



**CITY OF STRATFORD  
APPLICATION FOR AMENDMENT  
THE ZONING BYLAW**

APPLICATION NO: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

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: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E Mail: \_\_\_\_\_

2. APPLICANT OR AGENT: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E Mail: \_\_\_\_\_

3. MORTGAGEES:

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

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 11 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

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

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What is the current zoning of the subject land?

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Existing uses on the subject land

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

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6. PURPOSE OF THE APPLICATION

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

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6.2 Why is the rezoning requested?

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6.3 Proposed uses of the subject land

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

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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?

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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?

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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 areas 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.”*

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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?

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

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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?

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7. PHYSICAL DESCRIPTION OF THE SUBJECT LAND AND SERVICING INFORMATION

Description of subject land:

Frontage(m): \_\_\_\_\_ Depth(m): \_\_\_\_\_ Area(m<sup>2</sup>): \_\_\_\_\_

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:

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Proposed:

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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

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

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7.5 Date of acquisition of subject land

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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.

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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.

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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. \_\_\_\_\_

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

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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 Ontario Municipal Board, 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:

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.

AUTHORIZATION OF OWNER FOR AGENT  
TO MAKE THE APPLICATION

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*.

APPLICANT'S CHECKLIST:

Have you included:

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

NOTICE OF COLLECTION

Personal information on this form is collected under the authority of the *Planning Act*. All names, addresses and comments will be included in material available to the public accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). Questions regarding this collection and its release under the act should be directed to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON N5A 6W1, Telephone 519-271-0250 ext. 235 during business hours.