



2010.01.01

City of Greater Sudbury

Office Use Only

Box 5000, Station 'A', 200 Brady Street
Sudbury, ON P3A 5P3
Tel. (705) 671-2489, Ext. 4620 Fax (705) 673-2200

File # _____
Cross Reference _____
File(s) _____

Office Use Only

Date Application Received by City: _____	Copy to City Clerk: _____
Application Fee Submitted: _____	
Receipt Number: _____	
Assigned Planner: _____	

APPLICATION TO AMEND THE ZONING BY-LAW

Personal information on this form is collected pursuant to the *Planning Act*, R.S.O. 1990 c.P. 13. Any questions regarding the collection of this information may be directed to the Director of Planning Services.

In accordance with Section 1.0.1 of the *Planning Act*, information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

Applications to amend zoning by-laws in the City of Greater Sudbury are submitted pursuant to Section 34 of the *Planning Act*. The following information is required to be submitted to the Planning Services Division of the Growth and Development Department and shall be accompanied by a cheque made payable to the City of Greater Sudbury (refer to "Fee Schedule" for applicable application fees).

All applications submitted must be consistent with the Provincial Policy Statements which can be found at www.mah.gov.on.ca.

In accordance with Section 34(10.4) of the *Planning Act*, the City of Greater Sudbury is required to notify the applicant within 30 days of the application having been submitted, whether additional information is required to be submitted in order for the application to be considered complete. Failure to submit all of the required information may prevent or delay the consideration of the application.

All applicants are encouraged to consult with Planning Services staff prior to the submission of an application.

Please print, additional information may be attached, if necessary

The undersigned hereby applies to the City of Greater Sudbury under Section 34 of the Planning Act, Revised Statutes of Ontario 1990 for an amendment to a Zoning By-law of the City of Greater Sudbury as described in this application.

1. Registered Owner(s)	Telephone Numbers
	Home
Mailing Address	Business
	Fax
Postal Code	E-mail

If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify:

2. Name of Agent or Solicitor	Telephone Numbers
	Home
Mailing Address	Business
	Fax
Postal Code	E-mail

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

3. Legal Description of Property

Township	Twp. Lot No.	Concession No.		
PIN	Parcel(s)	Subdivision	Plan No.	Lot
Reference Plan No.	Part(s)			
Municipal Address or Street(s)				

4. Identify the holders of any mortgages, charges or other encumbrances in respect to the subject lands.

Name: _____

Address: _____

5. Date land was purchased by the current owner. _____

6. Current Zoning: _____ By-law No: _____

7. Proposed Zoning: _____

What is the maximum height permitted in the Zoning By-law for the Proposed Zone? _____ metres

What is the maximum density permitted in the Zoning By-law for the Proposed Zone? (If applicable) _____

8. Why is the rezoning being requested? Provide details of proposed development or land use.

Note:

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, details of the related Official Plan or Official Plan Amendment are required to be submitted with the application.

If the application is to remove land from an area of employment, details of the related Official Plan or Official Plan Amendment are required to be submitted with the application.

9. a. Current Official Plan land use designation: _____

b. Explain how the application conforms to the Official Plan.

10. Have the lands intended to be rezoned:

a. ever been, or are now, a part of an application for:

i) Official Plan Amendment?

Yes No

If yes, File # _____ Status of Application _____

ii) Plan of Subdivision?

Yes No

If yes, File # _____ Status of Application _____

iii) Consent?

Yes No

If yes, File # _____ Status of Application _____

iv) Rezoning?

Yes No

If yes, File # _____ Status of Application _____

b. ever been the subject of a Minister's Zoning Order ?

Yes No

If yes, what is the Ontario Regulation Number? _____

11. Dimensions in **metric** units of the land to be rezoned (describe **only** the portion of land which is to be rezoned).

a. Frontage _____ m Depth _____ m Area _____ m² or ha (**circle unit of measure**)

12. a. Describe the existing Use(s) on the subject lands.

b. Date that existing uses were established on the subject lands: _____

c. Number of existing buildings and structures on the land to be rezoned: _____

13. a. Particulars of all buildings :

	Existing	Proposed
Use	_____	_____
Ground floor area	_____ m ²	_____ m ²
Width	_____ m	_____ m
Length	_____ m	_____ m
Number of storeys	_____	_____
Height	_____ m	_____ m
Date constructed	_____	

b. Are any of existing buildings proposed to be demolished or removed? Yes No

If yes, identify which buildings are to be demolished or removed? _____

If there is more than one existing or proposed building, please attach to application form the above information for each additional building.

14. Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines in metric units)

	Existing	Proposed
Front	_____m	_____m
Rear	_____m	_____m
Side	_____m	_____m
Side	_____m	_____m

If there is more than one existing or proposed building, please attach to application form completed information for each additional building.

15. Access to the lands to be rezoned will be from?

- a) provincial highway Yes No
- b) a road which is maintained by the municipality, Yes No
 - i) If yes, what type of maintenance is available? Seasonal Year-Round
- c) other public road i.e. Crown Yes No
- d) right-of-way Yes No
- e) water Yes No
 - i) If access is by water only, the location of parking and docking facilities to be used?

ii) What is the approximate distance of the parking and docking facilities from:

the subject land? _____ and, the nearest public road? _____

16. What types of water supply and sewage disposal are proposed?

Type

- Municipally owned and operated piped water system
- Municipally owned and operated sanitary sewage system
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Pit Privy
- Other _____

If the proposed development is to be serviced by 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 completed development the following reports must be submitted to the municipality with this application form.

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

17. How will storm drainage be provided?

Storm sewers

Ditches

Swales

Other _____

18. Is the application to amend the zoning by-law consistent with Provincial Policy Statements issued under subsection 3(1) of the *Planning Act*? Yes No

19. Is the subject land within an area of land designated under any provincial plan or plans?
 Yes No

If yes, does the application conform to or not conflict with the applicable provincial plan or plans?
 Yes No

20. Supporting material to be attached :

1. If available, a survey of the property.

2. A sketch drawn to scale, showing in **metric** units, the following:

a) the boundaries and dimensions of the subject land;

b) the location, size and type of all existing and proposed buildings and structures, landscaping and parking areas on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;

c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,

(i) are located on the subject land and on land that is adjacent to it, and

(ii) in the applicant's opinion, may affect the application;

d) the current uses of land that are adjacent to the subject land;

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 will be by water only, the location of the parking and docking facilities to be used; and

g) the location and nature of any easement affecting the subject land.

21. If there is any additional information which may be relevant to your proposal and which should be considered by any of the agencies reviewing this application, please attach a schedule outlining the particulars of same.

SWORN DECLARATION

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

- a) solemnly declare that the information contained in 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", and
- b) hereby grant permission to employees and or agents for the City of Greater Sudbury to attend, photograph and conduct inspections of the lands subject to this application as part of their review and processing of the application.

Signed this _____ day of _____ 20 _____

Signature(s) of owner(s) or authorized agent *

A Commissioner, etc

*** An agent must be authorized in writing by the owner to act on his/her behalf. If an agent is being used, an Appointment and Authorization of Agents form, must be attached to the application.**

Unless otherwise requested, all communications will be sent to the agent.

REFUND POLICY

Half of the application fee (50%) is refunded if an application is withdrawn within 5 working days of its receipt by the Growth and Development Department. No refund after this time period.

FEES FOR EXTENSIONS

Approvals with conditions have two years to fulfil conditions. If extensions to this time limit are granted the following fees shall be applicable:

A - extensions up to one year - 50% of the original application fee

B - extensions beyond one year up to two years - 100% of the original application fee

*** *There is a Dishonoured Cheque Administration Fee of \$35.00 per cheque.***

Note: Schedule of Application Fees attached.

2010 APPLICATION FEES

REZONING

a) Where the Application for Rezoning is NOT made concurrently with an Application for an Official Plan Amendment

MAJOR REZONING APPLICATIONS

- Change in zoning designation (except "R1" to "R2") **\$1,870.** + legal notice fee

MINOR REZONING APPLICATIONS

- "R1" to "R2", Temporary zonings **\$670.** + legal notice fee
- Lifting of "H" Provisions **\$670.** NO notice fee
- All other zoning by-law amendments **\$1,060.** + legal notice fee

b) Where the Application for Rezoning IS made concurrently with an Application for an Official Plan Amendment

MAJOR REZONING APPLICATIONS

- Change in zoning designation (except "R1" to "R2") **\$940.** + legal notice fee

MINOR REZONING APPLICATIONS

- "R1" to "R2", Temporary zonings **\$340.** + legal notice fee
- Lifting of "H" Provisions **\$340.** NO notice fee
- All other zoning by-law amendments **\$540.** + legal notice fee

OFFICIAL PLAN AMENDMENTS

- **OFFICIAL PLAN AMENDMENT APPLICATIONS** **\$1,870.** + legal notice fee

Request for **EXTENSION OF REZONING** approval and/or Official Plan Amendment time limits
- 50% of above fees for one year extension and
100% for two year extension

SUBDIVISIONS

•	DRAFT SUBDIVISION PLAN applications (base fee)	\$1,870. + legal notice fee
PLUS	per lot for "R1" or "R2" lots for the first 50 lots	66.
	per lot for each lot in excess of 50 lots	35.
	Per block where the block is NOT intended for Municipal use	335.
	Per block where the block IS intended for Municipal use	Nil
	To a maximum of \$5,000.00	

Redrafts of Subdivision

50% of above fee, based on number of lots; or percentage of Plan area whichever is greater

Request for Subdivision draft plan extension fee - 50% of above fees for a 3 year extension, to a maximum of \$2,500.00

CONDOMINIUMS

•	DRAFT CONDOMINIUM PLAN Applications	\$1,870.
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LEGAL NOTICE FEES

Rezoning, Official Plan Amendments,
draft plans of subdivision or condominium

(i)	any one of the above	\$305.
(ii)	two or more of the above an additional	\$192.

NDCA FEES

Official Plan Amendment	\$123.
Zoning By-law Amendment	\$ 71.
Consent to sever	\$ 48.
Minor variance	\$ 48.
Site Plan Control Agreement	\$ 71.

Plans of Subdivision

a)	Initial draft	\$182.
b)	Draft plan approval extension	\$ 93.
c)	Clearance of conditions (per phase)	\$ 93.