

**Infrastructure and Development
Services Department**
82 Erie Street, 3rd Floor
Stratford, ON N5A 2M4
Phone: (519) 271-0250
Fax (519) 271-5966
www.stratford.ca



Application for Amendment to the Zoning By-law

Office Use Only

File Number _____ Date Accepted _____

Related File Numbers: _____

Note to Applicants:

The information required in this form is prescribed in Ontario Regulation 545/06 made under the *Planning Act* and must be provided by the applicant.

1. Owner Information:

Owner: _____

Address: _____

Postal Code: _____ Phone: _____ Fax: _____

E Mail: _____

2. Applicant OR Agent Information:

Applicant/Agent: _____

Address: _____

Postal Code: _____ Phone: _____ Fax: _____

E Mail: _____

3. Mortgagee Information:

Mortgagee, holders of charges or other encumbrances in respect of the subject lands.

Name: _____

Address: _____

Postal Code: _____ Phone: _____ Fax: _____

NOTE:

- (1) Correspondence will be sent to the agent unless otherwise requested.
- (2) If the applicant is not the owner, the owner's authorization in Section 13 must be completed.

4. Legal Description and Location of the Subject Land (complete applicable lines):

Municipal Address: _____

Lot and Concession: _____

Lot and Registered Plan: _____

Part and Reference Plan: _____

5. Land Use:

5.1 What is the current Official Plan designation(s) of the subject land?

5.2 What is the current zoning of the subject land?

5.3 Existing uses on the subject land:

5.4 Length of time the existing uses of the subject property have continued:

6. Purpose of the Application:

6.1 Give a brief description of the nature and extent of the rezoning requested.

6.2 Why is the rezoning requested?

6.3 Proposed uses of the subject land:

6.4 How does the application conform to the City of Stratford's Official Plan?

6.5 Is the subject land located in an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements? If yes, what are these requirements?

6.6 Does the application propose to alter the boundary of an area of settlement or to implement a new area of settlement? If yes, what are the details of the official plan or official plan amendment dealing with this matter?

6.7 Does the application propose to remove land from an area of employment? If yes, what are the details of the official plan or official plan amendment dealing with this matter? The Provincial Policy Statement defines area of employment as:

"Employment area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities."

6.8 Is the subject land located in an area where zoning with conditions may apply? If yes, how does the application conform to the official plan policies relating to zoning with conditions?

6.9 Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*?

6.10 Is the subject land within an area of land designated under any provincial plan or plans? If yes, does the application conform to or not conflict with the applicable provincial plan or plans?

7. Physical Description of the Subject Land and Servicing Information:

Description of subject land:

Frontage (m): _____ Depth (m): _____ Area (m²): _____

7.1 Particulars of all existing and/or proposed building and structures on the subject land (specify type of structure, ground floor area, gross floor area, number of storeys, setback from front, rear and side lot lines):

Existing:

Proposed:

7.2 If the requested zone change is to multiple family residential, please indicate:

(a) The number of dwelling units proposed: _____

(b) The number of dwelling unit types:

Bachelor _____ 1 Bedroom _____ 2 Bedroom _____

3 Bedroom _____ 4 Bedroom _____ Other _____

7.3 Date of construction of all existing buildings and structures on subject land:

7.4 Length of time existing uses of the subject land have continued:

7.5 Date of acquisition of subject land:

7.6 Type of access (check appropriate box):

- provincial highway
- municipal road
- right-of-way
- by water

If access to the subject land will be by water only, indicate the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

7.7 Municipal services available:

Type of water supply (check appropriate box):

- municipal water system
- individual well
- communal well
- other means

Type of sewage disposal (check appropriate box):

- municipal sewage system
- individual septic system
- communal septic system
- other means

Type of storm drainage (check appropriate box):

- municipal storm sewer
- ditches
- swales
- other means

7.8 If the application would permit development on a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, then the application must be accompanied by:

- (a) a servicing options report
- (b) a hydrogeological report

8. Other Applications

8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent?

Yes ___ No ___

If yes, specify the appropriate file number and status of the application.

8.2 Has the subject land ever been the subject of a rezoning application or a Minister's Zoning Order?

Yes ___ No ___

If yes, specify the appropriate file number and status of the application and the Ontario Regulation Number of the Order if known.

9. Environmental

9.1 Is there reason to believe the surface or subsurface of the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes ___ No ___

If yes, explain:

9.2 What information did you use to determine the answer to question #9?

10. Sketch

The application shall be accompanied by a sketch, in metric units, showing the following:

- the true boundaries and dimensions of the property for which the zone change is being requested

- the location, dimensions and uses of all existing buildings and structures indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- the current uses on land that is adjacent to the subject land.
- an indication of any adjoining property in which the applicant has an interest.
- the location, height, dimensions and use of all proposed buildings and structures indicating the distance of the buildings or structures from the front lot line, rear yard lot line and the sideyard lot lines.
- proposed yards, off-street parking spaces or off street loading facilities.
- all proposed landscaping, including planting areas, walkways, major outdoor structures and grading.
- a legend including all pertinent data information relating to the land, type and number of units, etc.
- the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- the locations and nature of any easement affecting 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 travelled road, a private road or a right-of-way.
- Any further information as may be required to clearly explain the proposed use or uses.
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used.

11. Other Fees

In addition to the application fee where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the City, at the City's actual cost. Depending on the amount of such fees, which the City expects to incur on any given application, the City may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.

The applicant is hereby notified that in the event the City of Stratford Council approves the application and the matter is appealed to the Local Planning Appeal Tribunal, the applicant may be required to enter into a financial agreement to bear all legal and consulting costs incurred by the City with regard to its preparation for and attendance at such hearings, including all prehearing conferences and all hearing related matters.

12. Affidavit or Sworn Declaration: Declaration for the Prescribed Information

I, _____ of the _____

in the _____

make oath and say (*or solemnly declare*) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the above Sections is true.

Sworn (*or declared*) before me:

at the: _____

in the: _____

this _____ day of _____, 20_____

Commissioner of Oaths

Applicant

13. Authorization of Owner for Agent to make the Application

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I, _____ am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

14. Acknowledgement:

I, _____ understand that all development of lands which includes the building of structure upon the land with the exemption of a single family dwelling house, semi-detached, duplex or triplex dwelling is under site plan control and requires the owner to enter into a site plan agreement under Section 41 of the *Planning Act*.

I hereby authorize the City of Stratford and municipal staff to **access the subject site** for the purpose of evaluation of the subject application.

Date

Signature of Owner

Applicant's Checklist:

Have you included:

- ✓ One completed application form.
- ✓ Sketch as required in Section 10.
- ✓ Application fee.

Notice of Collection

The personal information collected on this form is collected under the authority of the *Planning Act* and will be used by City staff and authorized agents for the purpose of processing this application and for administrative purposes. All names, addresses and comments will be included in material available to the public and City Council.

Questions about the collection and use of this information may be made to the City Clerk, P.O. Box 818, Stratford, ON, N5A 6W1 or by telephone 519-271-0250 ext. 5329 during business hours.

If you require this form in an alternate format, contact Development Services at 519-271-0250 extension 5345.