS

I, _____, of the _____ of _____
in the _____ of _____, do solemnly declare that all
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 _____)
of _____ in the County of _____)
_____) _____)
this _____ day of _____ 20 _____) Applicant's Signature*

A Commissioner of Oaths

* If an agent is applying on behalf of an applicant / owner, written authorization must accompany the application

If owner is different from applicant:

I, _____, being the owner of the property described in
Section 2 of this application, hereby acknowledges and give consent to this application
dated at _____ this _____ day of _____ 20 _____

Signature of owner