

CITY OF SARNIA

Planning & Building Department

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255 North Christina Street

P.O. Box 3018

Sarnia, Ontario

N7T 7N2

APPLICATION NO.: _____ **OPA No.** _____
(Office Use)

**APPLICATION FOR AMENDMENT TO
ZONING BY-LAW NO. 85 OF 2002**

Planning Act R.S.O. 1990, c.P.13, s.34(10); 1996, c.4, s.20(50)
Reg. 199/96, Schedule

1) Municipal Address & Legal Description of Subject Land

Street Address _____ Roll No. _____

Lot No. _____ Registered Plan No. _____

or Part No. _____ Reference Plan No. _____

or Lot No. _____ Concession _____

2) Registered Owner of Subject Lands: _____

Address _____

Postal Code _____ Telephone _____

Fax _____ e-mail _____

3) Applicant: _____

Address _____

Postal Code _____ Telephone _____

Fax _____ e-mail _____

4) Agent: _____

Address _____

Postal Code _____ Telephone _____

Fax _____ e-mail _____

Amendment to Zoning By-law Application Form – continued

5) Name of Mortgage Holder _____
(or Charge or Encumbrance)
Address _____
Telephone _____ Fax _____ email _____

6a) Official Plan Designation _____

6b) Explain How Application Conforms to Official Plan _____

7) Current Zoning _____

8) Dimensions of Subject Land – Check here if plan attached or describe below:

Frontage _____ Depth _____ Area _____

9a) Nature and Extent of Rezoning Request:

(Attach additional pages if necessary)

9b) Why Rezoning is Requested? _____

10) Date Subject Land was Acquired by Owner: (if known) _____

11) Existing Uses of Subject Land: _____

12) Length of Time Existing Uses of the Subject Land has Continued: (if known) _____

13) Existing Buildings & Structures - Check Here if Plan Attached or Describe Below

Type _____ Front Yard _____ Height in metres _____

Date Constructed _____ Rear Yard _____ Dimensions _____

Side Yard _____ Side Yard _____ Area _____

(Attach additional pages if necessary)

14) Proposed Uses of Subject Lands _____

15) Proposed Buildings & Structures - Check Here if Plan Attached or Describe Below

Type _____

Front Yard _____ Height in metres _____

Date Constructed _____ Rear Yard _____ Dimensions _____

Side Yard _____ Side Yard _____ Area _____

(Attach additional pages if necessary)

16) Services (mark all that apply)

SERVICE	TYPE	EXISTING	PROPOSED
Sanitary Sewage	Municipal system		
	Individual septic		
	Communal septic		
	Other		
Storm Water	Municipal Sewer		
	Ditch		
	Swale		
	Other		
Water Supply	Municipal piped water		
	Private well		
	Communal well		
	Lake or other water body		
	Other		

17) Private Septic Services

- a) Have necessary approvals been obtained from the County of Lambton and/or Ministry of Environment for proposed private services?
 Yes (if yes, attach copies of appropriate certificates) No
- b) If the development will produce more than 4,500 litres of effluent per day, please attach the following:
 1) a servicing options report, and
 2) a hydrogeological report.

18a) Access (How will the property be accessed)

Provincial Highway	Water	Year Round Municipal Road	Seasonal Municipal Road	Private Right-of-way

18b) If Access is by Water only, Describe Parking and Docking Facilities and their Distance from Nearest Public Road: _____

19) Other Applications (if known, indicate if the subject land is the subject or has been subject of any of the following applications:

Official Plan Amendment _____ File # _____ Status _____

Approval of Plan of Subdivision (under section 51) _____ File # _____ Status _____

Severance (under Section 53) _____ File # _____ Status _____

Previous Zoning Application (under Section 34) _____ File # _____ Status _____

Ministers Zoning Order _____ Ontario Regulation No. of Order _____

20) Is the requested Zoning Amendment consistent with the Provincial Policy statement issued under Subsection 3(1) of The Planning Act?

Yes _____ No _____

21) Is the subject property located within an area designated under any Provincial Plan(s)?

Yes _____ No _____

If Yes, does the application conform to the Provincial Plan(s)

Yes _____ No _____

22) If the application alters a settlement area boundary, provide details of the Official Plan Amendment that deals with the matter.

23) If the application removes land from an area of employment, provide details of the Official Plan Amendment that deals with the matter

24) If the subject land is within an area where zoning with conditions apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

25) Indicate the minimum and maximum density and height requirements, if applicable:

	Maximum	Minimum
Height		
Density		

26) **AUTHORIZATION BY OWNER**

I, the undersigned being the owner of the subject land or having authority to bind the owner, hereby authorize

_____ to act as my agent and make this application.

Signature of Owner or person having authority to bind the owner

Date

27) **DECLARATION**

I, _____ of the _____ of _____ in

the County of _____ do solemnly declare that all above statements contained in this application and in all of the exhibits submitted are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is has the same force and effect as if made under oath and by virtue of the "**CANADA EVIDENCE ACT**".

SIGNATURE OF OWNER OR AGENT

(To be signed in the presence of a Commissioner of Oaths)

Declared before me at the _____ of _____

in the County of _____ this _____ day of _____ 20_____.

A COMMISSIONER, etc.

TO BE COMPLETED BY STAFF

APPLICATION RECEIVED BY THE PLANNING & BUILDING DEPARTMENT FOR REVIEW:

Is a review by the St. Clair Region Conservation Authority required? Yes No

(Review Fee to be confirmed by SCRCA)

Is a review by the County of Lambton required? Yes No

(Review Fee to be confirmed by County of Lambton)

Application # _____ Date of submission _____

Checked by _____ Date of Acceptance _____

(PLANNER'S SIGNATURE)

Remarks _____

APPLICATION ACCEPTED AS COMPLETE:

This _____ day of _____ 20 _____

DIRECTOR OF PLANNING AND BUILDING

1. SUPPORTING INFORMATION

- a) A sketch/site plan may be required to identify and show the following (where applicable):
 - i) existing and proposed buildings or structures together with height, elevation, size and setbacks and an indication of all buildings or facilities to be removed;
 - ii) ingress-egress, parking, loading and driveway areas;
 - iii) the area and principal dimensions of the property; and,
 - iv) any easements, rights-of-way, deed restrictions, encroachments or covenants which may limit the use of the property.
 - v) Natural features and adjacent land uses
- b) The applicant is asked to submit any relevant background reports or other information in support of this application as required.

2. SITE PLAN CONTROL AGREEMENT

Approval of this application may require that the subject lands be developed in accordance with a Site Plan Agreement between the owner(s) and the Municipality. (Section 41 of the Planning Act, 1990, as amended.)

3. FEE SCHEDULE

Rezoning Amendment.....	\$4,600.00
Combined Zoning and Official Plan Amendments.....	\$5,200.00
Rezoning Amendment Recirculation.....	\$ 750.00

The fee must accompany each application before it can be processed.

Payment Options: Cash, Debit or Cheque

Please make cheque payable to The Corporation of the City of Sarnia

4. ADDITIONAL FEES

- a) The **St. Clair Region Conservation Authority** requires a processing fee for each official plan amendment application that they are required to review (combined rezoning and official plan amendment applications will only require one fee). This fee will be collected at the time the application is made, if applicable. The fee to be confirmed by SCRCA.
- b) The **County of Lambton** in its capacity as the administrator of the Province's septic system regulations (Part 8 of the Environmental Protection Act) requires a processing fee for each official plan amendment application that it is required to review, (combined rezoning and official plan amendment applications will only require one fee). This fee will be collected at the time the application is made, if applicable. Fee to be determined by County of Lambton.

Revised January, 2019