



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 and Strategic 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) Clerk-Administrator
Township of Zorra
274620 27th Line
P. O. Box 306
Ingersoll ON N5C 3K5
Phone: 485-2490
 - b) County of Oxford
Community and Strategic Planning
P. O. Box 1614
21 Reeve Street
Woodstock ON N4S 7Y3
Phone: 539-9800
2. The application consisting of one original copies must be accompanied by a fee of \$450.00 in cash or cheque payable to the "Township of Zorra".
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 and Strategic Planning circulates the application to municipal officials, provincial authorities and other agencies for comment. The public in the vicinity of the application are given 20 days notice of a public meeting held 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 an appeal by any person to the Ontario Municipal Board 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 Ontario Municipal Board if Council refuses the application or neglects to make a decision within 90 days of receipt of the completed application.

PLEASE NOTE: When the Township passes a zoning by-law amendment and an Ontario Municipal Board 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

274620 27th Line P.O. Box 306
Ingersoll, ON N5C 3K5
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)

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) _____

Existing

Proposed

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Sewage Disposal

Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual septic tank	<input type="checkbox"/>	<input type="checkbox"/>
Pit Privy	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Storm Drainage

Municipal Sewers	<input type="checkbox"/>	Ditches	<input type="checkbox"/>
Municipal Drains	<input type="checkbox"/>	Swales	<input type="checkbox"/>

6. ACCESS:

Provincial Highway	<input type="checkbox"/>	Unopened Road Allowance	<input type="checkbox"/>
County Road	<input type="checkbox"/>	Right-of-Way owned by _____	<input type="checkbox"/>
Municipal Road maintained all year	<input type="checkbox"/>	Water Access (describe below)	<input type="checkbox"/>
Municipal Road seasonally maintained	<input type="checkbox"/>	Other (specify) _____	<input type="checkbox"/>

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? _____

Dated this _____ day of

_____, 20____

Signature of Owner/Applicant/Agent

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. (See Item 4 in the Zone Change Application Guide attached.)

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

I/We, _____, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize _____, to make this application on my/our behalf.

Date Signature of Owner(s) Signature of Owner(s)

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:

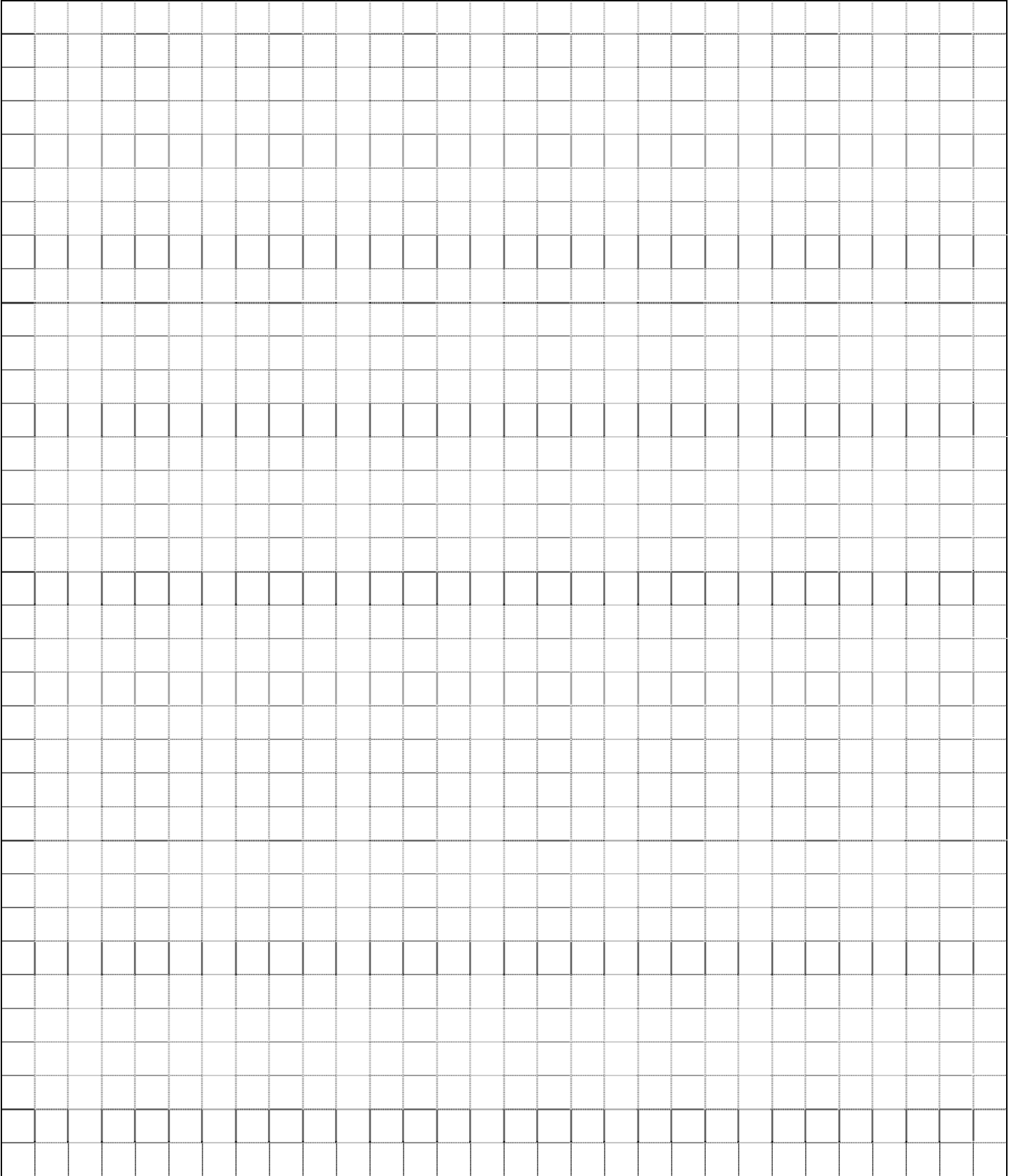
1. Where an Ontario Municipal Board hearing is required the applicant must assume the costs and responsibilities for the hearing as outlined in the Zone Change Application Guide attached.
2. Applications will not be considered complete until all required information has been supplied.
3. It is required that **one original** of this application (including the sketch) be filed, accompanied by the applicable fee of **\$450.00**, payable to the **Township of Zorra**.

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.



SCALE: _____