



TOWNSHIP OF ZORRA

ZONE CHANGE APPLICATION GUIDE

Please read carefully before completing the attached application form.

The attached application form is to be used when applying to the Township of Zorra for a change to the Township Zoning By-Law. The applicant is advised to approach the Township Office and/or the County of Oxford Community Planning for Official Plan, Zoning and Policy information before making a formal application.

Completing the Application Form

1. The attached application form should be submitted to either the:
 - a) Director of Corporate & Protective Services
Township of Zorra
163 Brock Street
PO Box 189
Thamesford ON N0M 2M0
Phone: 519-485-2490
 - b) County of Oxford
Community Planning
P. O. Box 1614
21 Reeve Street
Woodstock ON N4S 7Y3
Phone: 519-539-9800
2. Please submit one original copy of the application, along with the accompanying fee, as set out below, payable to the "Township of Zorra". Please be advised that further fees may apply, from outside agencies.

Zoning By-law Application	\$1,629.00
Oxford County Public Works Review Fee (to be added to application fee)	\$180.00
Zoning By-law Application (with Official Plan Amendment)	\$10,862.00 Deposit \$20,000.00
Zoning By-law Application to Aggregate Industrial (ME) and/or Quarry Industrial (MQ)	\$16,294.00 Deposit \$30,000.00
Zoning By-law Application to Disposal Industrial (MD)	\$16,294.00 Deposit \$30,000.00

3. The application should be completed by the property owner(s) or his/her authorized agent. Where the application is being made by an agent, the written authorization of the owner(s) must accompany the application or if the application is being made under an agreement of purchase and sale, a signed copy of the agreement must be attached as authorization and will remain confidential.
4. The application must include a sketch/site plan showing the following information:
 - a) the boundaries and dimensions of the subject lands;
 - b) any proposed or existing building(s) and/or structure(s) on the subject lands and its location (including distance to lot lines), size and type;
 - c) the land uses on all adjacent lands of the subject lands;

- d) approximate location of all natural and artificial features on subject and adjacent lands and shall include buildings, railways, roads, watercourse(s), municipal drains, drainage ditches, existing and proposed septic facilities, wells, wetlands and wooded areas;
 - e) 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;
 - f) if access to the subject land is by water only, the location of the parking and docking facilities to be used;
 - g) the location and nature of any easement affecting the subject land;
 - h) location of all landscaped areas, fencing, buffer strips and sidewalks.
5. In addition, all applications for commercial, industrial, institutional and multi-family residential uses must include the following additional information:
 - a) floor plan with dimensions and proposed uses of any existing or proposed buildings; and
 - b) an exterior elevation plan of any proposed buildings.
 6. All site plans and floor plans must be drawn to scale at a maximum size of 11" x 17". Larger plans will be accepted with the inclusion of an original reduction of the plans at a maximum size of 11" x 17". Large plans must be folded.

Processing the Application

7. After accepting the completed application, the County of Oxford Community Planning circulates the application to municipal officials, provincial authorities and other agencies for comment. Owners within 120m of the subject property are given 20 days' notice of a public meeting by Municipal Council to consider the requested zone change. The applicant is required to attend the public meeting to support their application.
8. Section 34(19) of the Planning Act, 1990 provides for specified persons, public bodies, registered owners of land to which the plan may apply to appeal to the Local Planning Appeal Tribunal of the decision of the Council within 20 days of the giving of written notice of the passing of the By-Law.
9. Section 34(11) of the Planning Act, 1990 allows the applicant to appeal to the Local Planning Appeal Tribunal if Council refuses the application or neglects to make a decision within 90 days of receipt of the complete application, or within 120 days if submitted in conjunction with an Official Plan amendment.

PLEASE NOTE: When the Township passes a zoning by-law amendment and a Local Planning Appeal Tribunal hearing is required, the applicant agrees to abide by the terms and payments as set out in By-Law 43-1983 of the Township of Zorra.



TOWNSHIP OF ZORRA

163 Brock Street PO Box 189
Thamesford, ON N0M 2M0
Ph. 519-485-2490 Fax 519-485-2520

FILE NO: _____

DATE RECEIVED: _____

ROLL NUMBER: _____

APPLICATION FOR ZONE CHANGE

1. REGISTERED OWNER(S):

Name: _____

Phone: Residence: _____

Address: _____

Business: _____

Fax: _____

Postal Code: _____

E-mail: _____

Applicant (if other than registered owner):

Name: _____

Phone: Residence: _____

Address: _____

Business: _____

Fax: _____

Postal Code: _____

E-mail: _____

Solicitor or Agent (if any):

Name: _____

Phone: Residence: _____

Address: _____

Business: _____

Fax: _____

Postal Code: _____

E-mail: _____

All communications will be sent to those listed above. **If you do not wish correspondence** to be sent to the

☐ Owner, ☐ Applicant, or ☐ Solicitor/Agent, please specify by checking the appropriate box.

Name and address of any holders of any mortgage, charges or other encumbrances (if known):

2. SUBJECT LAND(S):

a) Location:

Municipality **Township of Zorra** _____

former municipality _____

Concession No. _____

Lot(s) _____

Registered Plan No. _____

Lot(s) _____

Reference Plan No. _____

Part(s) _____

The proposed lot is located on the _____ side of _____ Street/Road/Line, lying between
Street/Road/Line _____ and _____ Street/Road/Line.

Street and/or **Civic Address (911#)**: _____

b) Official Plan Designation:

Existing: _____

Proposed: _____

If the proposed designation is different than the existing designation, has an application for Official Plan Amendment
been filed with the County of Oxford? ☐ No ☐ Yes

c) **Zoning:** Present: _____
Proposed: _____

d) **Uses:** Present: _____
Proposed: (Include description) _____

3. BUILDINGS/STRUCTURES:

For all buildings/structures, either **existing or proposed** on the subject lands, please supply the following information:

☐ None Existing

☐ None Proposed

<u>Existing</u>	Building 1	Building 2	Building 3
Use:	_____	_____	_____
Date Constructed (if known):	_____	_____	_____
Floor Area:	_____	_____	_____
Setbacks:			
Front lot line	_____	_____	_____
Side lot lines	_____	_____	_____
Rear lot line	_____	_____	_____
Height	_____	_____	_____

<u>Proposed</u>	Building 1	Building 2	Building 3
Use:	_____	_____	_____
Date Constructed (if known):	_____	_____	_____
Floor Area:	_____	_____	_____
Setbacks:			
Front lot line	_____	_____	_____
Side lot lines	_____	_____	_____
Rear lot line	_____	_____	_____

4. SITE INFORMATION (PROPOSED USE(S)):

Lot Frontage	_____	Landscaped Open Space (%)	_____
Lot Depth	_____	No. of Parking Spaces	_____
Lot Area	_____	No. of Loading Spaces	_____
Lot Coverage	_____	Building Height	_____
Front Yard	_____	Width of Planting Strip	_____
Rear Yard	_____	Driveway Width	_____
Interior Side Yard(s)	_____	No. of Units	_____
Exterior Side Yard (corner lot)	_____		

5. SERVICES: (check appropriate box)

	Existing	Proposed
Water supply		
Publicly owned and operated piped water system	☐	☐
Privately owned and operated communal piped water system	☐	☐
Privately owned and operated individual well	☐	☐
Lake or other water body	☐	☐
Other (specify) _____	☐	☐

Sewage Disposal	Publicly owned and operated sanitary sewer system	☐	☐
	Privately owned and operated communal septic system	☐	☐
	Privately owned and operated individual septic tank	☐	☐
	Pit Privy	☐	☐
	Other (specify) _____	☐	☐

Storm Drainage	Municipal Sewers	☐	Ditches	☐
	Municipal Drains	☐	Swales	☐

6. **ACCESS:**
- | | | | |
|--------------------------------------|--------------------------|-------------------------------|--------------------------|
| Provincial Highway | ☐ | Unopened Road Allowance | ☐ |
| County Road | ☐ | Right-of-Way owned by _____ | ☐ |
| Municipal Road maintained all year | ☐ | Water Access (describe below) | ☐ |
| Municipal Road seasonally maintained | ☐ | Other (specify) _____ | ☐ |

if proposed access is by water, what boat docking and parking facilities are available on the mainland?

7. GENERAL INFORMATION:

- a) Is the Subject Land the subject of regulations for flooding or fill and construction permits of a Conservation Authority?

☐ No ☐ Yes → Name of Conservation Authority _____

Has an Application been filed with the appropriate Conservation Authority? ☐ No ☐ Yes

- b) Present land use(s) of adjacent properties:
-

- c) Characteristics of subject land (check appropriate space(s) and add explanation, if necessary)

(i) Is the land swampy or subject to seasonal wetness? ☐ No ☐ Yes

(ii) Is any part of the land used for agricultural purposes? ☐ No ☐ Yes

If yes, describe type of crop, or operation and amount of land used: (include woodlots)

8. HISTORICAL INFORMATION:

- a) Is the subject land the subject of a current Application for Consent to the Oxford County Land Division Committee or a current application for draft plan of subdivision to the County of Oxford?

☐ No ☐ Yes → Application No. _____

- b) Have the subject land(s) ever been the subject of any other application under the Planning Act, such as an application for approval of an Official Plan amendment, a zoning by-law amendment, a Minister's Zoning Order amendment, consent, a minor variance, or approval of a plan of subdivision?

☐ No ☐ Unknown

☐ Yes → File No. _____ Status/Decision _____

- c) If known, the date the subject land was acquired by the owner? _____

- d) If known, the length of time that the existing uses of the subject land have continued? _____

If the decision of this application is appealed by those permitted under the Planning Act, RSO 1990, as amended, I

_____, ***agree to support the application as outlined in the***
 (owner/applicant name – please print)

Township of Zorra Ontario Land Tribunal Hearing Cost Sharing Policy.

 (signature of owner / applicant)

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS

I/We _____ of the _____
 of _____ in the _____ of _____,

DO SOLEMNLY DECLARE THAT:

All of the prescribed information contained in this application is true and that the information contained in the documents that may accompany this application is 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 _____

_____ of _____

this _____ day of _____ 20____

 Owner(s)/Applicant

 A Commissioner for Taking Affidavits

Notes:

1. Where a Local Planning Appeal Tribunal is required the applicant must assume the costs and responsibilities for the hearing as outlined in the Zone Change Application Guide attached.
2. Applications will not be considered complete until all required information has been supplied.
3. It is required that **one original** of this application (including the sketch) be filed, accompanied by the applicable application fee, payable to the **Township of Zorra**. Please be advised that further fees may apply from outside agencies.

MFIPPA Notice of Collection & Disclosure

The collection of personal information on this form is legally authorized under Sec.34 of the *Planning Act* and O.Reg.545/06 for the purpose of processing your planning application. Questions about this collection should be directed to the Director of Community Planning at the County of Oxford, 21 Reeve St., P.O. Box 1614, Woodstock, ON N4S 7Y3 or at 519-539-9800 (ext.3207).

Pursuant to Sec.1.0.1 of the *Planning Act*, and in accordance with Sec 32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, it is the policy of the County of Oxford to make all planning applications and supporting material available to the public.

OWNER AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, written authorization from the owner is required, in order for the applicant to submit the application on the owner's behalf. A signed authorization must be included with the application, or the authorization set out below must be completed. **NOTE: All persons on title must be listed on, and sign, the authorization form.** (See Item 4 in the Zone Change Application Guide.)

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, _____ of _____,
(name of owner(s)/signing authority) (company, if applicable)

am/are the owner(s) of the land that is the subject of this/these application(s), and I/We hereby authorize

_____ of _____,
(name of applicant) (company, if applicable)

to make this/these development application(s) on my/our behalf.

Date

Signature of Owner(s)

Signature of Owner(s)

SKETCH/SITE PLAN

USE THIS PAGE FOR SKETCH (OR SURVEY PLAN IF AVAILABLE) AND ATTACH TO APPLICATION FORM.

WITHOUT SKETCH OR SURVEY PLAN, THE APPLICATION WILL NOT BE PROCESSED.

SKETCH OR SURVEY PLAN MUST CONTAIN THE INFORMATION SET OUT IN ITEM 5 OF THE ZONE CHANGE APPLICATION GUIDE.

A large grid of graph paper for sketching a site plan. The grid consists of 20 columns and 30 rows of small squares, providing a structured area for drawing and sketching.

SCALE: _____

Public Consultation Strategy

Official Plan & Zoning By-Law Amendments & Plans of Subdivision

As per recent changes to the Planning Act introduced through the *Smart Growth for Our Communities Act*, a public consultation strategy is required for applications for Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision before the application is deemed to be 'complete' as defined by the Planning Act. Please discuss your proposal with County Planning staff in advance of submission of any application.

Formal notifications, as prescribed by the Planning Act include:

- Circulation to all landowners within 120 m of subject lands and posting of a public notice sign;

Please select any and all forms of **further** public consultation that you, as the applicant / agent / owner intend to undertake:

- ☐ None
- ☐ Speak to adjacent landowners directly about proposed development;
- ☐ Post signs within a common area (for multi-residential buildings and developments);
- ☐ Advertise the proposal and public meeting in a local newspaper (please discuss this with County planning staff prior to initiating)
- ☐ Host an open house regarding the proposal;
- ☐ Other measures (please elaborate)

Dated this _____ day of _____, 20____
(month) (year)

Please print Name

Signature (applicant / agent / owner)

Return the completed Official Plan Amendment, Zone Change, or Draft Plan of Subdivision application and this form to:

County of Oxford
Community Planning Office
P.O. Box 1614,
21 Reeve St.
Woodstock, ON N4S 7Y3

Phone: 519 539-9800 ext 3912
Fax: 519 421-4712
Email: planning@oxfordcounty.ca